

9602050371

VOL. 1823 PAGE

9

FILED IN 1823-1823

REQUEST OF \_\_\_\_\_

FEB 5 2 43 PM '96

WILLIAM E. DONAHUE  
AUDITOR  
SPOKANE COUNTY WASH.  
DEPUTY

AFTER RECORDING RETURN TO:

*Taylor Engineering Inc. W. 106 Mission Spokane 99201*

**PAINÉ, HAMBLEN, COFFIN, BROOKE & MILLER**

1200 Washington Trust Financial Center

717 West Sprague Avenue

Spokane, WA 99204-0464

Attn: Philip S. Brooke III

---

**DECLARATION OF PROTECTIVE COVENANTS,  
CONDITIONS AND RESTRICTIONS  
FOR EAGLE RIDGE**

---

TABLE OF CONTENTS

|   | Page |
|---|------|
| SECTION 1 .....                                   | 1    |
| <b>DEFINITIONS</b> .....                          | 1    |
| 1.1 "Architectural Control Committee" .....       | 1    |
| 1.2 "City" .....                                  | 1    |
| 1.3 "County" .....                                | 1    |
| 1.4 "Declarant" .....                             | 1    |
| 1.5 "Design Guidelines" .....                     | 2    |
| 1.6 "Easements" .....                             | 2    |
| 1.7 "Homeowners Association" .....                | 2    |
| 1.8 "Improvement" .....                           | 2    |
| 1.9 "Living Unit" .....                           | 2    |
| 1.10 "Lot" .....                                  | 2    |
| 1.11 "Mortgage" .....                             | 2    |
| 1.12 "Multi-Family Parcel" .....                  | 2    |
| 1.13 "Owner" .....                                | 2    |
| 1.14 "Plat" .....                                 | 2    |
| 1.15 "Property" .....                             | 2    |
| 1.16 "Sold" .....                                 | 2    |
| 1.17 "This Declaration" .....                     | 3    |
| SECTION 2 .....                                   | 3    |
| <b>PROPERTY SUBJECT TO THIS DECLARATION</b> ..... | 3    |
| 2.1 Initial Development .....                     | 3    |
| 2.2 Annexation of Additional Property .....       | 3    |
| SECTION 3 .....                                   | 3    |
| <b>PROPERTY RIGHTS IN LOTS</b> .....              | 3    |
| 3.1 Use and Occupancy .....                       | 3    |
| 3.2 Easements Reserved .....                      | 3    |
| (a) Right of Entry .....                          | 3    |
| (b) Easements .....                               | 3    |
| SECTION 4 .....                                   | 4    |
| <b>USE AND ARCHITECTURAL RESTRICTIONS</b> .....   | 4    |
| 4.1 Structures Permitted .....                    | 4    |
| 4.2 Residential Use .....                         | 4    |
| 4.3 Dwelling Size .....                           | 5    |
| 4.4 Construction of Improvements .....            | 5    |
| 4.5 Landscaping .....                             | 5    |

