

Declaration of Covenant

In consideration of the approval by Spokane County Tanager East subdivision (hereinafter referred to as the "Development"), the undersigned covenants and agrees that:

1. The subdivider / sponsor will construct the private roads and associated drainage facilities in conformance with the approved plans on file in the County Engineer's office.
2. A lot is served by a private road when: a. the only road frontage for the lot in the Development is on the private road, or; b. a lot having frontage on more than one road (public or private) constructs an approach to a private road.
3. The owner(s) of any lot created by the Development or alternation thereof and served by a private road shall be responsible for the maintenance of said private road, including associated drainage facilities in conformance with the approved plans on file with the County Engineer's office.
4. Maintenance financing of the private roads and associated drainage facilities shall be in a manner determined by the owners of the majority of lots served by such private road.
5. In the event such private road, including associated drainage facilities is improved to Spokane County standards for public streets, and the County is willing to accept the dedication of such road and facilities, each lot owner shall execute any documents necessary to accomplish such dedication.
6. Owners of the lots within the Development who are served by such road, may sue and recover damages and attorney's fees from any owner of any lot within the Development which is similarly served who refused to participate in the road and drainage facilities, construction, financing, and maintenance.
7. **WARNING:** Spokane County has no responsibility to build, improve, maintain, or otherwise service the private roads, including associated drainage facilities, contained within or providing service to the property described in this Development. By accepting this Development or subsequently by allowing a building permit to be issued for the property on a private road, Spokane County assumes no obligation for said private road and the owners hereby acknowledge that the County has no obligation of any kind of nature whatsoever to establish, examine, survey, construct, alter, repair, improve, maintain, provide drainage or snow removal on a private road or associated drainage facilities.

Declaration of Covenant
(continued)

8. This covenant and agreement shall run with the land and shall be binding upon the owners, their heirs, successors or assigns, including the obligation to participate in the maintenance of the private road, and drainage facilities as provided herein.

James F. Pack
James F. Pack

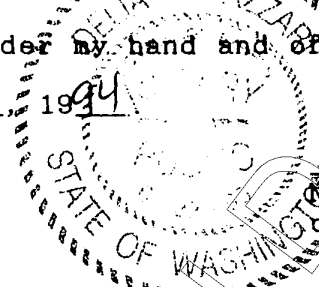
Donna L. Pack
Donna L. Pack

State of Washington)
County of Spokane)

Dated this 11th day of August, 1994

On this day personally appeared before me James F. and Donna L. Pack, husband and wife, known to me to be the individuals described in and who executed the within and forgoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein stated.

Given under my hand and official seal this this 11th day of August, 1994



Delia V. Jozan
Notary Public in and for the State
of Washington, residing at Spokane

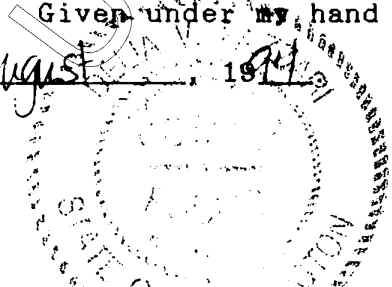
Robert H. Bartleson
Robert H. Bartleson

State of Washington)
County of Spokane)

Dated this 11th day of August, 1994

On this day personally appeared before me Robert H. Bartleson, a single man, known to me to be the individual described in and who executed the within and forgoing instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein stated.

Given under my hand and official seal this this 11th day of August, 1994



Delia V. Jozan
Notary Public in and for the State
of Washington, residing at Spokane

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