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Attention: EDWARD F. WROE

DECLARATION OF  
COVENANTS, CONDITIONS, AND RESTRICTIONS  
(AND RESERVATION OF EASEMENT RIGHTS)

GRANITE RIDGE  
A RESIDENTIAL COMMUNITY  
SPOKANE COUNTY, WASHINGTON

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DECLARATION OF  
COVENANTS, CONDITIONS, AND RESTRICTIONS

GRANITE RIDGE

SPOKANE COUNTY, WASHINGTON

THIS DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS ("Declaration"), is made on the date hereinafter set forth, by EAST VALLEY ENTERPRISES, a Washington general partnership ("Declarant"), with reference to the following facts:

A. Declarant is the owner and developer of that certain community located in Spokane County, Washington, consisting of twenty-seven (27) residential lots and amenities, commonly known as Granite Ridge, which is more particularly described as follows:

A portion of Section 32, Township 26 North, Range 45 East, W.M., Spokane County, Washington, further described as follows:

Commencing at the southeast corner of said Section 32; thence N00°08'48"E along the East line of said Section 32 a distance of 1838.38 feet to the centerline of a road to the West; thence N89°45'49"W along said road centerline a distance of 660.00 feet to the True Point of Beginning for this description; thence continuing N89°45'49"W along said centerline a distance of 240.25 feet; thence leaving said centerline S00°14'11"W a distance of 20.00 feet to a point on the Southerly right-of-way of a 40.00 foot wide easement; thence S18°52'29"E a distance of 651.99 feet to a point on the Northerly right-of-way of the N.P.R.R.; thence S71°36'11"W along said right-of-way a distance of 1395.63 feet to a point; thence leaving said right-of-way N00°40'20"E a distance of 705.58 feet to a point; thence N89°31'40"W a distance of 650.00 feet to a point on the North-South centerline of said Section 32; thence N00°28'20"E along said centerline a distance of 1179.75 feet to the C1/4 said Section 32; thence S89°46'35"W along the East-West centerline of said Section 32 a distance of 1328.43 feet to the C-W1/16 said Section 32; thence N00°05'03"E along the 1/16 line a distance of 1324.44 feet to the NW1/16 said Section 32; thence N89°27'27"E along the 1/16 line a distance of 1331.94 feet to the C-N1/16 said Section 32; thence S89°33'47"E along the 1/16 line a distance of 1321.28 feet to the NE1/16 said Section 32; thence S00°07'33"W along the 1/16 line a distance of 1327.25 feet to the C-E1/16 said Section 32; thence S89°45'49"E along the 1/16 line a distance of 200.00 feet to a point; thence S39°56'41"E a distance of 253.22 feet to a point;

thence S89°47'39"E a distance of 200.67 feet to a point; thence S00°08'48"W a distance of 150.00 feet to a point; thence S89°38'22"E a distance of 100.00 feet to a point; thence S00°08'48"W a distance of 462.43 feet to the True Point of Beginning;

LESS the North 60.00 feet of the South 100.00 feet for County Road right-of-way.

The configuration of the Lots is as depicted on the sketch attached hereto as Exhibit "A". The sketch is not a formal survey, but is attached only to indicate the approximate layout of the Project, and to provide a way to identify Lots and areas referred to in this Declaration. The Road System servicing the Project is legally described on Exhibit "B" attached hereto.

B. The community shall be hereinafter referred to as the "Property" or the "Project." The Owner of each Lot shall receive title to his individual Lot, together with rights and obligations of membership in GRANITE RIDGE OWNERS ASSOCIATION, a nonprofit corporation formed to operate and maintain the Project Road System, and to otherwise manage the Project.

C. THIS PROJECT IS NOT A FORMAL PLATTED SUBDIVISION. HOWEVER, THE INDIVIDUAL LOTS HAVE BEEN APPROVED FOR SEGREGATION BY THE SPOKANE COUNTY PLANNING DEPARTMENT THROUGH THE ISSUANCE OF CERTIFICATES OF EXEMPTION. A NOTICE TO THE PUBLIC IS ATTACHED HERETO AS EXHIBIT "C", SETTING FORTH SOME MATERIAL DISCLOSURES.

D. Declarant intends by this document to impose upon the Property described herein, mutually beneficial restrictions under a general plan of improvement for the benefit of all of the Lots and the Owners thereof.

Declarant hereby declares that the Property and the Project shall be held, conveyed, mortgaged, encumbered, leased, rented, used, occupied, sold, and improved, subject to the following declarations, limitations, covenants, conditions, restrictions, and easements, all of which are for the purpose of enhancing and protecting the value and attractiveness of the Property, and the Project, and every part thereof. All of the limitations, covenants, conditions, restrictions, and easements shall constitute covenants and encumbrances which shall run with the land and shall be perpetually binding upon Declarant and its successors-in-interest and assigns, and all parties having or acquiring any right, title, or interest in or to any part of the Property or the Project.

ARTICLE 1DEFINITIONS

Unless otherwise expressly provided, the following words and phrases, when used in this Declaration and in the other Project Documents, shall have the following meanings:

1.1 Articles: the Articles of Incorporation of the Association as restated or amended from time to time.

1.2 Assessment: that portion of all Common Expenses, as defined below, which is to be paid by each Lot Owner as determined by the Association under this Declaration.

1.3 Association: GRANITE RIDGE OWNERS ASSOCIATION, a Washington nonprofit corporation, formed by Declarant in conjunction with the execution and recordation of this Declaration, the Members of which shall be the Owners of Lots in the Project as provided herein.

1.4 Board or Board of Managers: the governing body of the Association.

1.5 Bylaws: the Bylaws of the Association as restated or amended from time to time. The initial Bylaws shall be as adopted by the incorporating members of the Board of Managers.

1.6 Common Expenses: the actual and estimated expenses of operation, maintenance, repair, and replacement of the Road System, and of administration of the Association, and any reasonable reserve for such purposes as determined by the Board, and all sums designated as Common Expenses by or pursuant to the Project Documents.

1.7 Declarant: EAST VALLEY ENTERPRISES, a Washington general partnership, and its successors-in-interest and assigns with respect to the entire Project, but excluding independent third parties purchasing Lots.

1.8 Declaration: this Declaration of Covenants, Conditions and Restrictions, as it may be amended from time to time.

1.9 Lot: any lot reflected on the survey of Granite Ridge as a separate parcel intended for separate ownership and improvement with a single-family residence.

1.10 Member: a person entitled to membership in the Association as provided herein.

1.11 Mortgage: includes a recorded mortgage, deed of trust, real estate contract, or other instrument creating a security interest in any Lot.

1.12 Mortgagee: includes a mortgagee, beneficiary or holder of a deed of trust, real estate contract vendor, or other holder of a mortgage.

1.13 Mortgagor: includes a mortgagor, the trustor of a deed of trust, real estate contract vendee or other individual granting a security interest in any Lot.

