

**Covenants, Conditions and Restrictions (CC&Rs)  
for  
Jesse's Bluff  
(the original Addition)**

**Prelude for clarification purposes:**

The initial, or “original”, development in Jesse’s Bluff is governed under a set of CC&Rs that are entirely different from the other areas in the neighborhood that were developed through later phases (e.g. First Addition, Second Addition, and Third Addition).

Although they are titled as the CC&Rs for “Jesse’s Bluff”, they only pertain to the initial development area, and not the entire Jesse’s Bluff development.

This can, and has been, a point of confusion for Lot owners within the development with respect to CC&R compliance issues. As such, it is critical that Lot owners know which set of CC&Rs govern their specific Lot.

To determine which “Addition” a specific Lot resides, refer to a map of Jesse’s Bluff proper that depicts the various boundaries, or access the [Spokane County Assessor’s Parcel Information](#) website and see the Assessor Description for the parcel, which will include this information as well as Block and Lot number.



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Robert Heitman  
N 8225 Division  
Spokane, WA 99208  
(Return Address)

(Document Title)

Jesse's Bluff Covenants  
Conditions and Restrictions

Reference numbers of related documents: \_\_\_\_\_  
Etc. Additional reference numbers on page \_\_\_\_\_ of document.

Grantor(s):

1. NORTH Division Complex L.L.C.  
2. \_\_\_\_\_  
3. \_\_\_\_\_  
4. \_\_\_\_\_

Etc. Additional names on page \_\_\_\_\_ of document.

Grantee(s):

1. Public  
2. \_\_\_\_\_  
3. \_\_\_\_\_  
4. \_\_\_\_\_

Etc. Additional names on page \_\_\_\_\_ of document.

Legal Description:

1. \_\_\_\_\_  
2. \_\_\_\_\_  
Abbreviated form: Portion of the SW 1/4 Sec. 13  
Twp 26N Rg 42 E.W. 1

Etc. Additional legal description(s) on page 21 of document.

Assessors Property Tax Parcel Account Number(s):

26133.9065 26132.9096

Etc. Additional Account Number(s) on page \_\_\_\_\_ of document.

\_\_\_\_\_ Property Tax Parcel ID # is not yet assigned.

\*\* The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document or verify the accuracy or completeness of the indexing information.



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DECLARATION OF COVENANTS  
CONDITIONS AND RESTRICTIONS OF  
JESSE'S BLUFF

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS was made on the date hereinafter set forth by NORTH DIVISION COMPLEX, a Washington Limited Liability Company, hereinafter referred to as "Declarant".

WHEREAS, Declarant has subdivided the Property into separate lots and streets, and has constructed or will construct thereon certain community improvements and, thereafter, the lots will be sold to the general public (or to builders) for the construction of residential dwellings establishing a residential community, and

WHEREAS, the development shall be hereinafter referred to as the "Project", and each owner shall receive fee or equitable title to an individual lot (with the right and obligation to construct a dwelling thereon) and a membership in the Jesse's Bluff Homeowners Association, which shall have certain administrative and maintenance responsibilities in the Project, and

WHEREAS, Declarant intends by this document to impose upon the Property mutually beneficial restrictions under a general plan of improvement for the benefit of all the said lots and the owners thereof.

NOW, THEREFORE, Declarant hereby declares that the Property shall be held, conveyed, mortgaged, encumbered, leased, rented, used, occupied, sold and improved, subject to the following declaration, 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, in accordance with the plan for the improvements of all the Property and the division thereof into a residential subdivision. All of the limitations, covenants, conditions, restrictions, and easements shall constitute covenants 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 rights, title, or interest in or to any part of the Property or the Project.



## ARTICLE I DEFINITIONS

1.1 "Articles" shall mean and refer to the Articles of Incorporation of the Association as amended from time to time.

