

After Recording Mail to:

Joseph P. Gagliardi  
5009 S. Woodfield Ln.  
Spokane, WA 99223



**THE REVISED AND RESTATED  
DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS, RESERVATIONS AND EASEMENTS  
FOR  
WOODFIELD**

This Revised and Restated Declaration is made on this 3rd day of July, 2008, by the Members of the Woodfield Homeowners' Association ("Grantor") and is intended to replace and supercede the original Woodfield Declaration of Covenants, Conditions, Restrictions, Reservations and Easements recorded January 10, 1983, under Auditor's No. 8301100214, Volume 620, Page 1632, records of Spokane County, Washington, as well as all Amendments to the original Declaration that were executed prior to the date of this Revised and Restated Declaration.

**PREAMBLE:**

- A. Grantor is the Owner of certain property ("Properties") in the County of Spokane, State of Washington, described as follows:

LOTS 1 THRU 52, BLOCK 1, WOODFIELD  
- A PLANNED UNIT DEVELOPMENT -

(A REPLAT OF TRACTS 1 & 2, MARSHALLS 10  
ACRE TRACT ADDITION, SPOKANE COUNTY,  
STATE OF WASHINGTON)

- B. Grantor desires to create a corporation under the General Nonprofit Corporation Law of the State of Washington to which should be delegated and assigned the powers and duties of owning, maintaining and administering the Common Area in the Properties and administering and enforcing the covenants and restrictions, and collecting and disbursing the assessments and charges.
- C. Grantor will cause such corporation, the Members of which shall be the respective Owners of Lots in the Properties.
- D. Grantor intends to develop and convey all of the Properties pursuant to a general plan

*July 15 2008*  
*[Signature]*

for all of the Properties and subject to certain protective covenants, conditions, restrictions, reservations, easements, equitable servitudes, liens and charges, all running with the Properties.

- E. Grantor declares that all of the Properties shall be held, sold, conveyed, encumbered, hypothecated, leased, used, occupied and improved subject to the following easements, restrictions, covenants, conditions and equitable servitudes, all of which are for the purpose of uniformly enhancing and protecting the value, attractiveness and desirability of the Properties, in furtherance of a general plan for protection, maintenance, improvement and sale of the Properties or any portion thereof. The covenants, conditions, restrictions, reservations, easements and equitable servitudes set forth herein shall run with the Properties and shall be binding upon all persons having any right, title or interest in the Properties, or any part thereof, their heirs, successors and assigns; shall inure to the benefit of every portion of the Properties and any interest therein; and shall inure to the benefit of and be binding upon Grantor, each Owner and their respective heirs, executors and administrators; and may be enforced by Grantor, by any Owner or by the Association.

#### **ARTICLE I DEFINITIONS**

Unless otherwise expressly provided, the following words and phrases when used in this Declaration or any Supplemental Declaration shall have the following meanings:

- Section 1.01 "DC" shall mean the Development Committee created pursuant to Article VIII hereof.
- Section 1.02 "Articles" shall mean the Articles of Incorporation of the Association to be filed in the office of the Secretary of State of the State of Washington, as such Articles may be amended from time to time.
- Section 1.03 "Common Assessment" shall mean the monthly charge against each Owner and his Lot, representing a portion of the total, ordinary costs of maintaining, improving, repairing, replacing, managing and operating the Common Area and Landscape Maintenance Areas.
- Section 1.04 "Special Assessment" shall mean a charge against a particular Owner and his Lot, directly attributable to the Owner, equal to the cost incurred or a fine levied by the Association for corrective action pursuant to the provisions of this Declaration or for maintenance at the Owner's request of any part of his Lot or Dwelling Unit not maintained as a part of the Landscape Maintenance Areas.
- Section 1.05 "Reconstruction Assessment" shall mean a charge against each Owner and his Lot,

representing a portion of the costs to the Association for reconstruction of any portion of the Improvements of the Common Area pursuant to the provisions of this Declaration.

- Section 1.06 "Capital Improvement Assessment" shall mean a charge against each Owner and his Lot, representing a portion of the costs to the Association for installation or construction of any Improvements of any portion of the Common Area or Landscape Maintenance Areas which the Association may from time to time authorize, pursuant to the provisions of this Declaration.
- Section 1.07 "Association" shall mean Woodfield Homeowners' Association, a corporation formed under the General Nonprofit Corporation Law of the State of Washington, its successors and assigns.
- Section 1.08 "Beneficiary" shall mean a Mortgagee under a Mortgage or a Beneficiary under a Deed of Trust, as the case may be, and the assignees of such Mortgagee or Beneficiary.
- Section 1.09 "Board" or "Board of Directors" shall mean the Board of Directors of the Association.
- Section 1.10 "By-Laws" shall mean the By-Laws of the Association.
- Section 1.11 "Close of Sale" shall mean the date on which a Deed or real estate contract is recorded conveying a Lot to a purchaser.
- Section 1.12 "Common Area" shall mean all the real property and Improvements, including, without limitation, landscaped areas, recreational facilities, and private roadways and walkways, which are owned by the Association for the common use and enjoyment of all of the Owners. The Common Area to be so owned by the Association shall be that certain real property located in the County of Spokane, State of Washington, described as follows:
- LOT 52, BLOCK 1, WOODFIELD
- Section 1.13 "Common Expenses" shall mean the actual and estimated costs of: maintenance, management, operation, repair and replacement of the Common Area and Landscape Maintenance Areas, (including unpaid Special Assessment, Reconstruction Assessments and Capital Improvement Assessments), including those costs not paid by the Owner responsible for payment; the costs of any commonly metered utilities and other commonly metered charges for the Properties; costs of management and administration of the Association, but not limited to, compensation paid by the Association to managers, accountants, attorneys and other employees; the costs of all

utilities, gardening and other services benefitting the Common Area, and Landscape Maintenance Areas; the costs of fire, casualty and liability insurance, worker's compensation insurance, and other insurance all covering the Properties; the costs of bonding the members of the management body; taxes paid by the Association; amounts paid by the Association for discharge of any lien or encumbrance levied against the Properties, for the benefit of all of the Owners.

- Section 1.14 "Declaration" shall mean this instrument as it may be amended from time to time.
- Section 1.15 "Deed of Trust" shall mean a Mortgage or a Deed of Trust, as the case may be.
- Section 1.16 "Dwelling Unit" shall mean a building located on a Lot designed and intended for use and occupancy as a residence by a single Family.
- Section 1.17 "Family" shall mean (1) a group of natural persons related to each other by blood or legally related to each other by marriage or adoption, or (2) a group of not more than three natural persons not all so related, inclusive of their domestic servants, who maintain a common household in a Dwelling Unit.
- Section 1.18 "First Deed of Trust" shall mean a Deed of Trust or Mortgage recorded prior to the due date of any common, capital improvement, special or reconstruction assessment.
- Section 1.19 "First Mortgage" shall mean a Mortgagee which is a bank or savings and loan association or established mortgage company, or other entity chartered under federal or state laws, any corporation or insurance company, or any federal or state agency which holds or owns a First Deed of Trust on a Lot.
- Section 1.20 "Improvement" shall mean any structure or appurtenance thereto of every type and kind, including but not limited to, buildings, outbuildings, walkways, sprinkler pipes, garages, carports, ponds, cabanas, recreational facilities, roads, driveways, parking areas, fences, screening walls, retaining walls, stairs, decks, landscaping antennae, hedges, windbreaks, plants, planted trees and shrubs, poles, signs, exterior air conditioning and water-softening fixtures or equipment.
- Section 1.21 "Landscape Maintenance Areas" shall mean the area extending from the Common Area to the ground level foundation lines of the Dwelling Units, excluding walkways, driveways, decks, porches, stairs, retaining walls, sprinkler systems, and any other improvements or plants erected, installed or planted by any Lot Owner. The Landscape Maintenance Area shall include all planted grass and sprinkler systems, perimeter fences, water ponds, exterior landscape and irrigation areas constructed, erected, installed or planted by the Grantor.
- Section 1.22 "Lease" shall mean any agreement for the leasing or rental of a Dwelling Unit.

- Section 1.23 "Lot" shall mean any residential Lot shown upon any recorded parcel map of the Properties, with the exception of the Common Area.
- Section 1.24 "Developed Lot" shall mean any Lot on which a Dwelling Unit has been constructed.
- Section 1.25 "Undeveloped Lot" shall mean any vacant Lot which is owned by Grantor, or any other Person.
- Section 1.26 "Manager" shall mean the Person appointed by the Association as its agent and delegated certain duties, powers or functions of the Association.
- Section 1.27 "Member" shall mean any Person holding a membership in the Association.
- Section 1.28 "Mortgage", "Mortgagee", or "Mortgagor" shall mean any Mortgage or Deed of Trust or other conveyance of a Lot or other portion of the Properties to secure the performance of any obligation, which will be reconveyed upon the completion of such performance. The term "Deed of Trust" or "Trust Deed" when used herein shall be synonymous with the term "Mortgage". The term "Mortgagee" shall mean a person or entity to whom a Mortgage is made and shall include the beneficiary of a Deed of Trust. "Mortgagor" shall mean a person or entity who mortgages his or her Lot to another (i.e. the maker of a Mortgage), and shall include the Trustor of a Deed of Trust. The term "Trustor" shall be synonymous with the term "Mortgagor", and the term "Beneficiary" shall be synonymous with the term "Mortgagee".
- Section 1.29 "Notice and Hearing" shall mean written notice and a hearing at which the Owner concerned shall have an opportunity to be heard in person, or by counsel at Owner's expense, in the manner provided in the By-Laws.
- Section 1.30 "Owner" shall mean the Person or Persons including Grantor, holding fee simple interest of record to, or the real estate contract purchaser of, any Lot which is a part of the Properties. For purposes of Article X only, unless the context otherwise requires, Owner shall also include the family, guests, invites, licensees and lessees of any Owner.
- Section 1.31 "Person" shall mean a natural individual or any other entity with the legal right to hold title to real property.
- Section 1.32 "Phase of Development" shall mean Phase 1, 2, or 3.
- Section 1.33 "Properties" shall mean all of the real property described in Paragraph A of the Preamble to this Declaration.
- Section 1.34 "Record", "Recorded", "Filed", or "Recondition" shall mean with respect to any

document, the recording of such document in the office of the County Auditor of the County of Spokane, State of Washington.