1.14 Owner or Owners: the record holder or holders of title of a Lot in the Project. This shall include any person having a fee simple title to any Lot, but shall exclude persons or entities having any interest merely as security for the performance of any obligation. Further, if a Lot is sold under a recorded contract of sale to a purchaser, the purchaser, rather than the fee owner, shall be considered the "Owner."

1.15 Project: the entirety of the project described by this Declaration (generally synonymous with "Property").

1.16 Project Documents: this Declaration, the Articles and Bylaws of the Association, and the Survey, as each shall be restated or amended from time to time.

1.17 Property: the land described in this Declaration.

1.18 Road System: the roadway area providing access to each Lot from the public right-of-way (both within and outside the Project), as legally described on Exhibit "B" attached hereto, and as more particularly mentioned in Article 3, below.

1.19 Survey: the survey of GRANITE RIDGE, as more particularly described in Recital A above, as it may be amended from time to time. The original Survey was recorded October 28, 1992, as Instrument No. 9210260152, records of Spokane County, Washington.

1.20 Water System: the delivery system providing water service to the boundary of each Lot, to be installed by the Declarant and then owned and operated by Consolidated Irrigation District No. 19, as more particularly described in Article 3, below.

END OF ARTICLE 1  
DEFINITIONS

ARTICLE 2ASSOCIATION, ADMINISTRATION, MEMBERSHIP AND  
VOTING RIGHTS2.1 Organization of Association.

The Association is or shall be incorporated under the name of GRANITE RIDGE OWNERS ASSOCIATION, as a nonprofit corporation under the Washington Nonprofit Corporations Act.

2.2 Duties and Powers.

The duties and powers of the Association are those set forth in this Declaration, and in the Articles and Bylaws, together with its general and implied powers as a nonprofit corporation, generally to do any and all things that a nonprofit corporation organized under the laws of the State of Washington may lawfully do, and which are necessary or proper in operating for the peace, health, comfort, safety and general welfare of its Members, subject only to the limitations upon the exercise of such powers as are expressly set forth in this Declaration, the Articles and the Bylaws.

2.3 Membership.

The Owner of a Lot shall automatically, upon becoming the Owner of that Lot, be a Member of the Association, and shall remain a Member thereof until such time as his ownership ceases for any reason, at which time his membership in the Association shall automatically cease. Membership shall be in accordance with the Articles and the Bylaws of the Association.

2.4 Transferred Membership.

Membership in the Association shall not be transferred, pledged, or alienated in any way, except upon the transfer of ownership of the Lot to which it is appurtenant, and then only to the new Owner. Any attempt to make a prohibited transfer is void. In the event the Owner of any Lot should fail or refuse to transfer the membership registered in his name to the purchaser of his Lot, the Association shall have the right to record the transfer upon its books and thereupon the old membership outstanding in the name of the seller shall be null and void.

2.5 One Class of Membership; Voting Requirements.

The Association shall have one class of voting membership established according to the Articles. Voting requirements shall be as set forth in the Bylaws.



2.6 Membership Meetings.

Regular and special meetings of Members of the Association shall be held with the frequency, at the time and place, and in accordance with the provisions of the Bylaws of the Association.

2.7 Board of Managers.

The affairs of the Association shall be managed by a Board of Managers, which shall be established and which shall conduct regular and special meetings according to the provisions of the Bylaws of the Association.

2.8 Use of Agent.

The Board of Managers, on behalf of the Association, may contract with a professional management agent for the performance of maintenance and repair and for conducting other activities on behalf of the Association, as may be determined by the Board, subject to such limitations as may be set forth in the Bylaws.

END OF ARTICLE 2  
ASSOCIATION, ADMINISTRATION, MEMBERSHIP  
AND VOTING RIGHTS

ARTICLE 3ROAD AND WATER SYSTEMS3.1 Road System.

The Road System consists of the roadway areas providing access to and through the Project, as shown on the Survey and on the attached sketch, and as legally described on Exhibit "B" attached hereto (with Exhibit "B" reflecting the true 60 foot width of the Road System). While the larger portion of the Road System is located within the boundaries of the Project, a portion is also located between the Project and Campbell Road (being a public roadway). While the boundary lines of the various Lots shall extend to the center of the roadway, so that fee title to the roadway belongs to the adjacent Lot Owners (or to third parties, to the extent the Road System lies outside the Project), the Grantor hereby reserves to itself, the Association and the individual Owners a perpetual easement for the use and benefit of the entire Road System, which shall be operated, maintained, repaired and replaced by the Association, unless and until dedicated to Spokane County as provided herein.

The Declarant contemplates the dedication of the Road System to Spokane County. At such time as Spokane County agrees to accept the dedication and to assume responsibility for maintenance of the Road System, all Owners of Lots in the Project agree to support the dedication by vote and/or execution of appropriate dedication documentation. By acceptance of a Lot in the Project, each Owner waives any and all objections to the dedication and/or to the formation of a statutory Road Improvement District.

3.2 Water System.

The Water System consists of the system installed and to be installed by the Declarant for the distribution of water to the boundary of each Lot. Each Owner shall be responsible for installing, operating and maintaining its own system for delivery of water from the main line to the individual Lot. Depending on the location of a particular Lot and/or the placement of improvements on a Lot, the Owner may need to install a booster pump to provide adequate water pressure.

At or around the time of recordation of this Declaration, the first phase of the Water System, as described below, shall be conveyed to Consolidated Irrigation District No. 19, which will be responsible for operation and maintenance. Each Owner shall be responsible for payment of such hookup charges and periodic water charges as may be assessed by such District from time to time.

The Declarant shall install the Water System in phases, with the first phase to be installed within the easement for the Road System, as soon as practicable after the recordation of this

Declaration, to service Lots 3 through 9 and Lots 24 through 29 as shown on the attached sketch. The second phase shall be installed as needed, in the discretion of the Declarant, according to Lot sales. Such second phase shall be installed primarily within the easement for the Road System, but may also be installed, in the discretion of the Declarant, partly within Lots 9, 10, 17, 18, and/or 23 (as depicted on the attached sketch), according to engineering judgment. Easements over such Lots are hereby reserved for such purpose; however, in connection with the installation, a specific easement instrument will be prepared and recorded showing the precise alignment of the construction.

END OF ARTICLE 3  
RIGHTS IN ROAD AND WATER SYSTEMS

ARTICLE 4ARCHITECTURAL CONTROL4.1 Prohibition of Alteration and Improvement.

Subject to the exemption of Declarant hereunder, the exclusion of improvements already located within the Project as of the date of recordation of this Declaration, and an exemption for improvements constructed in furtherance of a permitted commercial purpose, no building, sign, fence, wall, obstruction, improvement, or structure of any kind, which would be visible from any other area outside of any Lot itself, shall be erected or maintained upon the Property, nor shall any alteration or improvement of any kind be made thereto, unless and until the same has been approved in writing by the Board or by an Architectural Committee (the "Committee") appointed by the Board as provided in this Article.