1.2 "Assessment" shall mean that portion of the cost of maintaining, improving, repairing, operating, and managing the Property which is to be paid by each Lot Owner as determined by the Association under this Declaration.

1.3 "Association" shall mean and refer to the Jesse's Bluff Homeowners Association, a Washington non-profit corporation, the members of which shall be the Owners of lots in the Project.

1.4 "Board" or "Board of Directors" shall mean and refer to the governing body of the Association.

1.5 "Bylaws" shall mean and refer to the Bylaws of the Association as amended from time to time.

1.6 "Common Expenses" means and includes the actual and estimated expenses of administration of the Association, and of the maintenance, repair, or replacement of those parts of the Project for which the Association is responsible, and any reasonable reserve for such purposes as found and determined by the Board and all sums designated common expenses by or pursuant to the Project Documents.

1.7 "Declarant" shall mean and refer to North Division Complex, a Washington Limited Liability Company, and its successors-in-interest and assigns with respect to the Property, but shall not include members of the public purchasing lots in the Project.

1.8 "Declaration" shall mean and refer to this Declaration of Covenants, Conditions and Restrictions, as it may be amended from time to time.

1.9 "Declaration of Annexation" shall mean and refer to a recorded instrument by the terms of which a particular parcel or parcels of property may be subjected to the terms of this Declaration, thereby becoming annexed to and part of the Project, all according to Article 2.3 below.

1.10 "Dwelling" shall mean and refer to any residential structure (and appurtenant improvements) constructed or to be constructed upon any individually owned lot in the Project.

1.11 "Common Property" shall mean and refer to the land, together with any improvements constructed or to be constructed thereon, described as Tracts A & B and 10' planting strip along Five Mile Road fronting the Jesse's Bluff Subdivision attached





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hereto and incorporated herein by this reference. The Common Property shall be owned by the Common Property owners.

1.12 "Common Property Owners" shall mean and refer to the Owners of all lots in Jesse's Bluff Subdivision. The Common Property Owners shall own, pay taxes on and be solely responsible for the management, operation and maintenance of the Common Property.

1.13 "Lot" shall mean and refer to any particular and separately designated parcel of land resulting from the subdivision of the Project according to the Subdivision Plat, and sold or held for sale to members of the general public. The term Lot shall not, however, include property owned by the Association, Common Property, or dedicated streets.

1.14 "Member" shall mean and refer to a person entitled to membership in the Association as provided herein.

1.15 "Owner" or "Owners" shall mean and refer to the record owner or holder of fee or equitable title to a Lot in the Project. This shall include any person having a fee simple title to any Lot, but 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 contract of sale (which contract or notice thereof is recorded), the contract purchaser, rather than the fee owner, shall be considered the "Owner".

1.16 "Phase" shall mean and refer to a particular parcel of property which is or shall become part of the Project pursuant to the recordation of any appropriate Declaration of Annexation.

1.17 "Project" shall mean and refer to the entire Property including all structures and improvements erected or to be erected thereon, and including all phases annexed thereto.

1.18 "Project Documents" means and includes this Declaration as it may be amended from time to time, the exhibits attached hereto, the Subdivision Plat, the Articles and Bylaws of the Association, and the rules and regulations for the members as established from time to time.

1.19 "Property" or "Properties" means and includes the real property covered by this Declaration, and all improvements erected thereon and all property, real, personal or mixed, intended for or used in connection with the Project.

1.20 "Storm Water Disposal System" shall mean and refer to the street gutters, curbs, curb drops, grassed percolation and storm water retention areas, and drywells constructed or to be constructed within the dedicated street rights of way and easements



on adjacent private property for the purpose of collection, treating and disposing of storm water runoff.

1.21 "Streets" shall refer to those parts of the Project which have been dedicated or shall be dedicated to Spokane County, as described on the Subdivision Plat, for use as public roadways, including cul-de-sacs so dedicated.