Section 1.35 "Association Maintenance Funds" shall mean the accounts created for receipts and disbursements of the Association, pursuant to Article VI hereof.

## ARTICLE II OWNERS' PROPERTY RIGHTS

Section 2.01 Owners' Easements of Enjoyment. Every Owner shall have a nonexclusive right and easement of ingress and egress and of enjoyment in, to and over the Common Area which shall be appurtenant to and shall pass with title to every Lot, subject to the following provisions:

- (a) The right of the Association to reasonably limit the number of guests of Owners using the Common Area facilities.
- (b) The right of the Association to establish uniform rules and regulations pertaining to the use of the Common Area, including but not limited to, the right and obligation of the Association to enforce all parking restrictions within the Common Area as set forth in Section 2.02 of this Article II, and the right to charge reasonable admission and other fees for the use of any recreational facility situated in the Common Area.
- (c) The right of the Association in accordance with the Articles, By-Laws and this Declaration, with the vote or written consent of  $\frac{2}{3}$  of the voting power of Members, to borrow money for the purpose of improving the Common Area and facilities and in aid thereof, and, subject to the provisions of Article XIII of this Declaration to mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred, provided that the rights of such Mortgagee shall be subordinated to the rights of the Owners.
- (d) Subject to the provisions of Article XIII of this Declaration, the right of the Association to dedicate, release, alienate or transfer all or any part of the Common Area to any public agency, authority, utility or other Person for such purposes and subject to such conditions as may be agreed to by the Members. With the exception of conveyances for utilities serving the Common Area, no such dedication, release, alienation or transfer shall be effective unless first approved by the vote or written consent of at least  $\frac{2}{3}$  of voting membership in the Association, and an instrument signed by two (2) officers of the Association, certifying that such approvals have been obtained, has been recorded.

- (e) The right of Grantor and its sales agents, representatives and prospective purchasers, to the nonexclusive use of the Common Area and the facilities thereof, without cost, for access, ingress, egress, use and enjoyment, in order to maintain sales facilities and otherwise dispose of the Properties as provided herein, until the Close of Sale of all of the Lots in the Properties; provided, however, that such use shall not unreasonably interfere with the rights of enjoyment of the other Owners.
- (f) The right of the Board to suspend the rights and easements of any Member, and the Persons deriving such rights and easements from any Member, for use and enjoyment of any recreational facilities located on the Common Area, for any period during which the payment of any Common, Special, Capital Improvement or Reconstruction Assessment against such Member and his Lot remains delinquent, and, after Notice and Hearing, to suspend such rights and easements for the period set forth in the By-Laws for any violation of the Declaration, Articles, By-Laws or rules and regulations of the Association, it being understood that any suspension for either non-payment of any Assessment or breach of such restrictions shall not constitute a waiver or discharge of the Member's obligation to pay Assessments as provided herein.
- (g) The rights and reservations of Grantor as set forth in Article XIV of this Declaration.
- (h) The right of the Association (by action of the Board) to reconstruct, replace or refinish any Improvement or portion thereof upon the Common Area, in accordance with the original design, finish or standard of construction of such Improvement, or of general Improvements within the Properties, as the case may be; and not in accordance with such original design, finish or standard of construction only with the vote or written consent of the majority of each class of voting membership in the Association.
- (i) The right of the Association to replace destroyed trees or other vegetation and plant trees, shrubs and ground cover upon any portion of the Common Area.
- (j) The right of the Association, acting through the Board, to reasonably restrict access to areas of the Common Area.
- (k) The rights of First Mortgagees as set forth in Article XIII of this Declaration.

Section 2.02 Easements for Parking. Subject to the Provisions of this Declaration, respecting vehicle parking, the Association, through its officers, committees and agents is hereby empowered to establish "parking", "guest parking" and "no parking" areas within the Common Area as well as to enforce these parking limitations by all

reasonable means, including the removal of any violating vehicles. All vehicle parking on the private streets located within the Common Area shall be restricted to "guest parking" only and shall not be utilized for the parking or storage of vehicles or other materials or equipment owned by or within the control of any Owner, his family or tenants.

- Section 2.03 Easements for Vehicular Traffic. In addition to the general easements for use of the Common Area reserved herein, there shall be, and Grantor hereby reserves and covenants for himself and all future Owners within the Properties, nonexclusive easements appurtenant for vehicular traffic over all private streets within the Properties, subject to the parking provisions set forth in Section 2.02 of this Article II.
- Section 2.04 Easements for Public Service Use. In addition to the foregoing easements over the Common Area, there shall be, and Grantor hereby reserves and covenants for himself and all future Owners within the Properties, easements for public services, including but not limited to, the right of the police, firemen, mailmen and garbage men to enter upon any part of the Common Area.
- Section 2.05 Waiver of Use. No Owner may exempt himself from personal liability for assessments duly levied by the Association, nor release the Lot or other property owned by him from the liens and charges hereof, by waiver of the use and enjoyment of the Common Area and the facilities thereon or by abandonment of his Lot or any other property in the Properties.
- Section 2.06 Title to the Common Area. Grantor covenants for itself, its successors and assigns, that it will convey to the Association fee simple title to the Common Area described in Article I, Section 1.12, free and clear of any and all encumbrances and liens, subject to reservations, easements, covenants, and conditions then of record, including those set forth in this Declaration.
- Section 2.07 Taxes. Each Owner shall execute such instruments and take such action as may reasonably be specified by the Association to obtain separate real estate tax assessment of each Lot. If any taxes or assessments may, in the opinion of the Association, nevertheless be a lien on the Common Area, or any part thereof, they may be paid by the Association and each Owner shall be obligated to pay or to reimburse the Association for, as the case may be, the taxes and assessments assessed by the County Assessor or other taxing authority against the Common Area and attributable to his own Lot and interest in the Common Area.

### ARTICLE III MEMBERSHIP IN ASSOCIATION

- Section 3.01 Membership. Every Owner of a Lot shall be a Member of the Association. Memberships in the Association shall not be assignable, except to the Person to which title to the Lot has been transferred, and every membership in the Association shall be appurtenant to and may not be separated from the fee ownership of such Lot. Ownership of such Lot shall be the sole qualification for membership in the Association.
- Section 3.02 Transfer. The Association membership held by any Owner of a Lot shall not be transferred, pledged or alienated in any way, except upon the sale of or encumbrance of such Lot, and then only to the purchaser or Mortgagee of such Lot. Any attempt to make a prohibited transfer is void, and will not be reflected upon the books and records of the Association. A Class A Member who has transferred fee interest to his Lot or who has sold his Lot to a contract purchaser under real estate contract shall *ipso facto* be deemed to have transferred to such grantee or contract purchaser his membership rights in the Association.

### ARTICLE IV VOTING RIGHTS

- Section 4.01 Voting Membership. The Association shall have one (1) class of voting membership. Each Member shall be entitled to one vote for each Lot owned.
- Section 4.02 Vote Distribution. Each Member shall be entitled to one (1) vote for each Lot owned. When more than one Person has an interest in any Lot ("co-owner"), all such co-owners shall be Members and may attend any meeting of the Association, but only one such co-owner shall be entitled to exercise the vote to which the Lot is entitled. Such co-owners may from time to time designate in writing one of their number to vote. Fractional votes shall not be allowed, and the vote for each Lot shall be exercised, if at all, as a unit. Where no voting co-owner is designated or if such designation has been revoked, the vote for such Lot shall be exercised as the majority of the co-owners of the Lot mutually agree. Unless the Board receives a written objection from a co-owner, it shall be presumed that the voting co-owner is acting with the consent of his or her co-owners. No vote shall be cast for any Lot where the majority of the co-owners present in person or by proxy and representing such Lot cannot agree to said vote or other action. The nonvoting co-owner or co-owners shall be jointly and severally responsible for all of the obligations imposed upon the jointly owned Lot and shall be entitled to all other benefits of ownership. All agreements and determinations lawfully made by the Association in accordance with the voting percentages established herein, or in the By-Laws, shall be deemed to be binding on all Owners, their successors and assigns. Said voting rights shall be subject to the

restrictions and limitations provided in this Declaration, the Articles and By-Laws.