4.2 Plans and Approval.

Plans and specifications showing the nature, kind, shape, color, size, materials and location of such improvements or alterations, or the size, lettering and general appearance of any sign, shall be submitted to the Board or Committee for approval as to quality of workmanship and design and harmony of external design with existing structures, and as to location in relation to surrounding structures, topography, and finish grade elevation. No permission or approval shall be required to rebuild in accordance with plans and specifications previously approved by the Board or Committee, or in accordance with the design of any improvements specifically exempted from the requirement of approval of the Committee.

The Board or Committee shall consider and act upon any and all plans and specifications submitted for its approval under this Article 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 Board or Committee. Any application submitted to the Board or Committee pursuant to this Article shall be deemed approved, unless written disapproval or a request for additional information or materials by the Board or Committee shall have been transmitted to the applicant within thirty (30) days after the date of receipt by the Board or Committee of all required materials.

4.3 Architectural Committee.

The number, appointment and term of members of the Committee shall be governed by the following:

- (a) If a Committee is appointed, there shall be not less than three (3) nor more than five (5) members of the Committee, as determined by the Board. Unless and until a

Committee is appointed, the functions of the Committee shall be undertaken by the Board.

(b) Declarant may appoint all of the original members of the Committee and all replacements until the third anniversary of the recordation of this Declaration. Thereafter, Declarant reserves to itself the power to appoint a majority of the members of the Committee, until seven Lots shall have been sold. Committee members appointed by the Declarant need not be Members of the Association.

(c) The Board shall appoint all members of the Committee which are not appointed by the Declarant. Committee members appointed by the Board shall be from the membership of the Association.

The members of the Committee shall receive no compensation for services rendered, other than reimbursement for expenses incurred by them in the performance of their duties hereunder. Neither the Committee nor any member of the Committee shall be liable in damages or otherwise for decisions made in good faith pursuant to the authority granted in this Article.

END OF ARTICLE 4  
ARCHITECTURAL CONTROL

ARTICLE 5EASEMENTS AND UTILITIES5.1 Access Easements.

Declarant expressly reserves for the benefit of the Owners and the Association reciprocal, nonexclusive easements for access, ingress and egress over all of the Road System. The easements may be used by Declarant, its successors, purchasers and all Owners, their guests, tenants and invitees, residing on or temporarily visiting the Property, for walkways, vehicular access and such other purposes reasonably necessary for use and enjoyment of a Lot in the Project.

Declarant also expressly reserves for the benefit of the Board of Managers and all agents, officers and employees of the Association, nonexclusive easements over the all Lots as necessary to operate, maintain, repair, and replace the Road System, and to perform all other tasks in accordance with the provisions of this Declaration.

5.2 Utility Easements.

Declarant also expressly reserves for the benefit of itself and its successors-in-interest and assigns, including the Association, easements over and under the entire Property (together with the right to grant and transfer the same) for the installation, repair, and maintenance of such utility lines and services, as may be deemed appropriate to service the Property.

Without limiting the generality of the foregoing easement reservation, Declarant hereby reserves a specific utility easement along the Road System. While the Survey and the legal description on Exhibit "B" reflect a forty (40) foot easement for the Road System, the easement hereby reserved shall be sixty (60) feet in width, with the centerline corresponding to the centerline of the Road System easement described on Exhibit "B". The additional width shall be to accommodate utility lines and services, and the possible dedication of the Road System to Spokane County or other governmental entity or agency.

Declarant also reserves, for the benefit of Lot 24 on the attached sketch, a utility easement over and across the easterly fifteen (15) feet of Lot 27 and the easterly fifteen (15) feet of Lot 25, for the purposes of operating, maintaining, repairing, and replacing water lines.

END OF ARTICLE 5  
EASEMENTS AND UTILITIES

ARTICLE 6ASSESSMENTS6.1 Creation of the Lien and Personal Obligation of Assessments.

The Declarant, for each Lot owned within the Project, hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association periodic Assessments, which shall be established and collected as provided herein. All Assessments, together with interest, costs, penalties and actual attorneys' fees, shall be a charge and a continuing lien upon the Lot against which each Assessment is made, the lien to become effective upon recordation of a Notice of Assessment Lien by the Board. Each such Assessment, together with interest, costs, penalties and actual attorneys' fees, shall also be the personal obligation of the person who was the Owner of such Lot at the time when the Assessment fell due. No Owner of a Lot may exempt himself from liability for his contribution toward the Common Expenses by waiver of the use or enjoyment of any Project facilities or by the abandonment of his Lot.

6.2 Purpose of Regular Assessments.

The Assessments levied by the Association shall be used exclusively to operate, maintain, repair; and replace the Road System, and for such other purposes as may be deemed appropriate by the Board. The Board shall determine and fix the amount of the maximum annual Assessment against each Lot at least sixty (60) days in advance of the start of each fiscal year; provided, however, that the maximum annual Assessment may not be increased by more than twenty percent (20%) above the maximum annual Assessment for the immediately preceding fiscal year, without the vote or written assent of sixty per cent (60%) of a quorum of the membership of the Association.

6.3 Allocation of Assessments.

Each Lot, including Lots owned by Declarant, shall bear an equal share of each Assessment, subject to the limited exemption of the Declarant described in Paragraph 6.5 below (and except for the Special Assessments described in Paragraph 6.4).

6.4 Special Assessments.

In addition to the regular Assessments authorized above, the Board may levy Special Assessments (without limitation as to amount or frequency) against an individual Lot and its Owner to reimburse the Association for costs incurred in bringing that Owner and his Lot into compliance with the provisions of the Project Documents, including interest, penalties, actual attorneys' fees and costs.

6.5 Date of Commencement of Assessment; Due Dates.

The Assessments provided for herein shall commence as to all Lots in the Project at such time as the Declarant determines to turn over the responsibility for maintenance of the Road System to the Association; provided, however, that the Declarant shall be exempt from formal assessments for up to two (2) years from the date of recordation of this Declaration, during which period the Declarant shall subsidize all operation and maintenance expenses of the Association to the extent not covered by assessments paid by other Lot Owners. No notice of Regular Assessments shall be required other than an annual notice setting forth the amount and frequency of the Assessment for the following year.

6.6 Transfer of Lot by Sale or Foreclosure.

The sale or transfer of any Lot shall not affect any Assessment lien, or relieve the Lot from any liability therefor, whether the lien pertains to payments becoming due prior or subsequent to such sale or transfer. Notwithstanding the foregoing, the sale or transfer of any Lot pursuant to foreclosure or by deed in lieu of foreclosure of a recorded first mortgage given in good faith and for value shall extinguish the lien of all such Assessments as to payments which became due prior to such sale or transfer. Sale or transfer pursuant to mortgage foreclosure shall not, however, affect the personal liability of the Owner for unpaid Assessments. Any Assessments for which the liens are extinguished pursuant to this Paragraph shall be deemed to be Common Expenses collectible from all of the Lots including the Lot for which the lien was extinguished. In a voluntary conveyance of a Lot, the grantee of the same shall be jointly and severally liable with the grantor for all unpaid Assessments by the Association against the latter up to the time of the grant or conveyance, without prejudice to the grantee's right to recover from the grantor the amounts paid by the grantee therefor. However, any such grantee shall be entitled to a statement from the Board, setting forth the amount of the unpaid Assessments due the Association, and such grantee shall not be liable for, nor shall the Lot conveyed be subject to a lien for, any unpaid Assessments made by the Association against the grantor in excess of the amount set forth in the statement; provided, however, the grantee shall be liable for any such Assessment becoming due after the date of any such statement.

