



RECORDED AT THE REQUEST OF:

SUMMIT PROPERTIES, INC.
12720 E. Nora, Suite E
Spokane Valley, WA 99216-1197

DECLARATION OF ANNEXATION

NORTHWEST VISTAS 2ND ADDITION

SPOKANE COUNTY, WASHINGTON

*Parcel # 55302.2618
Section 30T25, R44 NW1/4*

THIS DECLARATION OF ANNEXATION is made, entered into and becomes effective on the date hereof as set forth below, by **SUMMIT PROPERTIES, INC.**, a Washington Corporation (hereinafter referred to as "Grantor"), with reference to the following facts:

A) Grantor is the sub-divider and developer of a certain tract of land which is legally described on Exhibit "A" attached hereto and incorporated herein by this reference, which land is located in Spokane County, Washington, commonly known as **NORTHWEST VISTAS** a development of numerous residential lots, which development is governed by that certain "Declaration of Covenants, Conditions & Restrictions", recorded November 13, 2013 auditors file Number 6264553 (hereinafter referred to as the "Declaration"), the definition and terms of which Declaration are incorporated herein by this reference. The final plat bearing Spokane County Auditor's File Number 6270463 is recorded in Book 37 of Plats (as Plat Number 4168), page 35.

B) Grantor is also the owner of a certain additional tract of land near and/or adjoining the property described on Exhibit "A", which will be platted by Grantor as **NORTHWEST VISTAS 2ND ADDITION**, but which has not previously been subjected to said Declaration. Said other land is legally described on Exhibit "B" attached hereto and incorporated herein by this reference. Said other land consists of numerous residential lots, along with the dedicated roadways, (**NORTHWEST VISTAS**).

C) Grantor desires to annex said other land known as **NORTHWEST VISTAS 2ND ADDITION** to the original **NORTHWEST VISTAS** land and subject it to the Declaration as provided in this Declaration of Annexation.

NOW THEREFORE, Grantor hereby declares and covenants as follows:

1. That, in accordance with the rights reserved to Grantor in the Declaration, **NORTHWEST VISTAS 2ND ADDITION** is hereby made subject to the Declaration and shall for all purposes be part of the **NORTHWEST VISTAS** Subdivisions, effective upon the date that this document is recorded. **NORTHWEST VISTAS 2ND ADDITION** shall be held, conveyed, mortgaged, encumbered, leased, rented, used, occupied, sold and improved, subject to and in accordance with all of the terms, covenants and provisions which have been set forth in the Declaration, all of which are for the purpose of enhancing and protecting the value and attractiveness of the **NORTHWEST VISTAS**, as well as **NORTHWEST VISTAS 2ND**

ADDITION, and to facilitate management and control of the common areas located in said developments. All of the limitations, covenants, conditions, restrictions and easements set forth in this Declaration shall constitute limitations, covenants, conditions, restrictions and encumbrances which shall run with **NORTHWEST VISTAS 2ND ADDITION** and shall be perpetually binding upon Grantor and its respective successors-in-interest and assigns and all parties having or acquiring any right, title or interest in or to any part of **NORTHWEST VISTAS 2ND ADDITION**.

2. Grantor hereby grants to all Owners of Lots in **NORTHWEST VISTAS 2ND ADDITION** all rights and easements which were granted to Owners of Lots in **NORTHWEST VISTAS**, which rights and easements are reserved to Grantor in the Declaration for the benefit of all said Lot Owners. Grantor also hereby reserves from all Owners of Lots in **NORTHWEST VISTAS 2ND ADDITION**, and grants to the Owners of Lots in **NORTHWEST VISTAS**, all rights and easements which were reserved to Grantor under the Declaration and the Plat.

3. Without limiting the generosity of the foregoing, Grantor, for each Lot owned within **NORTHWEST VISTAS 2ND ADDITION**, hereby covenants and each Owner of any Lot within **NORTHWEST VISTAS** by acceptances of a deed therefore, is hereby deemed to covenant and agree to pay to the Association regularly assessments or charges and special assessments for capital improvements and unexpected expenses or reconstruction assessments, all according to the Declaration.

4. All property and Lots within **NORTHWEST VISTAS** and **NORTHWEST VISTAS 2ND ADDITION** shall hereafter have reciprocal non-exclusive easements and rights of use as to any of the roadways or streets and common areas, as may be depicted on the plats of **NORTHWEST VISTAS**.