## ARTICLE 2 DESCRIPTION OF PROJECT, DIVISION OF PROPERTY, AND CREATION OF PROPERTY RIGHTS AND OBLIGATIONS

2.1 Description of Project. The Project consists of the underlying Property with the residential dwellings and all other improvements and systems located or to be located thereon, regardless of the ownership thereof, as described in Exhibit "A".

2.2 Division of Property. The Property and its management responsibility are hereby divided as follows:

- 2.2.1 Lots and Dwelling. Each of the lots as separately shown, numbered and designated on the Subdivision Plat shall be conveyed to and owned by an individual purchaser or purchasers, subject to the requirements and restrictions set forth in this Declaration. Each owner shall have the right and obligation
- to construct a Dwelling on his Lot, subject to the restrictions set forth in Article 9
  - below. The Owner of each Lot, by virtue of such ownership, shall automatically become a member in the Association.

2.2.2 Streets. Certain streets, including cul-de-sacs, within the Project have been dedicated to Spokane County, by virtue of the Subdivision Plat. Such streets shall be maintained and repaired by Spokane County.

2.2.3 Common Property. The Common Property known as Tracts A, B, and 10 foot planting strip along Five Mile Road of Jesse's Bluff, Phase I, within the project shall be owned in equal undivided interests by the Common Property owners of all the Jesse's Bluff Lots. As the Owner of an undivided interest, each Common Property Owner shall have the right to an easement of use and enjoyment in and to the Common Property. Each Common Property Owner shall be responsible for an equal share of the cost of taxes, claims, managing, maintaining, repairing, improving and insuring the Common Property, which management, maintenance, repair, improvements and insurance shall be provided for according to the majority vote of the Common Property Owners (voting being conducted on a one vote per Lot basis). Such obligation shall be a lien on each such Lot, foreclosable as a mortgage in favor of each other Common Property Owner. The fractional undivided common interest appurtenant to each Lot owned by the Common Property Owner is declared to be permanent in character and cannot be altered without the consent of all Owners affected (and the consent of any mortgages affected), as expressed in a recorded



instrument. Such common interest cannot be separated from the Lot to which it is appurtenant. The Homeowners Association shall have the responsibility for the operation, management or repair of the Common Property.

2.4 Storm Water Disposal System. The Project shall be serviced by a storm water disposal system consisting of the street gutter lines, concrete curbs and curb drops, grassed percolation and storm water retention areas, and drywells. All components of the storm water disposal system shall be constructed and maintained in compliance with the standards of the City of Spokane. Jesse's Bluff Homeowners Association shall be responsible for the proper maintenance of grassed percolation and storm water retention areas. "Proper Maintenance" shall mean maintaining the area with a live cover of regularly cut grass, maintaining the required size, shape and bottom elevation as depicted in approved plans on file with the Spokane County Engineering Department and maintaining clear all attendant curb drops. Spokane County shall have the right to monitor the operations and maintenance of the storm water disposal system. If, in the opinion of the City of Spokane the Homeowners Association is unable to properly maintain the storm water disposal system, the City of Spokane and/or its agent shall have the right to perform such operation and maintenance as required. All costs incurred by Spokane County and/or its agent shall be reimbursed by the Homeowners Association. In order for the Spokane County to perform in this capacity, it shall have the right of ingress and egress over all easements set aside for storm water disposal.

2.3 Annexation of Additional Parcels. Additional Parcels may be annexed to the Property and become subject to this Declaration by either of the following methods:

2.3.1 Annexation Pursuant to Plan. The Property described in Exhibit B, or any portion thereof, may be annexed to and become a part of the Project, subject to this and subject to the jurisdiction of the Association, without the assent of the Association or its Members, on condition that:

2.3.1.1 Any annexation pursuant to this Subparagraph shall be made prior to seven (7) years from the date of recordation of this Declaration or of the Declaration of Annexation for any Phase of the Project.