**ARTICLE V**  
**JURISDICTION OF ASSOCIATION**

Section 5.01 The Association, acting through the Board, shall also have:

- (a) The power and duty to maintain, repair and otherwise manage the Common Area and Landscape Maintenance Areas and all facilities, Improvements and landscaping thereon, all in accordance with the provisions of Article VI and Article IX of this Declaration.
- (b) The power and duty to maintain the private streets within the Properties, including cleaning, snow removal, and periodic resurfacing.
- (c) The power and duty to maintain the private sewer systems, water systems and storm drains or drainage facilities within the Common Area.
- (d) The power and duty to obtain, for the benefit of the Properties, refuse collection and gas and electric services, and it may provide for cable television services.
- (e) The power and duty to grant easements, rights of way, or strips of land, where necessary, for utilities and sewer facilities over the Common Area and the Lots.
- (f) The power and duty to maintain such policy or policies of liability and fire insurance with respect to the Common Area and personal property, if any, owned by the Association as provided herein in furthering the purposes of and protecting the interests of the Association and Members and as directed by this Declaration and the By-Laws.
- (g) The power but not the duty to employ or contract with a professional Manager to perform all or any part of the duties and responsibilities of the Association, and shall have the power to delegate its powers to committees, officers, and employees. Any such management agreement, or any agreement providing for services to the Association, shall be for a term not in excess of one (1) year, subject to cancellation by the Association for cause at any time upon not less than thirty (30) days written notice, and without cause (and without penalty or the payment of a termination fee) at any time upon not less than ninety (90) days written notice.
- (h) The power but not the duty to, after Notice of Hearing, without being liable

to any Owner, enter upon any Lot for the purpose of enforcing by peaceful means the provisions of this Declaration, or for the purpose of maintaining or repairing any such area if for any reason whatsoever the Owner fails to maintain or repair any such area as required by this Declaration. Said cost shall be a Special Assessment and shall create a lien enforceable in the same manner as other Assessments as set forth in this Declaration. The Owner shall pay promptly all amounts due for such work.

Notwithstanding the foregoing paragraphs (a) through (h), the Association shall have no responsibility to provide any maintenance or repair services with respect to any Improvement which is accepted for maintenance by the City of Spokane or any other state, local or municipal governmental agency or entity. Prior to any such acceptance, the City of Spokane has no duty to provide any maintenance or repair services to any Improvement in the Common Area.

## ARTICLE VI COVENANT FOR MAINTENANCE ASSESSMENTS

Section 6.1 Creation of the Lien and Personal Obligation of Assessments. Grantor, for each Lot owned within the Properties, hereby covenants, and each Owner of any Lot by acceptance of a Deed or real estate contract therefor, whether or not it shall be so expressed in such Deed or contract, is deemed to covenant and agree to pay the Association (1) monthly Common Assessments for Common Expenses, (2) Capital Improvement Assessments; such assessments to be established and collected as hereinafter provided. Such assessments, together with interest at the highest rate allowed by law, costs and reasonable attorney's fees for the collection thereof, shall be a lien on the lot and shall be a continuing lien from the due date of the Assessment. Each such assessment, together with such interest, costs and reasonable attorney's fees, shall also be the personal obligation of the Person who was the Owner of the Lot at the time when the assessment fell due. The personal obligation of the Owner shall not pass to his successors in title unless expressly assumed by them; provided, however, that in the case of a sale or a contract for the sale of (or an assignment of a contract purchaser's interest in) any Lot which is charged with the payment of an assessment or assessments payable in installments, the Owner immediately prior to the date of any such sale, contract or assignment shall be personally liable only for the amount of the assessment or installments due prior to said date and the new Owner shall be personally liable for the assessment or installments which become due on and after said date.

Section 6.02 Creation of Fund. The Board of Directors shall establish a separate account (the "Association Maintenance Fund") into which shall be deposited all Common Assessments paid to the Association and from which disbursements shall be made in performance of functions by the Association. The Association Maintenance Fund

shall include (1) an operating fund for current common expenses, and (2) a reserve fund for common expenses which would not reasonably be expected to recur on an annual or less frequent basis. If an operating fund or reserve fund proves at any time to be inadequate for any reason, the Board may at any time levy a supplemental common assessment, subject to the provisions of Section 6.05 of this Article.

Section 6.03 Purpose of Common Assessments. The Common Assessments levied by the Association shall be used exclusively to promote the common health, safety, benefit, recreation and welfare of the Owners and for the improvement and maintenance of the Common Area and the Landscape Maintenance Areas. Nothing in this Declaration shall be construed in such a way as to permit the Association to use any Assessments to abate any nuisance or annoyance emanating from outside the boundaries of the Properties. Common Assessments shall include, and the Association shall acquire and pay for out of the applicable funds derived from said Common Assessments, the following:

- (a) Water, electric, lighting and other necessary utility services for the Common Area.
- (b) Maintenance and repair of the private streets and parking areas lying within the Common Area and driveways lying within the Landscape Maintenance Areas.
- (c) Landscape planting and maintenance by the Association of all landscaping and planted areas within the Common Area and the Landscape Maintenance Areas, including commonly metered irrigation and lighting.
- (d) Fire and casualty insurance with extended coverage as provided herein, covering the full insurable replacement cost of the Common Area Improvements.
- (e) Liability insurance, as provided herein, insuring the Association against any liability to the public or to any Owner, their invites or tenants, incident to their occupation and use of the Common Areas, and Landscape Maintenance Area, with limits of liability to be set by the Board of Directors of the Association, such limits and coverage to be reviewed at least annually by the Association and increased or decreased in its discretion. Such errors and omissions and Directors and officers liability insurance as the Board deems appropriate pursuant to Article XII.
- (f) Worker's compensation insurance to the extent necessary to comply with any applicable laws, medical payments insurance, liquor liability insurance and any other insurance deemed necessary by the Board of Directors of the

Association.

- (g) Standard fidelity bonds covering all Members of the Board of Directors of the Association and other employees and volunteers of the Association as and in an amount as determined by the Board of Directors, but not less than two times the sum of the annual Common Assessments of the Association.
- (h) Painting, maintenance, repair and replacement of all buildings, equipment, fence, and landscaping in, on and of the Common Area, as the Board of Directors of the Association shall determine is necessary and proper.
- (i) Other materials, supplies, furniture, labor, services, maintenance, repairs, structural alterations, insurance, taxes or assessments which the Association is required to secure or pay for pursuant to the terms of this Declaration or by law or which in the opinion of the Association's Board of Directors shall be necessary or proper for the operation of the Common Area or for the enforcement of these restrictions.

Section 6.04 Damage to Common Area by Owners. The foregoing maintenance, repairs or replacements within the Common Area, or Landscape Maintenance Areas arising out of or caused by the willful or negligent act of any Owner, his family, guests or invites shall be done at said Owner's expense or, after Notice and Hearing, a Special Assessment therefor shall be made by the Board against the Owner and his Lot.

Section 6.05 Amount of Common Assessment. As of January 1, 2008, the amount of the monthly Common Assessment for each developed lot is Two Hundred Fifty Dollars (\$250.00) per month.

Section 6.06 Increase in Monthly Assessments. From and after January 1, 2008, the amount of the monthly Common Assessment for developed Lots may be increased effective as of January 1 of each year thereafter without a vote of the membership by not more than the greater of : (1) Twelve percent (12%), or (2) by the amount determined as follows:

(a) If the Average Monthly Level for such twelve month period exceeds the Base Level, the excess divided by the Base Level shall constitute the "Percentage of Increase".

(b) The monthly Common Assessment provided in Section 6.05(2) shall be multiplied by the Percentage of Increase.

Section 6.07 Capital Improvement and Reconstruction Assessments. In addition to the Common Assessments authorized above, the Board of Directors of the Association may levy,

in any assessment year, a Capital Improvement Assessment or Reconstruction Assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any such construction, reconstruction, repair or replacement of a Improvement or other such addition upon the Common Area or Landscape Maintenance Areas, including fixtures and personal property related thereto; provided that whenever the aggregate Capital Improvement Assessments in any fiscal year exceed five percent (5%) of the budgeted gross expenses of the Association for that fiscal year, such excess shall require the consent of two-thirds ( $\frac{2}{3}$ ) of the voting power of Members, voting in person or by proxy, at a meeting duly called for such purpose, written notice of which shall be sent to all Members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting.

Section 6.08 Uniform Rate of Assessment and Due Date. Common Assessments, Capital Improvement Assessments and Reconstruction Assessments provided for in this Article VI must be fixed at a uniform rate for all Lots within the Properties; provided, however, that the Association may, subject to the provisions of Section 6.04 of this Article, levy Special Assessments against selected Owners who have caused the Association to incur special expenses due to willful or negligent acts of said Owners, their guests or agents. All Common Assessments shall be due and payable on or before the 1<sup>st</sup> day of the month and other Assessments shall be paid and collected at such frequency as the Board shall determine from time to time.

Section 6.09 Date of Commencement of Common Assessments; Budget. The monthly Common Assessments shall commence as to each Phase of Development of the Properties on the 1<sup>st</sup> day of the month following Close of Sale of the first Lot within such Phase of Development. Written notice of any change in the amount of any monthly Common Assessment shall be sent to every Owner not less than thirty (30) days prior to the effective date of such change. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer or agent of the Association, setting forth whether the Assessments on a specified Lot have been paid. A properly executed certificate of the Association as to the status of Assessments against a Lot is binding upon the Association as of the date of its issuance.

The Board of Directors shall cause to be prepared an annual balance sheet and operating statement reflecting income and expenditures of the Association for each fiscal year, including deposits in and withdrawals from the Common Area Reserve Fund and the Operating Fund, and shall cause to be distributed a copy of each such statement to each Member, and to each first Mortgagee who has filed a written request for copies of the same with the Board of Directors, in the manner provided in the By-Laws. At least sixty (60) days prior to the beginning of each fiscal year, the Board of Directors shall prepare and distribute to the membership of the Association, a written, itemized estimate (budget) of the income and expenses of the Association during such year in performing its functions under this Declaration (including a

reasonable provision for contingencies and deposits into the Common Area Reserve Fund, less any expected income and accounting for any surplus from the prior year. If the estimated sums prove inadequate for any reason, including nonpayment of any Owner's Common Assessment, the Board may at any time levy supplemental Common Assessments, subject to the provisions of Section 6.05 of this Article.