5. From the effective date hereof, **NORTHWEST VISTAS** and **NORTHWEST VISTAS 2ND ADDITION** shall be considered as one development of property in all respects as to application of the Declaration.

The undersigned has executed this Declaration of Annexation as of June 21, 2016.

SUMMIT PROPERTIES, INC.,
(Declarant)

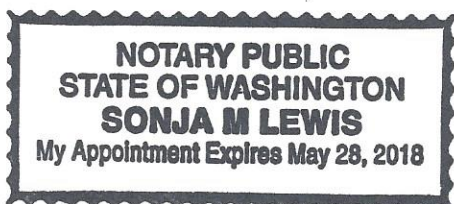
Richard T. Dahm

Richard T. Dahm, President

STATE OF WASHINGTON)
) ss.
COUNTY OF SPOKANE)

On this 21 of June, 2016, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared RICHARD T. DAHM, to me known to be the President of SUMMIT PROPERTIES, INC., a Washington Corporation that executed the foregoing instrument, and acknowledged the said instrument to be his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.



Sonja M Lewis
Notary Public in and for the State of Washington, residing in Spokane
My Commission Expires: May 28, 2018

EXHIBIT "A"

LEGAL DESCRIPTION

NORTHWEST VISTAS

All platted Lots and Blocks in NORTHWEST VISTAS plat filed of record on November 13, 2013 in Book 37 of Plats (as plat number 4168), page 35 situate in the County of Spokane, State of Washington.

EXHIBIT "B"

LEGAL DESCRIPTION NORTHWEST VISTAS 2ND ADDITION Annexed Property

ALL THAT PROTION OF TRACT "C" OF MONINGSIDE HEIGHTS 3RD ADDITION, AS RECORDED IN BOOK 29 OF PLATS, PAGES 69-72, RECORDS OF SPOKAN COUTNY, BEING SITUATED IN A PROTION OF GOVERNEMENT LOT 1, SECTION 30, TOWNSHIP 25 NORTH, RANGE 44 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT TH ENORTHWEAT CORNER OF SAID TRACT "C", ALSO BEING THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1;

THENCE ALONG TH EAST LINE OF SAID TRACT "C", SOUTH 00°08'17" WEST A DISTANCE OF 287.03 FEET TO THE NORTHEAST CORNER OF TH EPLAT OF NORTHWEST VISTAS, AS RECORDED IN BOOK 37 OF PLATS, PAGE 35, RECORDS OF SPOKANE COUNTY;

THENCE ALONG THE NORTHERLY AND WESTERLY LINES OF SAID PLAT THE FOLLOWING COURSES:

- 1) SOUTH 74°03'50" WEST A DISTANCE OF 56.36 FEET;
- 2) SOUTH 45°11'25" WEST A DISTANCE OF 85.00 FEET;
- 3) SOUTH 15°13'30" WEST A DISTANCE OF 55.967 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 2 OF THE PLAT OF NORHTWEST VISTAS 1ST ADDITION, AS RECORDED IN BOOK 37 OF PLATS, PAGES 99-100

THENCE NORTH 77°43'35" WEST A DISTANCE OF 124.85 FEET TO THE NORTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 70°50'17" WEST TO THE NORTHEAST CORNER OF LOT 11, BLOCK 1 OF THE PLAT OF NORTHWEST VISTAS 1ST ADDITION;

THENCE NORTH 73°45'50" WEST A DISTANCE OF 124.75 FEET TO THE NORTHWEST CORNER OF SAID LOT 11;

THENCE NORTH 22°48'58" EAST A DISTANCE OF 101.00 FEET;

THENCE NORTH 34°40'32" EAST A DISTANCE OF 107.66 FEET;

THENCE SOUTH 48°58'21" EAST A DISTANCE OF 124.11 FEET;

THENCE NORTHERLY ALONG A 359.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 26°19'56" (THE LONG CHORD OF WHICH DEARS NORTH 54°11'37" EAST A DISTANCE OF 163.56 FEET), AN ARC DISTANCE OF 164.99 FEET;

THENCE NORTH 00°25'43" EAST A DISTANCE OF 148.82 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "C", ALSO BEING THE NORTH LINE OF SECTION30;

THENCE ALONG SAID NORTH LINE SOUTH 89°33'40" EAST A DISTANCE OF 476.00 FEET TO THE POINT OF BEGINNING;

SADI PARCEL CONTAINING APPROZIMATELY 194,212 SQUARE FEET, OR 4.46 ACRES, MORE OR LESS.