2.3.1.2 A Declaration of Annexation shall be recorded by Declarant and by the owner of the annexed parcel, (if other than Declarant) covering the applicable portion of the property to be annexed. Said Declaration shall incorporate this Declaration by reference and may contain such complementary additions and modifications of the covenants and restrictions contained in this Declaration as may be necessary to reflect the different character, if any, of the added property.

2.3.2 Annexation Pursuant to Approval. Upon the vote or written assent of



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Declarant (while Declarant is an owner) and of two-thirds (2/3) of the total votes residing in Members of the Association other than Declarant, the Owner of any property who desires to add it to the scheme of the Declaration and to subject it to the jurisdiction of the Association, may record a Declaration of Annexation in the manner described in the preceding Subparagraph.

Upon annexation of a new phase, pursuant to either Paragraph 2.3.1 or 2.3.2, the annexed parcel shall become subject to this Declaration without the necessity of amending individual sections hereof. The Owners of the Lots in a new phase will automatically become Members of the Association, and shall be entitled to all applicable benefits and subject to all applicable responsibilities associated with membership. Declarant hereby reserves to itself, its successors and assigns, the right to, and agrees that it will, grant to the Owners of Lots in any new or pre-existing phase, such nonexclusive easements as may be necessary to the completion of the development of a new phase and the annexation thereof into the Project in accordance with the intent of this Declaration; provided, however, that any easements of ingress and egress shall be limited to dedicated streets within the Project and to areas owned or maintained by Declarant or the Association.

### ARTICLE 3

#### ASSOCIATION, ADMINISTRATION, MEMBERSHIP AND VOTING RIGHTS

3.1 Association to Manage Project. The owners of all the Lots covenant and agree that the administration of the Project shall be in accordance with the provisions of this Declaration, the Articles, and the Bylaws of the Association, subject to the standards set forth in this Declaration and all applicable laws, regulations and ordinances of any governmental or quasi-governmental body or agency having jurisdiction over the Project. Notwithstanding the generality of the foregoing, the primary function of the Association shall be the enforcement of the restrictions set forth in the Declaration, the maintenance and landscaping areas and easements as set forth in the Subdivision Plat, and the maintenance of 208 storm water ponds as described in 2.2.4.

3.2 Membership. The Owner of a lot shall automatically upon becoming an Owner, 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 Article and the Bylaws of the Association.



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3.3 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.

3.4 Classes of Membership. The Association shall have two (2) classes of voting membership established according to the following provisions.

3.4.1 Class A Membership. Class A Membership shall be that held by each Owner of a Lot other than Declarant, and each Class A Member shall be entitled to one (1) vote for each lot owned. If a Lot is owned by more than one (1) person, each such person shall be a Member of the Association but there shall be not more than one vote for each Lot.

3.4.2 Class B Membership. Class B Membership shall be that held by Declarant (or its successors-in-interest) who shall be entitled to three (3) votes for each Lot owned by Declarant; provided that Class B Membership shall be converted to Class A Membership and shall forever cease to exist on the occurrence of whichever of the following is first in time.

3.4.1 When the total outstanding votes held Class A Members (all phases) equals the total outstanding votes (tripled as above) held by the Class B Member (all phases). Once Class B Membership is converted it shall forever cease to exist regardless of the annexation of additional phases within the Project; or

3.4.2.2 On the seventh anniversary of the recordation of this Declaration.

3.5 Voting Requirement. Except where otherwise expressly provided in this Declaration, the Articles or the Bylaws, any action by the Association which must have the approval of the Association Membership before being undertaken shall require the vote or written assent of the prescribed percentage of the total voting power (both classes) of the Association.

3.6 Commencement of Voting Rights. Voting rights attributable to any Lot in a phase other than the first phase, shall not vest until that Lot has been sold by Declarant. Once vested that Lot shall also be subject to assessment obligation to the Association pursuant to Article 4 below.



3.7 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.