6.7 Enforcement of Assessment Obligation.

If any part of any Assessment is not paid and received by the Association or its designated agent within ten (10) days after the due date, an automatic late charge equal to the greater of five percent (5%) of the delinquent amount, or Ten Dollars (\$10.00), shall be assessed and a like amount shall be assessed for each month or fraction thereof from the due date until the Assessment and all late charges are paid. Each unpaid Assessment shall constitute a lien on the subject Lot, prior and superior to



all other liens recorded subsequent to the recordation of the Notice of Assessment Lien, except (1) all taxes, bonds, assessments and other levies which, by law, would be superior thereto; (2) labor or materialmen's liens arising under Washington law (timely and duly filed) if the legal effective date is prior to the recording of the Notice of Assessment Lien; and (3) the lien or charge of any first mortgage of record made in good faith and for value. Such lien, when delinquent, may be enforced by sale by the Association (acting through the Board), its attorney or other person authorized by this Declaration or by law to make the sale, after failure of the Owner to pay such Assessment, in accordance with the provisions of Washington law applicable to the exercise of powers of sale in deeds of trust, or by judicial foreclosure as a mortgage, or in any other manner permitted by law. The Association, acting on behalf of the Lot Owners, shall have the power to bid for the Lot at the foreclosure sale, and to acquire and hold, lease, encumber and convey the same. The foreclosing party shall have the right to reduce or eliminate any redemption rights of the defaulting Owner as allowed by law. Suit to recover a money judgment for unpaid Assessments, rent, interest, costs, penalties, and attorneys' fees shall be maintainable without foreclosing or waiving the lien securing the same.

END OF ARTICLE 6  
ASSESSMENTS

ARTICLE 7BUILDING AND USE RESTRICTIONS7.1 Use of Individual Lots.

Lots shall be used only for single-family residential purposes. No commercial operations shall be allowed, except within the south half of Lots 3, 4, 5, and/or 6 (as depicted on the attached sketch), where and to the extent permitted by zoning regulations.

7.2 Animals.

Domesticated cattle, llamas, horses, and chickens may be raised or maintained on any Lot, as permitted by applicable zoning regulations, subject to the following numerical limits:

cattle, llamas, and horses -- limited to total of eight (8)

horses -- limited to a total of four (4)

chickens -- limited to a total of eight (8)

Household pets (dogs, cats, and other indoor domesticated pets) shall be allowed, provided that no more than two (2) dogs may be kept on any Lot (the right to keep dogs being conditioned by a requirement that they be kept under reasonable control at all times, and not allowed to run free except on the subject Lot). Other animals may be kept only with the express written consent of the Board, which shall have the power to reverse its decisions from time to time, where deemed necessary to eliminate a nuisance or annoyance or to protect and preserve the quality of life within the Project; provided, however, that no goats, pigs, or buffalo shall be allowed under any circumstances.

7.3 Lot Maintenance.

Each Lot and the exterior appearance of improvements thereon shall be maintained in a clean, neat and orderly condition and in good repair at all times. All rubbish, trash and garbage shall be kept concealed from view and shall be regularly removed from all Lots, and shall not be allowed to accumulate thereon.

7.4 Nuisances; No Hunting.

No noxious, illegal, or offensive activities shall be carried on within any Lot; nor shall anything be done thereon which may be or may become an annoyance or a nuisance to or which may in any way interfere with the quiet enjoyment of each of the other Owners of their respective Lots. Without limiting the generality of the foregoing prohibition, the Board shall have the right to enact reasonable rules and regulations relating to the generation of noise and the installation of exterior lighting (with respect to focus, intensity, and general appearance), so as

to minimize disturbances to neighboring Lots. Under no circumstances shall hunting be allowed within the Project.

#### 7.5 Building Restrictions.

No building shall be erected on any Lot except one detached single-family residence (with the exception of the existing improvements that are allowed to remain according to Paragraph 4.1 above). Houses shall contain a minimum of 1400 square feet of finished living area, exclusive of garages, decks, patios, etc. Ordinary outbuildings, such as shops and private garages shall be allowed as incidental to the primary residence, provided they are finished on the exterior to the same general standards as the primary residence, and provided they are maintained in a neat and orderly appearance at all times. All construction shall be new. No structure (including mobile homes) shall be moved onto any Lot, except temporarily (one time only, not for living quarters, and not to exceed one year) for use during construction of a permanent residence.

No barbed wire fences shall be allowed.

All stove pipes shall be installed in the roof of the building (including main buildings and outbuildings), and not out any side wall.

All structures (including residences, outbuildings, and all television/radio transmitting and receiving equipment) shall comply with the applicable set-back requirements imposed by any municipality or governmental agency having jurisdiction.

#### 7.6 Completion of Improvements.

The work of construction, altering or repairing any structure shall be diligently performed from its commencement until completion and, in any event, the exterior appearance thereof shall be completed within one (1) year after the commencement of construction. All construction shall conform to requirements established by any municipality or governmental agency having jurisdiction over the Property.

#### 7.7 Vehicles; Machinery.

No noisy, off-road, inoperable or unlicensed vehicles may be operated within the Project, and may not be maintained within the Project unless they are maintained in an enclosed garage, concealed from view from other Lots and the Road System. Motorhomes and recreational vehicles may not be parked on the street, except temporarily for the loading and unloading of passengers, or for the temporary convenience of guests. When not in use, motorhomes and recreational vehicles shall be maintained in an enclosed garage and concealed from view from other Lots and the Road System.

When not in use, all machinery must be kept inside and concealed from view of all other Lots and the Road System.

7.8 Signs.

No signs shall be displayed to the public view on any Lot, except such signs as may be approved by at least sixty percent (60%) of a quorum of the membership of the Association. This restriction shall not apply to resident identification signs, "No Hunting" and "No Trespassing" signs, "For Sale" or "For Rent" signs, and advertising signs used by the Declarant or a builder during construction, which shall be allowed provided they do not exceed three (3) square feet in size. This restriction shall also not apply to signs located along Trent Avenue advertising permitted commercial enterprises on the south half of Lots 3, 4, 5, and 6, as depicted on the attached sketch.

7.9 No Further Subdivision.

Lots may not be further subdivided.

END OF ARTICLE 7  
BUILDING AND USE RESTRICTIONS

ARTICLE 8INSURANCE8.1 Duty to Obtain Insurance; Types.