Section 6.10 Exempt Property. The following property subject to this Declaration shall be exempt from the Assessments herein:

- (a) All Properties dedicated to and accepted by a local public authority; and
- (b) The Common Area.

**ARTICLE VII  
EFFECT OF NONPAYMENT OF ASSESSMENTS: REMEDIES OF THE  
ASSOCIATION**

Section 7.01 Effect of Nonpayment of Assessments: Remedies of the Association. As provided for in Article VI, Section 6.08, the due date for payment of the monthly Common Assessments is the first day of each month. Any monthly Assessment not paid within seven (7) days of its due date shall be delinquent and the Owner responsible therefor may be required by the Board of Directors to pay for each month of delinquency a late charge of twenty-five dollars (\$25.00) or ten percent (10%) the delinquent amount, whichever is greater. If such monthly Assessment is not paid within thirty (30) days of its due date, the Board of Directors shall assess the Owner responsible therefor the sum of fifty dollars (\$50.00) plus interest thereon at the rate of fifteen percent (15%) per annum from the date of delinquency. The Association may bring an action at law against the Owner personally obligated to pay the same, and/or foreclose the lien against the Lot. No Owner may waive or otherwise escape liability for the assessments provided for herein by nonuser of the Common Area or abandonment of his Lot.

If any installment of an Assessment is not paid within thirty (30) days after its due date, the Board may mail an acceleration notice to the Owner and to each first Mortgagee of a Lot which has requested a copy of the notice. The notice shall specify (1) the fact that the installment is delinquent, (2) the action required to cure the default, which action shall include paying all installments coming due during the period allowed to cure the default, (3) a date, not less than thirty (30) days from the date the notice is mailed to the Owner, by which such default must be cured, (4) that failure to cure the default on or before the date specified in the notice will result in acceleration of the balance of the installments of the Assessment for the then current fiscal year and sale of the Lot, and (5) the legal description of the Lot. If the delinquent installments of Assessments and any charges thereon are not paid in full

on or before the date specified in the notice, the Board may, at its option without further demand, enforce the collection of the full Assessment and all charges thereon in any manner authorized by law and this Declaration.

- Section 7.02 Notice of Assessment. No action shall be brought to enforce any Assessment lien, unless at least thirty (30) days has expired following the date of Notice of Assessment is deposited in the United States mail, certified or registered, postage prepaid, to the Owner of the Lot, and a copy thereof has been recorded by the Association in the office of the Spokane County Auditor. The Notice of Assessment must recite a good and sufficient legal description of any such Lot, the record Owner or reputed Owner thereof, the amount claimed (which may at the Association's option include interest on the unpaid Assessment at twelve percent (12%), plus reasonable attorney's fees and expenses of collection in connection with the debt secured by said lien), and the name and address of the claimant. Such Notice of Assessment shall be signed and acknowledged by an officer of the Association. For the purposes of this Section 7.02, an Acceleration Notice given under Section 7.01 shall be deemed to be a Notice of Assessment if recorded in the office of the Spokane County Auditor.
- Section 7.03 Foreclosure Sale. Any such sale provided for above may be conducted by the Board of Directors, its attorneys or other persons authorized by the Board in accordance with the provisions of the laws of the State of Washington for judicially foreclosing mortgages. The Association, through duly authorized agents, shall have the power to bid on the Lot at foreclosure sale, and to acquire and hold, lease, mortgage and convey the same.
- Section 7.04 Curing of Default. Upon the timely curing of any default for which a Notice of Assessment or Acceleration Notice was filed by the Association, the officers thereof shall record an appropriate Release of Lien, upon payment by the defaulting Owner of a fee, to be determined by the Association, but not to exceed One Hundred Fifty Dollars (\$150.00), to cover the cost of preparing and recording such release. A certificate executed and acknowledged by an two (2) Members of the Board stating the indebtedness secured by the lien upon any Lot created hereunder shall be conclusive upon the Association and the Owners as to the amount of such indebtedness as of the date of the certificate, in favor of all persons who rely thereon in good faith. Such certificate shall be furnished to any Owner upon request at a reasonable fee, to be determined by the Board.
- Section 7.05 Cumulative Remedies. The Assessment liens and the rights to foreclosure and sale thereunder shall be in addition to and not substitution for all other rights and remedies which the Association and its assigns may be hereunder and by law, including a suit to recover a money judgment for unpaid Assessments, as above provided.

Section 7.06 Mortgage Protection. Notwithstanding all other provisions hereof, no lien created under Articles VI or VII, nor any breach of this Declaration, nor the enforcement of any provision hereof shall defeat or render invalid the rights of the Beneficiary under any recorded First Deed of Trust upon a Lot made in good faith and for value; provided that after such Beneficiary or some other person obtains title to such Lot by judicial foreclosure or by means of the powers set forth in such Deed of Trust, such Lot shall remain subject to the Declaration and payment of all Assessments accruing subsequent to the date such Beneficiary or other person obtains title and claims for a share of unpaid Assessments reallocated to all units, including each unit foreclosed.

## ARTICLE VIII DEVELOPMENT CONTROL

Section 8.01 Members of Committee. The Development Committee, sometimes referred to in this Declaration as the "DC", shall consist of three (3) Members. The initial Members of the DC shall be representatives of Grantor. Subject to the following provisions, Grantor shall have the right and power at all times to appoint and remove a majority of the Members of the DC or to fill any vacancy of such majority until the "turnover date" which shall be the date on which either (1) ninety percent (90%) of the Lots in the Properties have been sold and the deed or contracts recorded ("Close of Sale"), or (2) five (5) years following the Close of Escrow of the first Lot in Phase 1, whichever occurs earlier. Commencing one (1) year from the date of Close of Sale of the first Lot in Phase 1, the Board shall have the power to appoint one (1) Member to the DC, until the turnover date. After the turnover date, the Board shall have the power to appoint and remove all of the Members of the DC. Persons appointed to the DC by the Board shall be from the membership of the Association, but persons appointed to the DC by Grantor need not be Members of the Association. The DC shall have the right and duty to promulgate reasonable standards against which to examine any request made pursuant to this Article, in order to ensure that the proposed plans conform harmoniously to the exterior design, and existing materials of the improvements on the Properties. The DC may designate and appoint a representative who is a licensed architect and a majority of the Members of said DC may, from time to time, remove or replace such representative. The designated representative of the DC shall not be a Member of the DC. Such representative must be consulted prior to disapproval of any plans by the DC, but the decision of the DC with respect to the approval or disapproval thereof shall be final.

Section 8.02 Review of Plans and Specifications. The DC shall consider and act upon any and all plans and specifications submitted for its approval under this Declaration and perform such other duties as from time to time shall be assigned to it by the Board, including the inspection of construction in progress to assure its conformance with plans approved by the DC. Except for the original Improvements constructed on the Properties by Grantor, no construction, alteration, addition, modification or

reconstruction of an Improvement in the properties shall be commenced until the plans and specifications therefor showing the nature, kind, shape, height, width, color, materials, location, and solar access of the same shall have been submitted to the DC and approved in writing by the DC. The DC shall approve plans and specifications submitted for its approval only if it deems that the construction, alterations or additions contemplated thereby in the locations indicated will not be detrimental to the appearance of the surrounding area of the Properties as a whole, that the structures, and that the construction thereof will not detract from the beauty, wholesomeness and attractiveness of the Common Area or the enjoyment thereof by the Members, and that the upkeep and maintenance thereof will not become a burden on the Association. The DC may condition its approval of proposals or plans and specifications for any Improvement (1) on such changes therein as it deems appropriate, (2) upon the agreement by the person (referred to in this Section 8.02 as "applicant") submitting the same to grant appropriate easements to the Association for the maintenance of the Improvement if such maintenance would be a duty of the Association under this Declaration, or (3) upon the agreement of the applicant to reimburse the Association for the cost of such maintenance, or all three, and may require submission of additional plans and specifications or other information prior to approving or disapproving materials submitted. The DC may also issue rules or guidelines setting forth procedures for the submission of plans for approval, requiring a fee payable to the Association to accompany each application for approval, or additional factors which it will take into consideration in reviewing submissions. The DC may provide that the amount of such fee shall be uniform, or that it be determined in any other reasonable manner, such as by the reasonable cost of the construction, alterations or additions contemplated. The DC may require such detail in plans and specifications submitted for its review as it deems proper. Decisions of the DC and the reasons therefor shall be transmitted by the DC to the applicant at the address set forth in the application for approval, within thirty (30) days after receipt by the DC of all materials required by the DC. Any application submitted pursuant to this Section 8.02 shall be deemed approved unless written disapproval or a request for additional information or materials by the DC shall have been transmitted to the applicant within thirty (30) days after the date of the receipt given by the DC for such application or additional information.

