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Spokane Co, WA

AFTER RECORDING RETURN TO:

Spokane County Public Works
Development Engineering Services, 2nd Floor
1026 W. Broadway Ave
Spokane, WA 99260-0170

Document Title: Drainage Declaration of Covenant

Grantor PCI Properties, L.L.C., A Washington Limited Liability Company;
Trickle Creek, L.L.C., A Washington Limited Liability Company

Grantee: Spokane County

Abbreviated Legal Description: SE ¼ of Section 35, T25N, R43E, W.M., And a Portion of Government Lot 2 And Lot 7 in
Section 2, T24N, R43E W.M., Spokane County, WA, Trickle Creek 1st Addition

Assessor's Tax Parcel Numbers: 34021.9142, 34021.9155

County Reference No. *P-1906A*.

**SPOKANE COUNTY ENGINEER'S OFFICE
Spokane County, Washington**

DRAINAGE DECLARATION OF COVENANTS

In consideration of the approval by Spokane County of the Plat of *Trickle Creek 1st Addition* (Spokane County Project No. *P-1906A*, hereinafter referred to as the "plat"), undersigned covenants and agrees that:

Spokane County and its authorized agents are hereby granted the right to ingress and egress to, over and from all public and private drainage easements and Tracts for the purposes of inspection and emergency maintenance of drainage swales, ponds, ditches, culverts and other drainage facilities, if not properly maintained by the property owner or the Trickle Creek Homeowners Association. Spokane County does not accept the responsibility to inspect or maintain any drainage facilities and/or structures located outside of public rights-of-way, except in cases where Spokane County specifically assumes that responsibility in writing. Neither does Spokane County accept any liability for any failure by the property owner(s) to properly maintain such areas.

The property owners within this plat shall be held responsible for keeping open and maintaining the surface path of natural or man-made drainage flow over and across their respective properties. If the property owners fail to maintain the surface path of natural or man-made drainage flow, or drainage facilities on private properties, a notice of such failure may be given to the property owner. If not corrected within the period indicated on said notice, Spokane County has the right to correct the maintenance failure, or have it corrected, at the expense of the property owner.

Spokane County does not accept the responsibility of maintaining the drainage course on private lots or floodplain areas within private lots, nor the responsibility for any damage whatsoever, including, but not limited to, inverse condemnation to any properties due to deficient construction and/or maintenance of drainage courses in drainage easements on private property.

Any building that is constructed on a lot in this plat shall be set at such an elevation so as to provide positive drainage away from any drainage entry point to the building (including but not limited to a window well, a window unprotected by a window well, or a doorway). Said positive drainage shall meet the minimum requirements as set forth in the current building code. The lots shall be graded so that either a) all runoff is routed away from the building, and conveyed over the lot to a natural drainage swale or approved drainage facility, or b) drainage intercepted on the lot is disposed of on the lot in an approved drainage facility. All drainage facilities for this plat, including any '208' swales, shall be constructed in accordance with the accepted plans on file at the Spokane County Engineer's Office. Any proposed changes to the accepted road and drainage plans must be accepted by the Spokane County Engineer's Office prior to construction of said changes.

There may exist properties located uphill and adjacent to this subdivision which periodically discharge stormwater runoff onto individual lots within this plat. Stormwater runoff from nearby uphill properties should be expected, and during snow melt periods or wet seasons the lots may be subjected to higher amounts of stormwater runoff than what is normally observed or anticipated. Because stormwater runoff from adjacent properties has discharged onto this plat prior to development, stormwater runoff will likely continue to do so after development.

If groundwater or mottled soil is encountered during basement excavation, it is Spokane County's recommendation that protective measures that meet the requirements of the current building code, with respect to dampproofing and waterproofing, be implemented as a part of the basement foundation construction.

The lots within this plat are subject to the recommendations regarding basements found in the geotechnical studies dated February 20, 2006 and May 15, 2006, prepared by Budinger & Associates, and recorded under Auditor's Document Number 5385316 which by reference becomes a part hereof.

The property owners within this plat shall maintain all natural drainage channels, drainage ditches, and water quality swales ('208' swales) situated on their respective properties, and any portion of a '208' swale situated in a public right-of-way adjacent to their respective properties, with a permanent ground cover as specified in the currently accepted plans on file at Spokane County's Engineer's Office. No structures, including fences, shall be constructed directly over or within a '208' swale without the expressed written consent of the Spokane County Engineer. Property owner(s) maintenance responsibilities shall include, but is not limited to mowing, irrigating, and keeping the area free of debris.