The Board shall cause to be obtained and maintained the following policies of insurance:

(a) Hazard Insurance: A hazard insurance policy covering the Road System, with policy limits and endorsements as deemed appropriate by the Board, protecting against loss or damage by all direct causes of loss.

(b) Liability Insurance: A comprehensive general liability insurance policy, with policy limits and endorsements deemed appropriate by the Board, covering the Road System and other areas that are under the supervision of the Association.

(c) Fidelity Bonds: If deemed appropriate by the Board or required by any first mortgagee, blanket fidelity bonds for anyone who either handles or is responsible for funds which are held or administered by the Association, whether or not they receive compensation for such services.

8.2 Waiver of Claim Against Association.

As to all policies of insurance maintained by or for the benefit of the Association and the Owners, the Association and the Owners hereby waive and release all claims against one another and the Board of Managers, to the extent of the insurance proceeds available, whether or not the insurable damage or injury is caused by the negligence of or breach of any agreement by any of said persons.

8.3 Right and Duty of Owners to Insure.

It is the responsibility of each Owner to provide insurance on his Lot and all improvements thereon and on all personal property. Nothing hereby shall preclude any Owner from carrying any public liability insurance as he deems desirable to cover his/her individual liability for damage to persons or property occurring on his/her individual Lot or elsewhere upon the Property.

END OF ARTICLE 8  
INSURANCE

ARTICLE 9EMINENT DOMAIN

In the event of any taking of any Lot in the Property by eminent domain (including actual condemnation or sale under threat of condemnation), the Owner of such Lot shall be entitled to receive the award for such taking (subject to the rights of any mortgagee thereof), and after acceptance thereof, he and his mortgagee(s) shall be divested of all interest in the Property if such Owner shall vacate his Lot as a result of such taking. The remaining portion of the Property shall be resurveyed, if necessary, and this Declaration shall be amended to reflect such taking.

In the event of any taking of any portion of the Road System, the Board shall negotiate and be entitled to receive the award for such taking, which shall then be used to offset future Assessments on behalf of all Owners.

END OF ARTICLE 9  
EMINENT DOMAIN

ARTICLE 10RIGHTS OF MORTGAGEES

In order to induce various lenders and lending agencies to participate in the financing of the purchase or ownership of Lots within the Project, this Article 10 is included in this Declaration. To the extent these added provisions, pertaining to the rights of such lenders and lending agencies, conflict with any other provisions of this Declaration or any other of the Project Documents, these added restrictions shall control:

10.1 Notwithstanding any other provision of the Project Documents, no amendment or violation of the Project Documents shall operate to defeat or render invalid the rights of any mortgagee of a Lot made in good faith and for value, provided that after the foreclosure of any such mortgage, such Lot shall remain subject to the Project Documents.

10.2 Each first mortgagee of a mortgage encumbering any Lot, which obtains title to such Lot pursuant to judicial foreclosure or the powers provided in such mortgage, shall take title to such Lot free and clear of any claims for unpaid Assessments or charges against such Lot.

10.3 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 submittal of financial reports and other financial data; (3) receive written notice of all meetings of the Owners; and (4) designate, in writing, a representative to attend all such meetings.

10.4 Each Owner hereby authorizes the first mortgagee of a first mortgage on his Lot to furnish information to the Board concerning the status of the first mortgage and the loan which it secures.

10.5 Lot Owners shall have the right to amend the Property Documents in accordance with Article 12 below, subject to the rights of first mortgagees to participate in the amendment process as provided in this Paragraph. Amendments of a material nature shall be agreed to by a vote of sixty percent (60%) of a quorum of the membership of the Association, and by the vote of fifty-one percent (51%) of the first mortgagees on all Lots. A change in any of the Project Documents which would affect provisions regarding any of the following would be considered as material:

- Voting rights;
- Assessments, assessment liens, or subordination of assessment liens;

- Reserves for maintenance, repair and replacement of the Road System;
- Responsibility for maintenance and repairs;
- Restrictions on a Lot Owner's right to sell or transfer his or her Lot;

In any case where the approval of a first mortgagee may be required for a proposed amendment of the Property Documents, such approval shall be implied by the failure of the mortgagee to submit a response to the proposal within thirty (30) days after the proposal is delivered to the mortgagee.

END OF ARTICLE 10  
RIGHTS OF MORTGAGEES



ARTICLE 11DECLARANT'S RIGHTS AND RESERVATIONS

Declarant is undertaking the work of developing the Project. The completion of that work and the sale of the Lots is essential to the establishment of the Property as a residential neighborhood. In order that said work may be completed and said Property be established as a fully occupied neighborhood as rapidly as possible, nothing in this Declaration shall be understood or construed to:

11.1 Prevent Declarant, its contractors, or subcontractors from doing on the Property or any Lot, whatever is reasonably necessary or advisable in connection with the completion of the work; or

11.2 Prevent Declarant or its representatives from erecting, constructing and maintaining on any part or parts of the Property, such structures as may be reasonable and necessary for the conduct of its business of completing said work and establishing said Property as a residential neighborhood, and disposing of the Lots; or

11.3 Prevent Declarant from maintaining such sign or signs on any of the Property as may be necessary for the sale or other disposition of Lots.

In the event Declarant shall convey all of its right, title and interest in and to the Project to any third person, then and in such event, Declarant shall be relieved of the performance of any further duty or obligation hereunder, and such third person shall be obligated to perform all such duties and obligations of the Declarant.

END OF ARTICLE 11  
DECLARANT'S RIGHTS AND RESERVATIONS

ARTICLE 12DURATION AND AMENDMENT12.1 Duration.

This Declaration shall continue in full force for a term of fifty (50) years from the date hereof, after which time the same shall be automatically extended for successive periods of ten (10) years, unless a Declaration of Termination is recorded, meeting the requirements of an amendment to this Declaration as set forth in Paragraph 12.2.

12.2 Amendment.

Notice of the subject matter of a proposed amendment to this Declaration in reasonably detailed form shall be included in the notice of any meeting of the Association at which the proposed amendment is to be considered. A resolution adopting a proposed amendment may be proposed by an Owner at a meeting of the Members of the Association. The resolution shall be adopted by the vote, in person or by proxy, or written consent of Members representing not less than two-thirds (2/3) of a quorum of the membership of the Association.

Notwithstanding the foregoing, the specified percentage of the voting power necessary to amend a specified provision of this Declaration shall be not less than the percentage of affirmative votes prescribed for action to be taken under that provision;

A certificate, signed and sworn to by two (2) officers of the Association, that the record Owners of the required number of Lots have either voted for or consented in writing to any amendment adopted as provided above, when recorded, shall be conclusive evidence of that fact. The Association shall maintain in its files the record of all such votes or written consents for a period of at least four (4) years.

END OF ARTICLE 12  
DURATION AND AMENDMENT

ARTICLE 13ANNEXATION OF ADDITIONAL PROPERTY

Additional property may be annexed to the Project and become subject to this Declaration only in accordance with this Article 13.