Section 8.03 Committee Guidelines. The original lot and planting scheme is designed towards solar access, it is recommended that all Owners design their Dwelling Unit to take advantage of passive solar systems. Prior to any construction, all lot Owners must submit for approval a complete site plan to the Development Committee including but not limited to the floor plan of improvements, exterior elevations, irrigation design and planting scheme. Prior to submittal the Owner must conform to these guidelines when design services are being performed:

- (a) Placement of the structure on site:

1. All structures are to be centered on the lot so as to provide the maximum amount of open space on each side line.
  - a. Minimum setback of 7.00' from each side line.
2. Rear yard setback of 5.00' required on all lots except lots 1 thru 11 which shall have a rear yard setback of a minimum of 8.00'.
3. Front yard setback shall be a minimum of 25' on all lots except for lots 1, 2, 12, 13, 14, 26, 27, 28, 40, 41 and 42 which shall have a front yard setback of minimum of 20'.
4. The Dwelling Unit, including garage, shall not cover more than 50% of the total lot area.

(b) Structures:

1. The main floor area of the Dwelling Units, exclusive of open porches and garage, shall not be less than one thousand six hundred (1,600) square feet.
2. All Dwelling Units to have either asphalt or concrete driveway.
3. All Dwelling Units shall have cedar, redwood, brick, stone, troweled stucco or lap siding, but no 12' large lap siding or LP siding shall be allowed. All Dwelling Units shall have shake, Celotex Presidential 40-year shingles or tile roof, but no architectural composite roofing shall be allowed.
4. Dwelling Units may have fireplaces that meet the City of Spokane Building Code.
5. All Dwelling Units shall have at least a 2 car garage, 22' X 22' minimum, with an automatic garage door opener.
6. All Dwelling Units shall have either foundation or floor insulation.
7. All exterior walls, including the wall between the garage and living area, shall have a R-19 insulation rating.
8. All ceilings, above all living areas, shall have a R-38 insulation rating.
9. All windows shall be a minimum of double-glazed thermalpane glass.

Vinyl windows shall be allowed.

10. All Dwelling Units to be stained a compatible earth-tone color.
11. There shall be no 1½ story homes (second story being 50% of the first story) any place except against the north fence which constitutes lots 41 thru 51.
12. All Dwelling Units shall have brick enclosures built next to the street to house one or more mailbox(es) of adjacent homeowners.

(c) Landscaping:

1. All planting schemes must conform to the overall solar access design of the development.
  - a. Common Area - planting scheme to provide solar access to all lots.
  - b. No evergreen trees or large evergreen shrubs shall create a shadow on the south side of any Dwelling Unit.
  - c. All plant materials used on the south side of the Dwelling Units, that will create a shadow on the south wall, shall be deciduous.
2. Each Lot Owner shall install, within sixty (60) days of completion of the Dwelling Unit, all landscaping with an automatic irrigation system.
3. All areas indicated as sewer, water or drainage easements shall be grass only.

Section 8.04 Meeting of the DC. The DC shall meet from time to time as necessary to perform its duties hereunder. The DC may from time to time, by resolution unanimously adopted in writing, designate a DC representative (who may, but need not be one of its members) to take any action or perform any duties for an on behalf of the DC. In the absence of such designation, the vote of any two (2) members of the DC taken with or without a meeting, shall constitute an act of the DC.

Section 8.05 No Waiver of Future Approvals. The approval of the DC to any proposals or plans and specifications or drawings for any work done or proposed or in connection with any other matter requiring the approval and consent of the DC, shall not be deemed

to constitute a waiver of any right to withhold approval or consent as to any similar proposals, plans and specifications, drawings or matter whatever subsequently or additionally submitted for approval or consent.

Section 8.06 Compensation of Members. The members of the DC shall receive no compensation for services rendered, other than reimbursement for expenses incurred by them in the performance of their duties hereunder.

Section 8.07 Inspection of Work. Inspection of work and correction of defects therein shall proceed as follows:

- (a) Upon the completion of any work for which approved plans are required under this Article VIII, the Owner shall give written notice of completion to the DC.
- (b) Within sixty (60) days thereafter, the DC or its duly authorized representative may inspect such Improvement. If the DC finds that such work was not done in substantial compliance with the approved plans it shall notify the Owner in writing of such noncompliance within such sixty (60) day period, specifying the particulars of noncompliance, and shall require the Owner to remedy the same.
- (c) If upon the expiration of thirty (30) days from the date of such notification the Owner shall have failed to remedy such noncompliance, the DC shall notify the Board in writing of such failure. After affording such Owner Notice of Hearing, the Board shall determine whether there is a noncompliance and, if so, the nature thereof and the estimated cost of correcting or removing the same. If a noncompliance exists, the Owner shall remedy or remove the same within a period of not more than forty-five (45) days from the date of announcement of the Board ruling. If the Owner does not comply with the Board ruling within such period, the Board, at its option, may peacefully remove the noncomplying Improvement or otherwise peacefully remedy the noncompliance, and the Owner shall reimburse the Association, upon demand, for all expenses incurred in connection therewith. If such expenses are not promptly repaid by the Owner to the Association, the Board shall levy a Special Assessment against such Owner for reimbursement.
- (d) If for any reason the DC fails to notify the Owner of any noncompliance within sixty (60) days after receipt of said written notice of completion from the Owner, the Improvement shall be deemed to be in accordance with said approved plans.

Section 8.08 Nonliability of DC Members. Neither Grantor, the DC nor any member of the DC,

the Board nor their duly authorized representative shall be liable to the Association, or to any Owner for any loss, damage or injury arising out of or in any way connected with the performance of the DC's duties hereunder, unless due to the willful misconduct or bad faith of the DC. The DC shall review and approve or disapprove all plans submitted to it for any proposed Improvement, alteration or addition, solely on the basis of aesthetic considerations and the overall benefit or detriment which would result to the immediate vicinity and the Properties generally. The DC shall take into consideration the aesthetic aspects of the architectural designs, placement of buildings, landscaping, color schemes, exterior finishes and materials and similar features. The DC's approval or disapproval shall be based solely on the considerations set forth in this Article VIII, and the DC shall not be responsible for reviewing, nor shall its approval of any plan or design be deemed approval of, any plan or design from the standpoint of structural safety or conformance with building or other codes.

## ARTICLE IX OWNER MAINTENANCE AND REPAIR OBLIGATIONS

- Section 9.01 Maintenance Obligations of Owners. It shall be the duty of each Owner, at his sole cost and expense, subject to the provisions of this Declaration regarding the Development Committee's approval, to maintain, repair, replace and restore areas subject to his exclusive control, in a neat, sanitary and attractive condition. Areas subject to the exclusive control of an Owner shall be deemed to include, without limitation, the Owner's Dwelling Unit and areas of the Lot, if any, which are not defined as a portion of the Landscape Maintenance Areas. In the event that any Owner shall permit any Improvement, which is the responsibility of such Owner to maintain, to fall into disrepair or not to be so maintained so as to create a dangerous, obstructed, unsafe, unsightly or unattractive condition, or to otherwise violate this Declaration, the Board shall have either the right to seek any remedies at law or in equity which it may have, and the right, but not the duty, after Notice and Hearing, to enter upon such Owner's Lot to make such repairs or to perform such maintenance, and the cost thereof shall be charged to the Owner. Said cost shall be a Special Assessment and shall create a lien enforceable in the same manner as other assessments as set forth in this Declaration.
- Section 9.02 Damage and Destruction Affecting Dwelling Units - Duty to Rebuild. If all or any portion of any Lot or Dwelling Unit is damaged or destroyed by fire or other casualty, it shall be the duty of the Owner of said Lot or Dwelling Unit to rebuild, repair or reconstruct said Lot or Dwelling Unit in a manner which will restore it substantially to its appearance and condition immediately prior to the casualty.
- Section 9.03 Time Limitation. The Owner or Owners of any damaged Dwelling Unit, the Association and the C shall be obligated to proceed with all due diligence hereunder,

and the responsible party shall commence reconstruction within three (3) months after the damage occurs and complete reconstruction within six (6) months after damage occurs, unless prevented by causes beyond their reasonable control.

## ARTICLE X USE RESTRICTIONS

All reasonable property within the Properties shall be held, used and enjoyed subject to the following limitations and restrictions, subject to the exemption of Grantor in Section 10.11 hereof:

- Section 10.01 Single Family Dwelling Unit. Each Unit shall be used as a residence for a single family and for no other purpose.
- Section 10.02 Business or Commercial Activity. No part of the Properties shall ever be used or caused to be used or allowed or authorized in any way, directly or indirectly, for any business, commercial, manufacturing, mercantile, storage, vending or other such non-residential purposes; except Grantor, its successors or assigns, may use any portion of the Properties for a model home site, and display a sales office during the construction and sales period.
- Section 10.03 Nuisances. No noxious or offensive activity (including but not limited to the repair of motor vehicles) shall be carried on, in or upon any Lot or the Common Area, nor shall anything be done therein which may be or become an unreasonable annoyance or a nuisance to any other Owner. The Board of Directors shall have the right to determine in accordance with the By-Laws if any noise, odor, interference or activity producing such noise, odor or interference constitutes a nuisance.
- Section 10.04 Signs. No sign, poster, display, billboard or other advertising device of any kind shall be displayed to the public view on any portion of the Properties or any Lot, without the prior written consent of the DC, except (a) one sign for each Dwelling Unit, of not larger than 144 square inches, advertising the Dwelling Unit for sale or rent, or (b) signs regardless of size, used by Grantor, its successor or assigns to advertise the Properties during construction and sale period. All signs and billboards and the conditions promulgated for the regulation thereof shall conform to the requirements of all applicable governmental ordinances.
- Section 10.05 Parking and Vehicular Restrictions. No Owner shall park, store or keep on his lot or in the Common Areas any large commercial type vehicle, inoperable vehicle or any other vehicular equipment, mobile or otherwise, deemed to be a nuisance by the Board, so as to be visible from anywhere in the Properties. No Owner of a Lot shall conduct repairs or restorations of any motor vehicle, boat, trailer or other vehicle upon any portion of any Lot or upon the Common Area, except wholly within the

Owner's garage; provided, however, that such activity shall at no time be permitted if it is determined by the Board or its agent to be a nuisance. Vehicles owned, operated or within the control of any Owner shall be parked in the garage of such Owner, to the extent of the space available therein, and each Owner, to the extent necessary, shall ensure that his garage is maintained so as to be capable of accommodating at least two (2) full-sized automobiles.