The Trickle Creek Homeowners Association or its successors in interest shall maintain all drainage facilities, located in common areas, easements, and tracts in conformance with the accepted plans and the Operations and Maintenance Manual as prepared by CLC & Associates, both of which are on file at the Spokane County's Engineer's Office. Maintenance of drainage facilities includes, but is not limited to, keeping open and cleaning stormwater pipes, structures, ditches, drainage ponds, swales; replacement of drainage facilities as needed; and maintaining live native-type dryland grasses or lawn turf in the pond facilities located in common areas or tracts, with optional shrubbery and/or trees, which do not obstruct the flow and percolation of storm drainage water in the drainage swale as indicated by the accepted plans. The Trickle Creek Homeowners Association is also responsible for removing and disposing of the soils and grass sod located in drainage facilities situated within easements on private lots at such time Spokane County deems necessary, and replacing the soil and grass sod. The Trickle Creek Homeowners Association shall be responsible for payment of all claims and other liabilities which may become due for said maintenance responsibilities.

If the Trickle Creek Homeowners Association, or their successors in interest, fail to maintain the drainage facilities in conformance with the accepted drainage plans and the Operations and Maintenance Manual, on file at the Spokane County Engineer's Office, a notice of such failure may be given to the Trickle Creek Homeowners Association, or their successors in interest, by the County Engineer. If not corrected within the period indicated on said notice, Spokane County has the right to correct the maintenance failure, or have it corrected, at the expense of the Trickle Creek Homeowners Association, or their successors in interest.

Should the Trickle Creek Homeowners Association be terminated for any reason, the successors in interest shall be the individual lot owners, or their successors in interest, who are members of the Trickle Creek Homeowners Association at the time of said termination. The successors in interest shall share equally in the responsibility and cost of maintaining said drainage facilities.

The tracts and common areas cannot be sold or transferred and shall be considered subservient estates for tax purposes to the other lots created herein. The status of the areas designated as subservient estates for tax purposes cannot be changed without filing a replat.

The developer, property owners, and homeowners' association waive any and all claims for damages against any governmental authority arising from the construction, ownership or maintenance of public facilities. This waiver includes claims of any nature, including but not limited to person and real property damages as well as any inverse condemnation claims.

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

In Witness Whereof, The Aforesaid Owners Have Caused Their Names To Be Hereunto Subscribed This _____ Day Of _____, 20____.



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PCI Properties, L.L.C.,
A Washington Limited Liability Company

By: *George H Paul*

Its: *Manager*

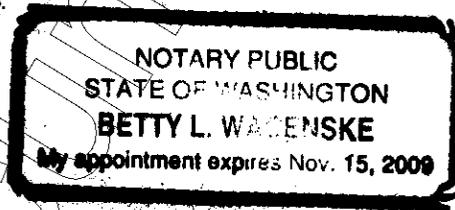
Acknowledgments

State Of Washington)
) Ss
County Of Spokane)

I Certify That I Know Or That I Have Satisfactory Evidence That he, Is The Person Who Appeared Before Me, And Said Person Acknowledged That He/She Signed This Instrument, On Oath Stated That He/She Was Authorized To Execute The Instrument And Acknowledged It As The manager Of PCI Properties L.L.C., A Washington Limited Liability Company To Be The Free And Voluntary Act Of Such Corporation, For The Uses And Purposes Stated In The Instrument.

Dated This 6 Day Of June, 2006.

Betty L. Wacenske
Notary Public, In And For The State
Of Washington Residing At Spokane,
My Commission Expires 11-15-09



In Witness Whereof, The Aforesaid Owners Have Caused Their Names To Be Hereunto Subscribed This 6 Day Of June, 2006.

Trickle Creek L.L.C.,
A Washington Limited Liability Company

By: *George H Paul*

Its: *Manager*

Acknowledgments

State Of Washington)
) Ss
County Of Spokane)

I Certify That I Know Or That I Have Satisfactory Evidence That he, Is The Person Who Appeared Before Me, And Said Person Acknowledged That He/She Signed This Instrument, On Oath Stated That He/She Was Authorized To Execute The Instrument And Acknowledged It As The manager Of Trickle Creek, L.L.C., A Washington Limited Liability Company To Be The Free And Voluntary Act Of Such Corporation, For The Uses And Purposes Stated In The Instrument.

Dated This 6 Day Of June, 2006.

Betty L. Wacenske
Notary Public, In And For The State
Of Washington Residing At Spokane,
My Commission Expires 11-15-06