Within three (3) years of the recordation of this Declaration, the Declarant shall have the right to cause all or any part of the following property to be added to the scheme of this Declaration and subjected to the jurisdiction of the Association, by recording a Declaration of Annexation, covering the property to be annexed:

The Northeast Quarter of the Southwest Quarter of the Northwest Quarter, and the Northeast Quarter of the Southeast Quarter of the Southwest Quarter of the Northwest Quarter, all in Section 32, Township 26 North, Range 45 East, W.M. Spokane County, Washington; and

The North Half of the Southwest Quarter of the Southeast Quarter of the Northeast Quarter, in Section 32, Township 26 North, Range 45 East, W.M. Spokane County, Washington.

Upon the vote or written assent of Declarant (while Declarant owns any Lot within the Project) and of two-thirds (2/3's) of the total voting power of the Association (other than the Declarant), the owner of any property adjacent to the Property described herein, who desires to add it to the scheme of this Declaration and to subject it to the jurisdiction of the Association, may record a Declaration of Annexation covering the property to be annexed.

In either case, the Declaration of Annexation shall incorporate this Declaration by reference and may contain such complementary additions and modifications of the covenants and restrictions contained herein as may be necessary to reflect the different character, if any, of the added property, and as are not inconsistent with the general scheme of this Declaration.

Upon annexation of additional property, the annexed property shall become subject to this Declaration without the necessity of amending individual sections hereof. The Owners of the Lots in the original Project will continue to have the same easements, rights and interests therein and will acquire similar easements, rights and interests in the annexed property. Owners of Lots in the annexed portion of the Project will likewise acquire similar easements, rights and interest in all portions of the Project, and will become members of the Association.

END OF ARTICLE 13  
ANNEXATION OF ADDITIONAL PROPERTY

ARTICLE 14GENERAL PROVISIONS14.1 Enforcement.

The Association (acting through the Board), any Owner, and any governmental or quasi-governmental agency or municipality having jurisdiction over the Project shall have the right to enforce, by any proceedings at law or in equity, all restrictions, conditions, covenants, reservations, liens, and charges now or hereafter imposed by this Declaration, and in such action shall be entitled to recover costs and reasonable attorneys' fees as are ordered by the Court. Failure by any such person or entity to enforce any such provision shall in no event be deemed a waiver of the right to do so thereafter.

14.2 Invalidity of Any Provision.

Should any provision of this Declaration be declared invalid or in conflict with any law of the jurisdiction where the Project is situated, the validity of all other provisions shall remain unaffected and in full force and effect.

14.3 Conflict of Project Documents.

If there is any conflict among or between the Project Documents, the provisions of this Declaration shall prevail; thereafter, priority shall be given to the Plat, and then to the Articles and Bylaws of the Association.

The undersigned, being the Declarant herein, has executed this Declaration on 12-24, 1992.

EAST VALLEY ENTERPRISES,  
Washington general partnership

BY: Sterling MacDonald  
Sterling MacDonald, Partner

BY: Joan MacDonald  
Joan MacDonald, Partner

BY: B.C. LAND CO. a general  
Partnership, as Partner

BY: R.E. Christensen, Inc.,  
a corporation

By: Lillian P. Christensen  
Lillian P. Christensen  
President

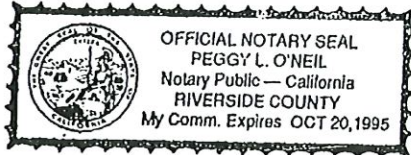
BY: R.C. Land & Cattle Co.,  
Inc., a corporation

By: Robert E. Christensen  
Robert E. Christensen

STATE OF California )  
County of Riverside ) :ss.

On this 24 day of December, 1992, before me, Peggy L. O'Neil, a Notary Public in and for the State of CALIFORNIA, personally appeared STERLING MacDONALD, known or identified to me to be a partner of the partnership of EAST VALLEY ENTERPRISES, and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

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

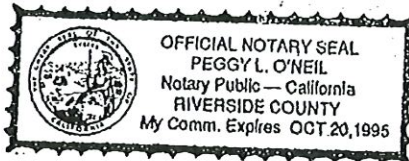


Peggy L. O'Neil  
Notary Public for CALIFORNIA  
Residing at RIVERSIDE  
Commission Expires 10-20-95

STATE OF California )  
County of Riverside ) :ss.

On this 24 day of December, 1992, before me, Peggy L. O'Neil, a Notary Public in and for the State of CALIFORNIA, personally appeared JOAN MacDONALD, known or identified to me to be a partner of the partnership of EAST VALLEY ENTERPRISES, and the partner who subscribed said partnership name to the foregoing instrument, and acknowledged to me that he executed the same in said partnership name.

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

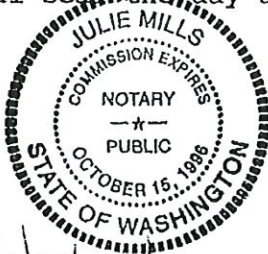


Peggy L. O'Neil  
Notary Public for CALIFORNIA  
Residing at RIVERSIDE  
Commission Expires 10-20-95

STATE OF Washington )  
:ss.  
County of King )

On this 30 day of December, 1992, before me, JULIE MILLS, a Notary Public in and for the State of Washington, personally appeared LILLIAN P. CHRISTENSEN, known or identified to me to be the President of R.E. CHRISTENSEN, INC., the corporation that executed this instrument as a partner of B.C. LAND CO., a partnership, which in turn executed this instrument as a partner of EAST VALLEY ENTERPRISES, a partnership, and acknowledged to me that such corporation executed the same on behalf of said partnerships.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by official seal ~~the~~ day and year in this certificate first above written.



Julie Mills  
Notary Public for Washington  
Residing at Suburban  
Commission Expires 10-15-98

STATE OF Washington )  
:ss.  
County of King )

On this 30 day of December, 1992, before me, JULIE MILLS, a Notary Public in and for the State of Washington, personally appeared ROBERT E. CHRISTENSEN, JR., known or identified to me to be the President of R.C. LAND & CATTLE CO., INC., the corporation that executed this instrument as a partner of B.C. LAND CO., a partnership, which in turn executed this instrument as a partner of EAST VALLEY ENTERPRISES, a partnership, and acknowledged to me that such corporation executed the same on behalf of said partnerships.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by official seal ~~the~~ day and year in this certificate first above written.