Section 10.06 Animal Restrictions. No insects, reptiles, poultry or animals of any kinds shall be raised, bred or kept on any Lot or the Common Area, except usual and ordinary dogs, cats, fish, birds and other household pets (excluding, without limitation, equine, bovine, sheep, swine and goats) may be kept within the Dwelling Units, provided that they are not kept, bred or maintained for commercial purposes or in unreasonable quantities, nor in violation of the rules and regulations adopted by the Association as provided in the By-Laws. As used in this Declaration, "unreasonable quantities" shall ordinarily mean more than two (2) pets per household, provided, however, that the Association (or the DC or such other person or entity as the Association may from time to time designate) may determine that a reasonable number in any instance may be more or less. The Association, acting through the Board of Directors, shall have the right to prohibit maintenance of any animal which constitutes, in the opinion of the Board, a nuisance to any other Owner. Animals belong to Owners, occupants or their licensees, tenants or invites within the Properties must be either kept within an enclosure or on a leash being held by a person capable of controlling the animal. Furthermore, an Owner shall be absolutely liable to each and all remaining Owners, their families, guests, tenants and invites, for any unreasonable noise or damage to person or property caused by any animals brought or kept upon the Properties by an Owner or by members of his family, his tenants or his guests; and it shall be the absolute duty and responsibility of each such Owner to clean up after such animals which have used any portion of the Common Area or Lots.

Section 10.07 Trash. No rubbish, trash or garbage or other waste material shall be kept or permitted upon any Lot or Common Area, except in sanitary containers located in appropriate areas screened and concealed from view, and no odor shall be permitted to arise therefrom so as to render the Properties, or any portion thereof, unsanitary, unsightly, offensive or detrimental to any other property in the vicinity thereof or to its occupants. Such containers shall be exposed to the view of neighboring Lots only when set out for a reasonable period of time (not to exceed twelve (12) hours) before and after schedule trash collection hours.

Section 10.08 View Obstructions. Each Owner by accepting a Deed to a Lot hereby acknowledges that any construction or installation by Grantor may impair the view of such Owner and each Owner hereby consents to such impairment.

Section 10.09 Temporary Buildings. No outbuilding, basement, tent, shack, shed or other temporary

building or Improvement of any kind shall be placed upon any portion of the Properties either temporarily or permanently. No garage, trailer, camper, motor home or recreation vehicle shall be used as a residence in the Properties, either temporarily or permanently.

Section 10.10 Common Area Facilities. Nothing shall be altered or constructed in or removed from the Common Area or Landscape Maintenance Area except upon the written consent of the Association.

Section 10.11 Outside Installations. No radio station or shortwave operators of any kind shall operate from any Lot or Dwelling Unit unless approved by the DC. No exterior radio antenna, C.B. antenna, cable television may, but need not, be provided for the use of all Owners, and Grantor may grant easements for such purposes. No fence or wall shall be erected, altered or maintained on any Lot in the Properties, except with the prior approval of the DC.

Section 10.12 Insurance Rates. Nothing shall be done or kept in the properties which will increase the rate of insurance on any property insured by the Association without the approval of the Board, nor shall anything be done or kept in the Properties which would result in the cancellation of insurance on any property insured by the Association or which would be in violation of any law.

Section 10.13 Drilling. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any Lot, nor shall oil wells, tanks, tunnels or mineral excavations or shafts be permitted upon the surface of any Lot or within five hundred fifty feet (550') below the surface of the Properties. No derrick or other structure designed for use in boring for water, oil or natural gas shall be erected, maintained or permitted upon any Lot.

Section 10.14 Further Subdivision and Renting or Leasing Prohibited. No Owner shall further partition or subdivide his Lot; provided, however, that this provision shall not be construed to limit the right of an Owner (1) to sell his Unit; or (2) to transfer or sell his Unit to more than one person to be held by them as tenants-in-common, joint tenants, tenants by the entirety or as community property. No Owner shall be permitted to rent or lease all or any part of his or her dwelling Unit. This prohibition shall include leases with option to purchase.

Section 10.15 Drainage. There shall be no interference with the established drainage pattern over any Lot within the Properties, unless an adequate alternative provision is made for proper drainage and is first approved in writing by the DC. For the purposes hereof, "established" drainage is defined as the drainage which exists at the time that such Lot is conveyed to a purchaser from Grantor, or that which is shown on any plans approved by the DC, which may include drainage from the Common Area over any

Lot or Lots in the Properties.

Section 10.16 Water Supply Systems. No individual water supply or sewage disposal system shall be permitted on any Lot in the Properties unless such system is designed, located, constructed and equipped in accordance with the requirements, standards and recommendations of all applicable governmental authorities and the DC.

Section 10.17 Violation of Governing Instruments. There shall be no violation of the restrictions of this Declaration or of the rules and regulations of the Association adopted in accordance with the provisions of the By-laws. If an Owner, his family, guest, licensee, lessee or invitee violates any such restrictions, the Board may impose a reasonable Special Assessment upon such Owner for each violation and may suspend the voting privileges of such Owner as further provided in the By-laws. Such Special Assessment shall be collectible in the same manner as Common Assessments hereunder, but the Board shall give such Owner Notice and Hearing before invoking any such Special Assessment or suspension.

#### **ARTICLE XI DAMAGE, DESTRUCTION OR CONDEMNATION OF COMMON AREA**

Section 11.01 Damage or Destruction. Damage to or destruction of all or any portion of the Common Area shall be handled in the following manner:

- (a) In the event of damage or destruction to the Common Area, and the insurance proceeds are sufficient to effect total restoration, then the Association shall cause such Common Area to be repaired and reconstructed substantially as it previously existed.
- (b) If the insurance proceeds are within Five Thousand Dollars (\$5,000.00) or less of being sufficient to effect total restoration to the Common Area, then the Association shall cause such Common Area to be repaired and reconstructed substantially as it previously existed, and the difference between the insurance proceeds and the actual cost shall be levied as a Reconstruction Assessment equally against each of the Lot Owners, in accordance with the provisions of Article VI, Section 6.07 of this Declaration.
- (c) If the insurance proceeds are insufficient by more than Five Thousand Dollars (\$5,000.00) to effect total restoration to the Common Area, then by written consent or vote of a majority of both classes of the voting power (present in person or by proxy at a meeting duly called for such purpose, written notice of which shall be sent to all members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting) of the Association, the

Members shall determine whether (1) to rebuild and restore in substantially the same manner as the Improvements existed prior to damage and to raise the necessary funds over the insurance proceeds by levying equal Reconstruction Assessments against all Lots, (2) to rebuild and restore in a way which utilizes all available insurance proceeds and an additional amount not in excess of Five Thousand Dollars (\$5,000.00) and which is assessable equally to all Owners but which is less expensive than replacing these Improvements in substantially the same manner as they existed prior to being damaged, or (3) subject to the provisions of Article XIII, to not rebuild and to distribute the available insurance proceeds equally to the Owners and Mortgagees of Lots as their interests may appear.

- (d) Each Member shall be liable to the Association for any damage to the Common Area not fully reimbursed to the Association by insurance proceeds which may be sustained by reason of the negligence or willful misconduct of said Member or the persons deriving their right and easement of use and enjoyment of the Common Area from said Member, or of his respective family and guests, both minor and adult. The Association reserves the right, acting through the Board, after Notice and Hearing, to (1) determine whether any claim shall be made upon the insurance maintained by the Association and (2) charge a Special Assessment equal to the increase, if any, in the insurance premium directly attributable to the damage caused by such Member or the persons for whom such Member may be liable as described herein. In the case of joint ownership of a Lot, the liability of such Owners shall be joint and several, except to the extent that the Association has previously contracted in writing with such joint Owners to the contrary. After Notice and Hearing, the cost of correcting such damage, to the extent not reimbursed to the Association by insurance, shall be a Special Assessment against the Lot and may be collected as provided herein for the collection of Common Assessments.

Section 11.02 Condemnation. If all or any part of the Common Area shall be taken or condemned by any public authority or sold or otherwise disposed of in lieu of or in avoidance thereof, the provisions of this Section shall apply. The Board shall provide each Owner and each First Mortgagee with a written notice of the commencement of any such condemnation proceeding and of any proposed sale or deposition in lieu or in avoidance of such proceeding.

All compensation, damages, or other proceeds therefrom, the sum of which is hereinafter called the "Condemnation Award," shall be payable to the Association. In the event that all of the Common Area is taken or condemned, or sold or otherwise disposed of in lieu of or in avoidance thereof, the Condemnation Award shall be divided equally among the Owners and Mortgagees of the Lots as their interest may

appear.

In the event that less than the entire Common Area is taken or condemned, or sold or otherwise disposed of in lieu of or in avoidance thereof, the rights, title, interests, privileges, duties and obligations of an Owner and Mortgagee in, to or with respect to the Common Area not so taken or condemned shall continue in full force and effect as provided in this Declaration.

Any reconstruction and repair necessitated by condemnation shall be governed by the procedures specified in Section 11.01 above.