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

#### ARTICLE 4 MAINTENANCE AND ASSESSMENTS

4.1 Creations 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 or contract therefore, whether or not it shall be so expressed in such deed or contract, is deemed to covenant and agree to pay to the Association (1) regular assessments or charges, and (2) special assessments for capital improvements and unexpected expenses, such assessments to be established and collected as provided herein and in the Bylaws of the Association. The regular and special assessments, together with interest, costs, 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 levy of the assessment. Each such assessment, together with interest, costs, 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 part of the Project or by the abandonment of the Lot.

4.2 Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the Project, and shall include (as part of the regular periodic assessments) an adequate reserve for maintenance, repairs and replacement of those areas and facilities owned and managed by the Association, and which must be replaced on a periodic basis. Specifically, and without limiting the generality of the foregoing, the assessments shall be used to cover expenses of administering the Association, of enforcing the covenants, conditions and restrictions of the Declaration, of providing for the insurance for the Association, and of providing for the maintenance of landscaped and 208 areas of the Project.

4.3 Regular Assessments. Until the first day of the fiscal year immediately following the closing of the sale of the first Lot in the Project, the regular annual assessment per Lot shall be such amount as is set forth in the Project budget prepared by Declarant, payable in periodic installments as determined by the Declarant. Each Lots share for the first Association fiscal year shall be prorated based on the number of months remaining in that fiscal year. Thereafter, the Board shall determine and fix the amount of



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the annual assessment against each Lot at least sixty (60) days in advance of the beginning of each fiscal year.

4.4 Special Assessments. In addition to the regular assessments authorized above, the Board may levy, in any fiscal year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement within the Project, including fixtures and personal property related thereto, or to defray any unanticipated or underestimated regular assessment. Special assessments may also be levied 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 this Declaration and the Bylaws including attorneys' fees and costs.

4.5 Allocation of Assessments. Each lot, including Lots owned by Declarant, shall bear an equal share of each regular and special assessment (except for special assessments imposed against an individual Lot and its Owner under the preceding Subparagraph). The equal allocation of assessments shall not affect the obligation of any limited Common Property Owner to pay his share of expenses relating to such Common Property, all as provided in Article 2 above.

4.6 Date of Commencement of Assessment. Due dates. The regular assessments provided for herein shall commence as to all Lots in the Project or any phase thereof on the first day of the month following closing of the sale of the first Lot in the Project or phase thereof. Due dates of assessments shall be required other than an annual notice setting forth the amount of the regular assessment and the dates on which the assessment installments shall become due.

4.7 Transfer of Lot by Sale of Foreclosure. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure shall extinguish the liability for and lien of such assessments as to payments which become due prior to such sale of transfer (except for assessment liens recorded prior to the mortgage). Such unpaid dues or charges shall be deemed to be common expenses collectible from all of the Lots including such mortgagee. In a voluntary conveyance of the 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 for his share of the common expenses 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 therefore. However, any such grantee shall be entitled to a statement from the Association setting forth the amount of the unpaid assessments due the Association and such grantee shall not be liable for, nor shall the Lot conveyed by subject to the lien for, any excel 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.

4.8 Enforcement of Assessment, Obligation Priorities, Discipline. 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 of Five Dollars (\$5.00) shall be



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assessed and additional Five Dollars (\$5.00) sums shall be assessed for each month or fraction thereof from the due date until the assessment and all late charges are paid. Each assessment shall constitute a lien on each respective Lot prior and superior to all other liens except (1) all taxes, bonds, assessments and other levies which, by law, would be superior thereto, and (2) the lien or charge of any mortgage or deed of trust of record made in good faith and for value. Such lien, when delinquent, may be enforced by sale by the Association, 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, mortgage and convey the same. Suit to recover a money judgment for unpaid common expenses, rent and attorneys' fees shall be maintainable without foreclosing or waiving the lien securing the same. The Board may impose reasonable monetary penalties including actual attorneys' fees and costs and may temporarily suspend the Association membership rights of a Lot Owner who is in default in payment of any assessment, after notice and hearing according to the Bylaws.