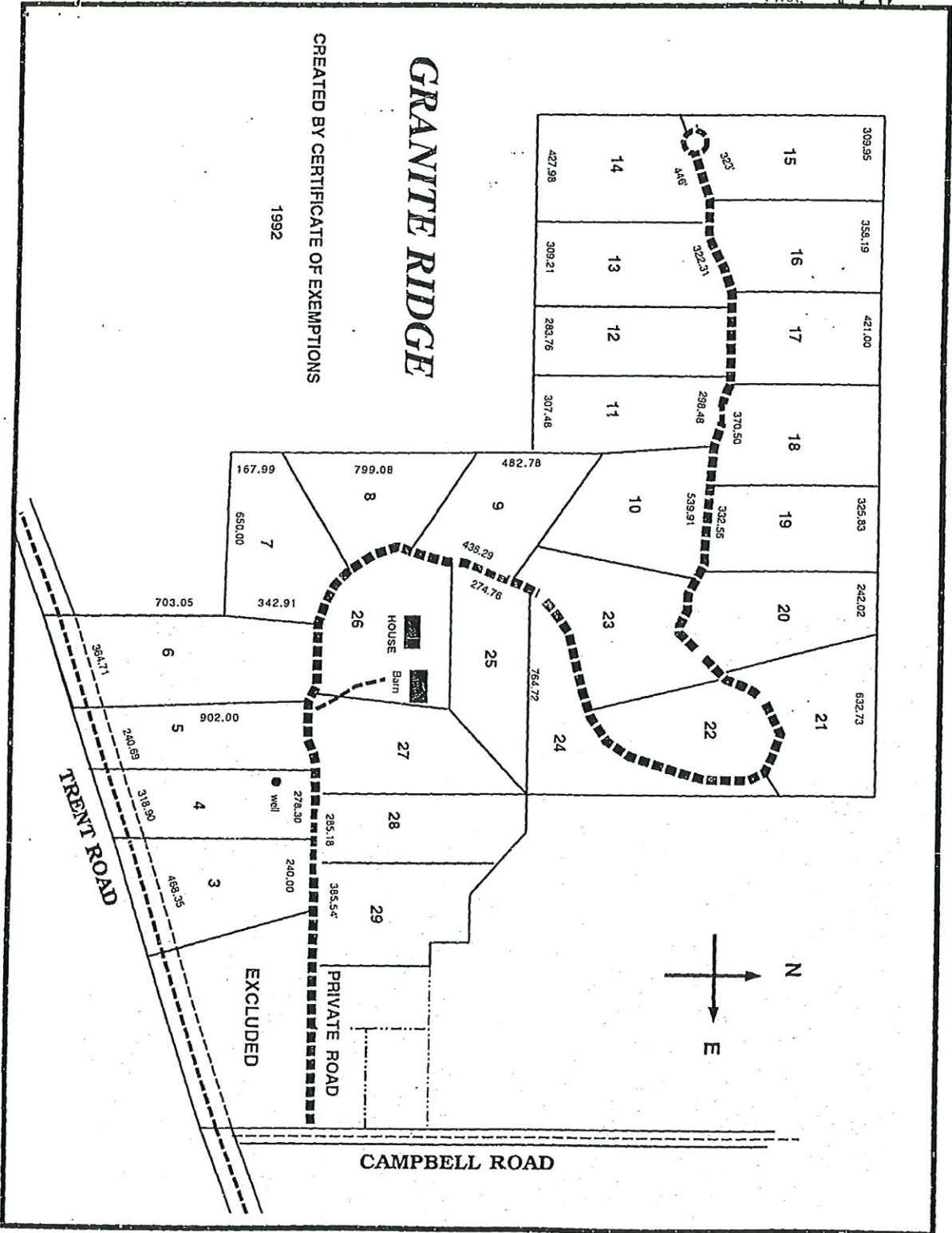
Julie Mills  
Notary Public for Washington  
Residing at Suburban  
Commission Expires 10-15-92

C1001EWA.EFW - 12/8/92

# GRANITE RIDGE

CREATED BY CERTIFICATE OF EXEMPTIONS

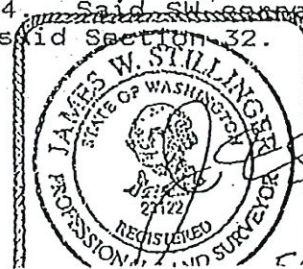
1992





AN EASMENT FOR ACCESS AND UTILITIES TO SERVE COUNTY PARCELS 70-22-2-13-98-97-93 (REDEFINED) AND ALL LOCATED IN SECTION 32, T26N, R45E W.M., SPOKANE COUNTY, WA. AND FURTHER DESCRIBED AS FOLLOWS:

COMMENCE at the SE corner of said Section 32; THENCE N00°08'48"E along the East line of said Section 32 and the centerline of Cambell Road, a distance of 1838.38 feet to a point for the PLACE OF BEGINNING; THENCE along the centerline of a 60.00 foot wide easement N89°45'49"W, a distance of 660.00 feet to a point; THENCE along the centerline of a 40.00 foot wide easment the following courses N89°45'49"W, a distance of 758.27 feet to a point of curve; THENCE around a curve to the left, having a delta angle of 19°20'37", an arc distance of 171.81 feet, a radius of 508.91 feet, and a chord of S80°33'53"W, a distance of 171.00 feet to a point of reverse curve; THENCE around a curve to the right, having a delta angle of 25°22'23", an arc distance of 127.87 feet, a radius of 288.74 feet, and a chord of S83°34'46"W, a distance of 126.83 feet to a point of tangent; THENCE N83°44'02"W, a distance of 283.17 feet to a point of curve; THENCE around a curve to the right, having a delta angle of 97°22'20", an arc distance of 467.35 feet, a radius of 275.00 feet, and a chord of N35°02'52"W, a distance of 413.11 feet to a point of tangent; THENCE N13°38'17"E, a distance of 436.29 feet to a point of curve; THENCE around a curve to the right, having a delta angle of 61°00'12", an arc distance of 292.79 feet, a radius of 275.00 feet, and a chord of N44°08'23"E, a distance of 279.16 feet to a point of tangent; THENCE N74°38'30"E, a distance of 208.48 feet to a point of curve; THENCE around a curve to the left, having a delta angle of 51°22'51", an arc distance of 279.62 feet, a radius of 311.81 feet, and a chord of N48°57'04"E, a distance of 270.34 feet to a point of tangent; THENCE N23°15'39"E, a distance of 388.29 feet to a point of curve; THENCE around a curve to the left, having a delta angle of 176°13'51", an arc distance of 615.16 feet, a radius of 200.00 feet, and a chord of N64°51'17"W, a distance of 399.78 feet to a point of tangent; THENCE S27°01'48"W, a distance of 189.65 feet to a point of curve; THENCE around a curve to the right, having a delta angle of 75°35'42", an arc distance of 362.83 feet, a radius of 275.00 feet, and a chord of S64°49'39"W, a distance of 337.08 feet to a point of tangent; THENCE N77°22'30"W, a distance of 929.04 feet to a point of curve; THENCE around a curve to the left, having a delta angle of 28°56'16", an arc distance of 138.89 feet, a radius of 275.00 feet, and a chord of S88°09'22"W, a distance of 137.42 feet to a point of tangent; THENCE S73°41'14"W, a distance of 725.62 feet to the centerline of a 60.00 foot radius temporary culdesac; THENCE continuing S73°41'14"W, a distance of 107.72 feet to a point on the West line of the SE 1/4 NW 1/4 of said Section 32 and the Point of Ending, said point bears N00°05'03"E a distance of 556.95 feet from the SW corner of said SE 1/4 NW 1/4. Said SW corner bears N89°46'35"E from the West 1/4 corner of said Section 32.