## ARTICLE XII INSURANCE

Section 12.01 Casualty Insurance. The Association shall keep all building Improvements and fixtures of the Common Area insured against loss or damage by fire and extend coverages for the full insurance replacement cost thereof, and may obtain insurance against such other hazards and casualties as the Association may deem desirable. The Association may also insure any other property whether real or personal, owned by the Association, against loss or damage by fire and such other hazards as the Association may deem desirable, with the Association as the owner and beneficiary of such insurance.

Section 12.02 Insurance Obligations of Owners. In the event the Association does not maintain blanket casualty insurance upon the Dwelling Units, then each Owner shall insure his entire Dwelling Unit, including the structural portion of his Dwelling Unit, against loss or damage by fire and extended coverage or by any other casualty, under the standard form of extended endorsement now in use in the State of Washington or under such other insurance as may be required by any Mortgagee of the Dwelling Unit. All such insurance shall be in an amount as near as practicable to the full replacement value of the Dwelling Unit, without deduction for depreciation or coinsurance. Each Owner shall, within thirty (30) days after Close of Sale of his Lot from Grantor and thereafter at least ten (10) days prior to the expiration, termination, cancellation or modification of any existing policy, furnish to the Association duplicate copies of policies or certificates thereof, showing that such insurance is currently in force certified by the insurance company or by its duly authorized agent. All such policies shall contain a provision that the same shall not be cancelled or terminated except upon at least thirty (30) days' written notice to the Association and each Owner shall notify the Association of the existence or non-existence of an assignment of such insurance maintained by said Owner upon the Close of Sale of his Lot.

Section 12.03 Replacement or Repair of Property. In the event of damage to or destruction of any

part of the Common Area Improvements, the Association shall repair or replace the same from the insurance proceeds available, or distribute such insurance proceeds, subject to the provisions of Article XI of this Declaration. If such insurance proceeds are insufficient to cover the costs of repair or replacement of the property damaged or destroyed, the Association may make a Reconstruction Assessment against all Lot Owners to cover the additional cost of repair or replacement not covered by the insurance proceeds, in addition to any other Common Assessments made against such Lot Owners, in accordance with the provisions of Article VI, Section 6.05 and Article XI of this Declaration.

Section 12.04 Waiver of Subrogation. All policies of physical damage insurance maintained by the Association shall provide, if reasonably possible, for waiver of: (1) any defense based on coinsurance; (2) any right of setoff, counter-claim, apportionment, proration, or contribution by reason of other insurance not carried by the Association; (3) any invalidity, other adverse effect or defense on account of a breach of warrant or condition caused by the Association, any Owner or any tenant of any Owner, or arising from any act, neglect, or omission of any named insured or the respective agents, contractors and employees of any insured; (4) any rights of the insurer to repair, rebuild or replace, and, in the event an Improvement is not repaired, rebuilt or replaced following loss, any right to pay under the insurance an amount less than the replacement value of the Improvements insured or the fair market value thereof; or (5) notice of the assignment of any Owner of its interest in the insurance by virtue of a conveyance of any Lot. As to each policy of insurance maintained by the Association which will not be voided or impaired thereby, the Association hereby waive and releases all claims against the Board, the Owners, the Manager, Grantor, and the agents and employees of each of the foregoing, with respect to any loss covered by such insurance, whether or not caused by negligence of or breach of any agreement by said persons, but only to the extent that insurance proceeds are received in compensation for such loss.

Section 12.05 Liability and Other Insurance. The Association shall have the power and duty to and shall obtain comprehensive public liability insurance, including medical payments, liquor liability insurance, and malicious mischief, for at least \$1,000,000.00 per occurrence, insuring against liability for bodily injury, death and property damage arising from the activities of the Association or with respect to property under its jurisdiction, including, if obtainable, a cross-liability endorsement insuring each insured agent liability to each other insured. The Association may also obtain, through the Board, Worker's Compensation insurance and other liability insurance as it may deem desirable, insuring each Lot Owner and the Association, Board of Directors and Manager, from liability in connection with the Common Area, Landscape Maintenance Areas, the premiums for which are a Common Expense included in the Common Assessments made against the Owners. All insurance policies shall be reviewed at least annually by the Board of Directors and the limits

increased in its discretion. The Board may also obtain such errors and omissions insurance, indemnity bonds, fidelity bonds and other insurance as it deems advisable, insuring the Board, the officers of the Association and the Manager and any volunteers against any liability for any act or omission in carrying out their obligations hereunder, or resulting from their membership on the Board or on any committee thereof. Notwithstanding any other provisions herein, the Association shall continuously maintain in effect such casualty, flood and liability insurance and a fidelity bond meeting the requirements for planned unit developments established by the Federal National Mortgage Association (FNMA), the Government National Mortgage Association (GNMA), and the Mortgage Corporation (FHLMC), so long as any of which is a Mortgagee or an Owner of a Lot in the Properties, except to the extent such coverage is not available or has been waived in writing by the FNMA, GNMA, and FHLMC, as applicable.

### ARTICLE XIII MORTGAGE PROTECTION CLAUSE

Notwithstanding any and all provisions hereof to the contrary, the following provisions are added hereto (and to the extent these added provisions conflict with any other provisions of the Declaration, these added provisions shall control):

- (a) Each first Mortgagee of a Mortgage encumbering any Lot, at its written request, is entitled to written notification from the Association of any default by the Mortgagor of such Lot in the performance of such Mortgagor's obligations under this Declaration, the Articles of Incorporation of the Association or the By-Laws, which default is not cured within thirty (30) days after the Association learns of such default.
- (b) Each Owner, including every first Mortgagee of a Mortgage encumbering any Lot which obtains title to such Lot pursuant to the remedies provided in such Mortgage, or by foreclosure of such Mortgage, or by deed (or assignment) in lieu of foreclosure, shall be exempt from any "right of first refusal."
- (c) Unless at least seventy-five percent (75%) of First Mortgagees have given their prior written approval, neither the association nor the Owner shall:
  - (1) subject to Washington nonprofit corporation law to the contrary, by act or omission seek to abandon, partition, alienate, subdivide, release, hypothecate, encumber, sell or transfer the Common Area and the Improvements thereon which are owned by the Association;
  - (2) change the method of determining the obligations, assessments, dues

or other charges which may be levied against a Lot Owner, or the method of allocating distributions of hazard insurance proceeds or condemnation awards;

- (3) by act or omission change, waive or abandon any scheme of regulations, or enforcement thereof, pertaining to the architectural design of the exterior appearance of the Dwelling Units, the maintenance of the exterior walls or common fences and driveways, or the upkeep of lawns and planting in the Properties;
  - (4) fail to maintain Fire and Extended Coverage on insurable Common Area property on a current replacement cost basis in an amount as near as possible to one hundred percent (100%) of the insurance value (based on current replacement cost);
  - (5) use hazard insurance proceeds for losses to any Common Area property for other than the repair, replacement or reconstruction of such Improvements;
  - (6) amend this Declaration or the Articles of Incorporation or By-Laws of the Association in such a manner that the rights of any First Mortgagee will be adversely affected.
- (d) First Mortgagees, upon written request, shall have the right to (1) examine the books and records of the Association during normal business hours, (2) require from the Association the submission of annual financial reports and other financial data within ninety (90) days following the end of any fiscal year of the Association, (3) receive written notice of all meetings of the Members, and (4) designate in writing a representative to attend all such meetings.
- (e) All First Mortgagees shall be given (1) thirty (30) days' written notice prior to the effective date of any proposed, material amendment to this Declaration or the Articles of Incorporation or By-Laws of the Association, prior to any abandonment or termination of the Properties, and prior to the effective date of any termination of any agreement for professional management of the Properties following a decision of the Owners to assume self-management of the Properties; and (2) immediate notice following any damage to or destruction of, the Common Area or any Dwelling Unit if such loss or destruction exceeds Ten Thousand Dollars (\$10,000.00) and as soon as the Board learns of any threatened condemnation proceeding or proposed acquisition of any portion of the Common Area or any Dwelling Unit.

- (f) First Mortgagees may, jointly or singly, pay taxes or other charges which are in default and which may or have become a charge against any Common Area and ma pa any overdue premiums on hazard insurance policies, or secure new hazard insurance coverage on the lapse of a policy, for such property, and First Mortgagees making such payments shall be owed immediate reimbursement therefor from the Association.
- (g) The Common Area Reserve Fund described in Article VI of this Declaration must be funded by regularly scheduled monthly payments rather than a large Special Assessment;
- (h) The Board shall secure and cause to be maintained in force at all times a fidelity bond for any person handling funds of the Association, including, but not limited to, employees and volunteers of any professional Manager.

In addition to the foregoing, the Board of Directors may enter into such contracts or agreements on behalf of the Association as are required in order to satisfy the guidelines of the FHLMC, the FNMA, or the GNMA or any similar entity, so as to allow for the purchase, insurance or guaranty, as the case may be, by such entities of first Mortgages encumbering Lots with Dwelling Units thereon. Each Owner hereby agrees that it will benefit the Association and the membership of the Association, as a class of potential Mortgage borrowers and potential sellers of their Dwelling Units, if such agencies approve the Properties as a qualifying Planned Unit Development under their respective policies, rules and regulations, as adopted from time to time. Mortgagees are hereby authorized to furnish information to the Board concerning the status of any Mortgage encumbering Lot.

