

DECLARATION OF COVENANT REQUIRING PRIVATE CONSTRUCTION AND MAINTENANCE OF APPROVED PRIVATE ROAD, AND DEDICATION TO THE COUNTY WHEN REQUIRED

DECLARATION OF COVENANT:

In consideration of the approval by Spokane County of Willow Crest P.U.D. (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 the private road.
(3) 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 in conformance with approved plans on file with the County Engineer's office.
(4) Maintenance financing of the private roads and associated drainage facilities shall be in manner determined by the owners of:
a. the majority of lots served by such private road;
b. the majority of frontage of lots served by such private road;
c. the majority square footage of lots served by such private road; or
d.
(5) In the event such private road is improved to Spokane County standards for public streets and the County is willing to accept the dedication of such road, each lot owner shall execute any documents necessary to accomplish such dedication.
(6) 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.
(7) WARNING: Spokane County has no responsibility to build, improve, or maintain or otherwise service the private roads, including associated drainage facilities, contained within or providing service to the property described in this Development.
(8) This covenant and agreement shall run with the land and shall be binding upon the owner, their heirs, successors or assigns, including the obligation to participate in the maintenance of the private road, and drainage facilities as provided herein.

IN WITNESS WHEREOF, THE AFORESAID OWNERS HAVE HEREUNTO SET THEIR HANDS UPON THE DATE SHOWN.

Gerald E. Morse 9-6-92
GERALD E. MORSE DATE

Alvin L. Moore
ALVIN L. MOORE DATE

Marianne A. Morse 9-6-92
MARIANNE A. MORSE DATE

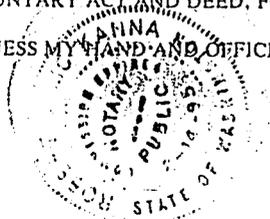
Inez Moore
INEZ MOORE DATE

Loretta J. Moore Sept 3-92
LORETTA J. MOORE DATE

STATE OF Washington)
County of Spokane : ss

THIS IS TO CERTIFY THAT ON THE 4th DAY OF September 1992, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED Alvin L. Moore, Inez Moore, Loretta J. Moore TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.



Robert M. Kama
NOTARY PUBLIC IN AND FOR THE STATE OF Wash
RESIDING IN Spokane

MY COMMISSION EXPIRES: 2-14-95

STATE OF Washington)

County of Spokane) : ss

Gerald E. Morse
TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

THIS IS TO CERTIFY THAT ON THE 6 DAY OF Sept., 1992, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF Washington
RESIDING IN Spokane, Wn.

MY COMMISSION EXPIRES: May 29 1993

STATE OF Washington)

County of Spokane) : ss

Marianne A. Morse
TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED.

THIS IS TO CERTIFY THAT ON THE 6 DAY OF Sept., 1992, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC, PERSONALLY APPEARED

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR ABOVE WRITTEN.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF Wn.
RESIDING IN Spokane, Wn.

MY COMMISSION EXPIRES: May 29, 1993

Unofficial Copy

FILED OR RECORDED
REQUEST OF Taylor Engineering

SEP 17 3 23 PM '92

FRANK E. DONAHUE
CLERK
SPokane COUNTY WASH.
DEPUTY

HOY

W 106 Mission Ste 206
99201-