



Spokane County Engineers
1026 W. Broadway Ave
Spokane, WA 99260-0170
(509) 477-3600

Document Title: DECLARATION OF COVENANT
Reference Numbers: PN 1851-97
Legal Description: PTN. NW1/4 SEC.18, T.26N., R.43E., W.M.
Parcel Numbers: 36182.9147
Grantor and Grantee: HANSON INDUSTRIES, INC..
SPOKANE COUNTY and VIEWMONT GLEN HOMEOWNERS ASSOCIATION

In consideration of the approval by Spokane County of VIEWMONT GLEN (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 the 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 the private road.
3. The VIEWMONT GLEN HOMEOWNERS ASSOCIATION or their successors in interest shall maintain the private roads and associated drainage facilities in conformance with the approved plans on file in the County Engineer's Office.
4. The owner(s) of any lot created by the Development or alteration thereof and served by a private road shall be responsible for maintenance of said private road, including associated drainage facilities.
5. Maintenance financing of the private roads and associated drainage facilities shall be in a manner determined by the VIEWMONT GLEN HOMEOWNERS ASSOCIATION or their successors in interest.
6. Should the VIEWMONT GLEN HOMEOWNERS ASSOCIATION be terminated for any reasons, the successors in interest shall be the individual lot owners, or their successors in interest, who are members of the VIEWMONT GLEN HOMEOWNERS ASSOCIATION at the time of said termination.
7. 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 drainage facilities, each lot owner shall execute any documents necessary to accomplish such dedication.
8. Owners of lots within the Development who are served by such road may sue and recover damages and attorneys fees from any owner of any lot within the Development which is similarly served who refuses to participate in the road and drainage facilities construction, financing, and maintenance.
9. **WARNING:** *Spokane County has no responsibility to build, improve, or maintain or otherwise service the private roads and 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 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 or nature whatsoever to establish, examine, survey, construct, alter, repair, improve, maintain, provide drainage or snow removal on a private road or its associated drainage facilities.*



SPOKANE COUNTY

Property Account Summary

Account No.:	36182.9147	Alternate Property Number:	
Account Type:	Real Property		
TCA:	1280		
Situs Address:	10427 N JUANITA RD SPOKANE, WA		
Legal:	18-26-43 PTN OF GOVT LT 2 IN SW1/4 OF NW1/4 DAF; BEG AT W1/4 COR TH TH N ALG W/LN QF SEC 164.05FT TO TRUE POB TH CONT N 798.77 FT TH S 58DEG 30MIN E 86.71FT TO A PT ON AN EXTND LN OF WLY LN LT 6 BLK 2 OF WHITWORTH TERRACE 5TH ADD TH ALG EXTD LN N 31DEG 30MIN E 89.33FT TO SW COR LT 6 TH ALG SLY LN S 63DEG 35MIN E 120.47FT TO SE COR LT 6 ALG WLY LN OF LT 5 BLK 2 S 31DEG 30MIN W 100FT TO SW COR LT 5 TH ALG SLY LN LT 5 S 58 DEG 30MIN E 1.04FT TO PT OF CURVE TAN CURVE TO RIGHT RAD 625 FT TH SLY SLY LN & EXT THRU CEN ANG 38DEG 20MIN ARC 418.15FT TH TAN TO PREC CURVE S 20DEG 10MIN E 66.59FT TH ALG TAN CURVE TO LEFT CURVE RAD 20FT THRU CEN ANG 64DEG 50MIN ARC 22.63FT TO PT TH N 85DEG W 12.70FT TH S 58DEG 03MIN 53SDS W 563.83FT TO TRUE POB		

Parties:

Unofficial Document