#### ARTICLE 5 DUTIES AND POWERS OF THE ASSOCIATION

5.1 Duties and Powers. In addition to the duties and powers enumerated in the Bylaws and Articles, or elsewhere provided for herein, and without limiting the generality thereof, the Association shall:

5.1.1 Maintain, repair, replace and manage all landscape materials, grass, automatic landscape irrigation system, signs and fencing within Tract A, B, and 10 foot planting strip along Five Mile Road and all property that may be acquired by the Association.

5.1.2 Enforce the provisions of this Declaration by appropriate means, including without limitation, the expenditures of funds of the Association, the employment of legal counsel, and the commencement of actions.

5.1.3 Maintain such policy or policies of insurance as are required by this Declaration or as the Board deems necessary or desirable in furthering the purposes of and protecting the interests of the Association and its Members.

5.1.4 Have the authority to employ a manager or persons and to contract with independent contractors or managing agents to perform all or any part of the duties and responsibilities of the Association, subject to the Bylaws and restrictions imposed by any governmental or quasi-governmental body or agency having jurisdiction over the Project.

5.1.5 Adopt reasonable rules not inconsistent with this Declaration





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the Articles, or Bylaws relating to the use of particular areas within the Project, and the conduct of Owners and their tenants and guests with respect to the Property and other Owners.

5.1.6 Maintain, repair, replace and manage the living landscaping materials and grass, automatic landscape irrigation system on all of the subdivision plat as indicated on the approved plans.

5.2 Association Easements and Access to Lots. For the purposes of performing the maintenance authorized by this Article or for any other purpose reasonable related to the performance by the Board of its responsibilities under this Declaration, the Association (and its agents and employees) shall have an easement over and onto all portions of the Project, and shall also have the right, after reasonable hours, to enter any lot.

## ARTICLE 6 UTILITIES

6.1 Owners' Rights and Duties. The rights and duties of the Owners of Lots within the Project with respect to utilities shall be as follows:

6.1.1 Whenever water, electric, gas, television receiving, or telephone lines or connections are located or installed within the Project, which connections or any portion thereof, is in or upon Lots owned by other than the Owner of a Lot served by said connections, the Owners of any Lots served by said connections shall have the right and are hereby granted an easement to the full extend necessary therefore to enter upon the Lots or to have the utility companies enter upon the Lots in or upon which said connections, or any portion thereof lie, to repair, replace and generally maintain said connections as and when necessary.

6.1.2 Whenever water, electric, gas, television receiving, or telephone lines or connections are located or installed within the Project, which connections serve more than one Lot, the Owner of each Lot served by said connection shall be entitled to the full use and enjoyment of such portions of said connections as service his Lot.

6.1.3 In the event of a dispute between Owners with respect to the repair or rebuilding of said connections, or with respect to the sharing of the cost thereof, then upon written request to one of such Owners addressed to the Association, the matter shall be submitted to the Board, which shall decide the dispute, and the decision of the Board shall be final and conclusive on the parties.



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6.2 Easement for Utilities and Maintenance. Easements over and under the property for the installation, repair, and maintenance of water, electric, gas, and telephone lines and facilities, such as may be hereafter reasonably required to service the Property, are hereby reserved by Declarant and its successors-in-interest and assigns, including the Association, together with the right to grant and transfer the same; provided, however, that no such reservation or grant of an easement shall unreasonably interfere with the use or occupation of any Lot by its Owner or with the construction of a dwelling on any Lot.