## EXHIBIT "C"

## NOTICE TO THE PUBLIC

## GRANITE RIDGE

## Spokane County, Washington

THIS NOTICE TO THE PUBLIC is prepared by EAST VALLEY ASSOCIATES, a Washington general partnership ("Developer"), as Developer of that certain residential community located in Spokane County, Washington, consisting of twenty-seven (27) residential Lots and amenities, commonly known as "Granite Ridge," which is more particularly described as follows:

A portion of Section 32, Township 26 North, Range 45 East, W.M., Spokane County, Washington, further described as follows:

Commencing at the southeast corner of said Section 32; thence N00°08'48"E along the East line of said Section 32 a distance of 1838.38 feet to the centerline of a road to the West; thence N89°45'49"W along said road centerline a distance of 660.00 feet to the True Point of Beginning for this description; thence continuing N89°45'49"W along said centerline a distance of 240.25 feet; thence leaving said centerline S00°14'11"W a distance of 20.00 feet to a point on the Southerly right-of-way of a 40.00 foot wide easement; thence S18°52'29"E a distance of 651.99 feet to a point on the Northerly right-of-way of the N.P.R.R.; thence S71°36'11"W along said right-of-way a distance of 1395.63 feet to a point; thence leaving said right-of-way N00°40'20"E a distance of 705.58 feet to a point; thence N89°31'40"W a distance of 650.00 feet to a point on the North-South centerline of said Section 32; thence N00°28'20"E along said centerline a distance of 1179.75 feet to the C1/4 said Section 32; thence S89°46'35"W along the East-West centerline of said Section 32 a distance of 1328.43 feet to the C-W1/16 said Section 32; thence N00°05'03"E along the 1/16 line a distance of 1324.44 feet to the NW1/16 said Section 32; thence N89°27'27"E along the 1/16 line a distance of 1331.94 feet to the C-N1/16 said Section 32; thence S89°33'47"E along the 1/16 line a distance of 1321.28 feet to the NE1/16 said Section 32; thence S00°07'33"W along the 1/16 line a distance of 1327.25 feet to the C-E1/16 said Section 32; thence S89°45'49"E along the 1/16 line a distance of 200.00 feet to a point; thence S39°56'41"E a distance of 253.22 feet to a point; thence S89°47'39"E a distance of 200.67 feet to a point; thence S00°08'48"W a distance of 150.00 feet to a point; thence S89°38'22"E a distance of 100.00 feet

to a point; thence S00°08'48"W a distance of 462.43 feet to the True Point of Beginning;

LESS the North 60.00 feet of the South 100.00 feet for County Road right-of-way.

In connection with the development and marketing of Granite Ridge (the "Project"), the Developer hereby makes the following disclosures:

1. That Granite Ridge is not a formal subdivision and has not been approved or otherwise regulated by Spokane County or any other governmental entity or agency.
2. That the roadway easement providing access to all Lots within the Project is a totally private road, but has not been inspected. Should Spokane County desire, in the future, to take over maintenance of the access road, through the formation of a Road Improvement District or otherwise, each of the Lot Owners shall agree to execute appropriate documentation consenting to the take over. However, the Developer makes no warranty as to the acceptability of the road by Spokane County.
3. That the Developer has created the Lots within the Project by various Certificates of Exemption from the subdivision process. The intent of the Certificates of Exemption is to confirm the non-applicability of formal subdivision requirements. Accordingly, each Owner will need to confirm the availability of building permits with respect to any particular Lot.
4. That the water system servicing the project has been installed by the Developer (with future phases to be installed by the Developer as needed in the discretion of the Developer) and will be transferred to Consolidated Irrigation district No. 19, in connection with the development process. Each Lot will be billed a hook-up charge and periodic operation and maintenance charges according to rates then prevailing by the District.
5. That pressure from the water system may not be sufficient to service all Lots adequately, so that individual Lot Owners may need to install private pressure tanks and booster pumps to augment water pressure.
6. That fire protection for improvements on individual Lots shall be solely the Owner's responsibility, although the Developer is responsible for installing two fire hydrants for the Project.
7. That a gravel pit is currently located on two of the Lots, and the Developer reserves the right to operate the pit during construction and development of the Project.
8. That the Developer has made no arrangement for a community sewer system, so that each Lot Owner will be responsi-

ble for installing and maintaining a private septic drainfield. The Developer makes no warranty with respect to the suitability of any Lot for septic disposal.

Return to:  
Granite Ridge Homeowners' Association  
PO Box 303  
Otis Orchards, WA 99027



### Amended Covenants Granite Ridge

Reference: Document #9301070355, recorded January 7, 1993, Granite Ridge Homeowners' Declaration of Covenants, Conditions, and Restrictions.

The following are amendments to Page 16, Paragraph 7.5 through 7.7 of the above referenced document.

#### 7.5 Building Restrictions

No building shall be erected on any Lot except one detached single-family residence (with the exception of the existing improvements that are allowed to remain according to paragraph 4.1 above). Houses shall contain a minimum of 1400 square feet of finished living area, exclusive of garages, decks, patios, etc. Ordinary outbuildings, such as shops and private garages shall be allowed as incidental to the primary residence, provided they are finished on the exterior with a finish grade siding recognized by the National Building Standards or the Home Building Association, and provided they are maintained in a neat and orderly appearance at all times. All construction shall be new. No structure (including mobile homes) shall be moved onto any Lot.

In accordance with Article 4, Paragraph 4.1, no structure of any kind shall be erected without first gaining the approval of the Architectural Committee.

No barbed wire fences shall be allowed.

All structures (including residences, outbuildings, and all television/radio transmitting and receiving equipment) shall comply with the applicable set-back requirements imposed by any municipality or governmental agency having jurisdiction.

#### 7.6 Completion of Improvements

The work of construction, altering or repairing any structure shall be diligently performed from its commencement until completion and in any event, the exterior appearance thereof shall be completed within one (1) year after the commencement of construction. All construction shall conform to requirements established by any municipality or governmental agency having jurisdiction over the Property.



7.7 Vehicles: Machinery

No noisy, off-road inoperable or unlicensed vehicles may be operated within the Project, and may not be maintained within the Project unless they are concealed from view from other Lots and the Road system. Motorhomes and recreational vehicles may not be parked on the street, except temporarily for the loading and

unloading of passengers, or for the temporary convenience of guests. When not in use, motorhomes and recreational vehicles shall be concealed from view from other Lots and the Road System.

When not in use, all machinery must be concealed from view of all other Lots and the Road System.

  
Richard L. Olson, President  
Granite Ridge Homeowner's Association

Subscribed and sworn to before me  
on 29th day of  
January 1998  
at Spokane in and for the County  
of Washington,  
Residing at Spokane

