AFTER RECORDING RETURN TO:
Spokane County Public Works
Development Engineering Services, 2nd Floor
1026 W. Broadway Ave
Spokane, WA 99200-0170

Document Title: Drainage Declaration of Covenants
Grantor: Richard J. Boyden, J&D Builders
Grantee: Spokane County
Abbreviated Legal Description: Portion of SW ¼, Section 7, T. 24 N., R. 42 E., W.M., Spokane County, WA; Plat of West Terrace Heights
Assessor’s Tax Parcel Numbers: 24073.0101
County Reference No. Pi791

SPokane COUNTY ENGINEER’S OFFICE
Spokane County, Washington

DRAINAGE DECLARATION OF COVENANTS

In consideration of the approval by Spokane County of the (Spokane County Project No. PW-1791) hereinafter referred to as the “plat”), the 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 drainage easements 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 West Terrace Heights Homeowners’ Association (hereinafter referred to as the “WTHOA”). Spokane County does not accept the responsibility to inspect or maintain drainage facilities located outside of public rights-of-way. 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 consist of a minimum slope of 3% away from the building for a distance of at least 10 feet from the building. 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 a drainage facility approved by the Spokane County Engineer. All drainage facilities for this plat, including any “208” swales, shall be constructed in accordance with the approved plans on file at the Spokane County Engineer’s Office. Any proposed changes to the approved road and drainage plans must be approved by the Spokane County Engineer’s Office prior to construction of said changes.
There may exist properties located uphill and near 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 that is normally observed or anticipated. Because nearby properties have discharged stormwater runoff onto this plat prior to development, stormwater runoff will likely continue to do so after development.

No structures, including fences, shall be constructed directly over or within a drainage easement, or dedicated Tract, without the prior expressed written consent of the Spokane County Engineer. Spokane County does not accept the responsibility to inspect and/or maintain the drainage easements or drainage swales, nor does Spokane County accept any liability for any failure by the lot owner(s) to properly maintain such areas.

The WTHOA shall maintain swales, ponds, culverts and other drainage facilities located in Tracts “A” and “B” with a permanent live cover of lawn turf, with optional shrubbery and/or trees, which does not obstruct the flow and infiltration or percolation of storm drainage water in the drainage swale as indicated by the approved plans. The WTHOA shall be responsible for payment of all claims: such as water fees, mowing, electrical charges and other liabilities that may become due for said tracts.

The WTHOA or its successors in interest shall maintain the drainage facilities, located in common areas, drainage easements and Tracts “A” and “B” in conformance with the approved plans on file at the Spokane County’s Engineer’s Office. Maintenance of drainage facilities includes, but is not limited to, keeping open and cleaning storm pipes and appurtenant structures, ditches, drainage ponds, infiltration/percolation facilities, swales, etc., replacement of drainage facilities as needed, and maintaining live native-type dryland grasses or lawn turf in the common areas or tracts, with optional shrubbery and/or trees, which do not obstruct the flow and infiltration/percolation of storm drainage water in the drainage swale as indicated by the approved plans. The WTHOA shall be responsible for payment of all claims and other liabilities that may become due for said maintenance responsibilities.

If the WTHOA, or their successors in interest, fail to maintain the drainage facilities in conformance with the accepted drainage plan on file at the Spokane County Engineer’s Office, a notice of such failure may be given to the WTHOA, 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 WTHOA, or their successors in interest.

Should the WTHOA 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 WTHOA at the time of said termination. The successors in interest shall share equally in the responsibility and cost of maintaining said drainage facilities.

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 undersigned has caused this instrument to be executed on this 29th day of April, 2000.

GRANTOR:

J&D BUILDERS, INC.
A Washington Corporation

By: Richard J. Boyd
(As President)

STATE OF Arizona
SS
COUNTY OF Maricopa

[Signature]
I certify that I know or have satisfactory evidence that Richard J. Boyden 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 President of J&D Builders, Inc., a Washington Corporation, to be a free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 20, 2000

Francine C. Johnson
Notary Public In and for the State of Washington
My Appointment Expires: Oct 14, 2001

FOR RESPONSIBILITY TO MAINTAIN:

WEST TERRACE HEIGHTS HOMEOWNERS' ASSOCIATION
A Washington Corporation

Michael J. Boyden
By: Richard J. Boyden
Its: President

STATE OF Arizona
COUNTY OF Maricopa

I certify that I know or have satisfactory evidence that Richard J. Boyden is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as the President of West Terrace Heights Homeowners' Association, a Washington Corporation, to be a free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 30, 2000

Francine C. Johnson
Notary Public In and for the State of Washington
My Appointment Expires: Oct 14, 2001