#### **ARTICLE XIV SALE OR LEASE**

Section 14.01 Right of First Refusal. In the event of any sale, rental, lease, or conveyance of any Dwelling Unit or Lot, the Association of Owners or its nominees shall have a Right of First Refusal to purchase, rent, or lease the respective Dwelling Unit or Lot on the same conditions as are offered to the said Owner by any third person. Any attempt to resell, rent, lease or convey said Dwelling Unit or Lot, without prior offer to the Association of Owners, shall be wholly null and void and shall confer no title, interest or right whatsoever upon the intended purchaser, tenant, lessee, or grantee.

Section 14.02 Notice to Board of Directors. Should any Owner desire to sell, rent, lease or convey a Dwelling Unit or Lot he shall, before making or accepting the offer to sell, purchase, or rent, and before making any conveyance of the Unit, give each member of the Board of Directors, written notice of his intent to sell, rent, lease or convey such Dwelling Unit or Lot, or any interest therein, which notice shall contain the

terms of the offer he has received which he wishes to accept, to the terms of the offer he is prepared to make and the name and address of the prospective purchaser, tenant, or grantee, the Board of Directors shall, within seven (7) days after receiving written notice to such Owner designate one or more person(s) who are then Unit Owners, or any other person(s) of satisfactory credit, who are willing to purchase, lease, rent or accept title upon the same terms as those specified in such Owner's notice within fourteen (14) days after the giving of said notice by the Board to such Owner. Such Owner, may, within said fourteen (14) day period, either accept such new offer, if made or withdraw or reject the offer specified in his notice to the Board, as well as such new offer, but he may not reject such new offer, if made, and continue to propose or accept the offer specified in his original notice. Failure of the Board to designate such person(s) within said seven (7) day period, or failure of such person(s) to make such an offer within said fourteen (14) day period, shall be deemed consent by the Board to the transaction specified in said Owner's notice, and he shall be free to make or accept the offer specified in his notice and sell, lease, rent or convey said interest pursuant thereto to the prospective purchaser, tenant, or grantee named therein, within ninety (90) days after his notice given, after which such right shall cease. No Dwelling Unit or Lot Owner shall have any right to sell, lease, rent or convey his Unit or any interest therein, except as expressly provided herein. The subleasing or subrenting of a Dwelling Unit shall be subject to the same limitations as are herein made applicable to the leasing or rental thereof. The liability of any Dwelling Unit Owner under the terms of these items shall continue, notwithstanding the fact that he may have one or more times leased or rented his Unit in conformity with the provisions hereof.

## ARTICLE XV GENERAL PROVISIONS

Section 15.01 Enforcement. This Declaration, the Articles of Incorporation and the By-Laws may be enforced as follows:

- (a) Breach of any of the covenants contained in the Declaration or By-Laws and the continuation of any such breach may be enjoined, abated or remedied by appropriate legal proceedings by any Owner, including Grantor, or by the Association or the successors-in-interest of the Association. Any judgment rendered in any action or proceeding pursuant hereto shall include a sum for attorney's fees in an amount as the court may deem reasonable, in favor of the prevailing party, as well as the amount of any delinquent payment, interest thereon, costs of collection and court costs.
- (b) The result of every act or omission whereby any of the covenants contained in this Declaration or the By-Laws are violated in whole or in part is hereby declared to be and constitutes a nuisance, and every remedy allowed by law or equity against a nuisance either public or private shall be applicable against

every such result and may be exercised by any Owner, by the Association or its successors-in-interest.

- (c) The remedies herein provided for breach of the covenants contained in this Declaration or in the By-Laws shall be deemed cumulative, and none of such remedies shall be deemed exclusive.
- (d) The failure of the Association or any Owner to enforce any of the covenants contained in this Declaration or in the By-Laws shall not constitute a waiver of the right to enforce the same thereafter.
- (e) A breach of the covenants, conditions or restrictions contained in this Declaration or in the By-Laws shall not affect or impair the lien or charge of any *bona fide* first Mortgage or Deed of Trust made in good faith and for value on any residential Lot or the improvements thereon; provided, however, that any subsequent Owner of such property shall be bound by said covenants, whether such Owner's title was acquired by foreclosure in a trustee's sale or otherwise.

Section 15.02 Severability. Invalidation of any of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

Section 15.03 Term. The covenants and restrictions of this Declaration shall run with and bind the Properties, and shall inure to the benefit of and be enforceable by the Association or the Owner of any land subject to this Declaration, their respective legal representatives, heirs, successive Owners and assigns, for a term of twenty-five (25) years from the date this Declaration is recorded, after which time said covenants, conditions, reservation of easements, equitable servitudes and restrictions shall be automatically extended for successive periods of ten (10) years, unless a Declaration of Amendment or Termination meeting the requirements of an amendment to this Declaration as set forth in Section 15.05 of this Article has been recorded, agreeing to change or terminate said covenants and restrictions in whole or in part.

Section 15.04 Interpretation. The provisions of this Declaration shall be liberally construed to effectuate its purpose of creating a uniform plan for the development of a residential community and for the maintenance of the Landscape Maintenance Areas, and the Common Areas. The article and section headings have been inserted for convenience only, and shall not be considered or referred to in resolving questions of interpretation or construction, the singular shall include the plural and the plural the singular and the masculine, feminine and neuter shall each include the masculine, feminine and neuter.

Section 15.05 Amendments. Except as provided in Section 15.03 of this Article, this Declaration

may be amended only by the affirmative vote or written consent of not less than seventy-five percent (75%) of the voting power of each class of Members; provided, however, that the prior written approval of at least seventy-five percent (75%) of all first Mortgagees must be obtained also, before Article XIII may be amended; and provided, further, that the prior written approval of Grantor must be obtained before Article XIII may be amended. Notwithstanding the foregoing, until the Close of Sale of the first Lot in the Properties, Grantor shall have the right to terminate or modify this Declaration by recondition of a supplement hereto setting forth such termination or modification. Any supplement or amendment to this Declaration must be signed by at least two (2) officers of the Association, indicating that the requisite approvals have been obtained, and such amendment or supplement must be recorded in the Office of the Spokane Auditor.

- Section 15.06 No Public Right of Dedication. Nothing contained in this Declaration shall be deemed to be a gift or dedication of all or any part of the Properties to the public, or for any public use.
- Section 15.07 Constructive Notice and Acceptance. Every person who owns, occupies or acquires any right, title, estate or interest in or to any Lot or other portion of the Properties does and shall be conclusively deemed to have consented and agreed to every limitation, restriction, easement, reservation, condition and covenant contained herein, whether or not any reference to these restrictions is contained in the instrument by which such person acquired an interest in the Properties, or any portion thereof.
- Section 15.08 Reservation of Easements. Reciprocal, non-exclusive easements are hereby reserved for the benefit of adjoining Lot Owners for the control, maintenance and repair of the utilities of adjoining Lot Owners. Grantor expressly reserves for the benefit of all of the real property in the Properties, and the Owners and Association, reciprocal, non-exclusive easements for access, ingress and egress over all Lots, and over the Common Area, for the purposes and the enjoyment of the Lots in accordance with this Declaration, including without limitations, for installation and repair of utility services, for drainage over, across and upon adjacent Lots for water resulting from the normal use of adjoining Lots, and for maintenance and repair of the Landscape Maintenance Areas.
- Section 15.09 Notices. Any notice permitted or required to be delivered as provided herein shall be in writing and may be delivered either personally or by mail. If delivery is made by mail, it shall be deemed to have been delivered forty-eight (48) hours after a copy of the same has been deposited in the United States mail, postage prepaid, addressed to any person at the address given by such person to the Association for the purpose of service of such notice, or to the residence of such person if no address has been given to the Association. Such address may be changed from time to time by notice in writing to the Association.

Section 15.10 No Representation or Warranties. No representations or warranties of any kind, express or implied, have been given or made by Grantor or its agents or employees in connection with the Properties or any portion of the Properties or any Improvement thereon, its physical condition, zoning, compliance with applicable laws, fitness for intended use, or in connection with the subdivision, sale, operation, maintenance, cost of maintenance, taxes or regulation thereof as a Planned Unit Development, except as specifically and expressly set forth in this Declaration.

The Members of the Association have executed this Declaration on the date first written above.

WOODFIELD HOMEOWNERS' ASSOCIATION

By: James B. Saizama  
President

By: James J. Wajnski  
Secretary

Unofficial Document

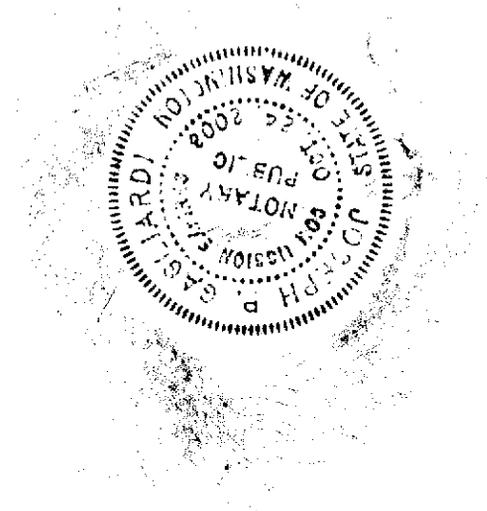
STATE OF WASHINGTON )  
 ) ss.  
County of Spokane )

On this 3 day of July, 2008, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared JAMES BLASINGAME and JOAN GAGLIARDI, to me known to be the President and Secretary, respectively, of WOODFIELD, a Planned Unit Development that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said Planned Unit Development, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.

*Joseph P. Gagliardi*

NOTARY PUBLIC in and for the State of  
Washington, residing in Spokane  
Commission Expires 10/24/08



Unofficial Document