#### ARTICLE 7 COVENANTS FOR MAINTENANCE

7.1 Lots to be kept in Good Repair; Creation of Lien. Each Owner shall keep all Lots owned by him, and all improvements thereon, in good order and repair, including, but not limited to, the seeding, watering and mowing of all lawns, the pruning and cutting of all trees and shrubbery, the property maintenance of septic systems, and the painting (or other appropriate external care) of all buildings and other improvements, all in a manner and with such frequency as is consistent with good property management. If, in the opinion of the "Architectural Committee" as hereinafter defined, any Owner fails to perform the duties imposed by the Association after approval by a two-thirds (2/3) decision of the Association Board, and after fifteen (15) days written notice to the Owner to remedy the condition in question, the committee shall have the right, through its agents and employees, to enter upon the Lot in question and to repair, maintain, repaint and restore the Lot or such improvements and the cost thereof shall be a binding, personal obligation of such Owner as well as a lien (enforceable in the same manner as a mortgage) upon the Lot in question.

7.2 Bona Fide Purchaser Not Responsible for Lien. The lien provided in Section 7.1 hereof shall not be valid as against a bona fide purchaser (or bona fide mortgage) of the Lot in question unless a suit to enforce said lien shall have been filed in a court of record in Spokane County prior to the recordation among the land records of Spokane County of the deed (or mortgage) conveying the Lot in question to such purchaser (or subjecting the same to such mortgage).

#### ARTICLE 8 USE, RESTRICTIONS: GENERAL COVENANTS

8.1 Jesse's Bluff Governmental Regulation: Strictest Standards Control Restrictions shall not be taken as permitting any action or thing prohibited by the applicable zoning laws, or the laws, rules or regulations of any governmental authority, or be specific restrictions imposed by any deed or lease. In the event of any conflict, the most restrictive provision of such laws, rules, regulations, deeds, leases or Jesse's Bluff restrictions shall be taken to govern and control.



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8.2 Restriction Against Manufacturing or Commercial Enterprise. No trade, craft, business, profession, commercial or manufacturing enterprise or business or commercial activity of any kind shall be conducted or carried on upon any residential lot, or within any building located on a residential lot. No goods, equipment, materials, supplies or vehicles (including buses, trucks and trailers of any description) used in connection with any trade, service, or business wherever the same may be conducted shall be kept, parked, stored, dismantled or repaired outdoors on any residential Lot or on any street within Jesse's Bluff. Nothing shall be done on any residential lot which may be or become a public or private nuisance. This restriction shall not be construed, however, as preventing the maintenance of a home office such as, but not limited to, real estate

8.3 Land Use and Building Type. No Lot shall be used, except for residential purposes. No building shall be erected, altered, place or permitted to remain on any Lot other than one single-family dwelling not to exceed 2-1/2 stories in height and a private garage.

8.4 Temporary Structures. No structures of a temporary character, trailer, basement, tent, shack, garage, barn or other out building shall be used on any Lot at any time as a residence either temporarily or permanently except that tents may be used by Owner or his or family in "camping out".

8.5 Restriction Against Subdivision. No Lot shall be split, divided or subdivided for sale, resale, or gift for the purpose of creating another building site.

8.6 Garbage and Refuse Disposal. No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers.

8.7 Signs. No sign of any kind shall be displayed to the public view on any Lot except one professional sign of not more than one square foot or one sign of not more than five square feet advertising the property for sale or rent or signs used by a builder to advertise the property during construction and sales period.

8.8 Sight Distance at Intersections. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner Lot within the Triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of a street property line extended. The same sight-line limitations shall apply on any Lot within 10 feet from the intersection of a street property line with the edge of driveway or alley distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.



8.9 Animals. No animal, livestock or poultry of any kind may be raised, bred or kept on any lot. However cats, dogs, birds or other household pets may be kept in any lawful manner if they are not kept, bred or maintained for any commercial purpose. Any animals not restricted shall be properly sheltered and cared for. Dogs shall be leashed or penned, and not allowed to run loose.

8.10 Nuisances. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

8.11 Recreational Vehicles. Recreational vehicles, including boats, snowmobiles, motor homes, campers, and the like are not be used in Jesse's Bluff either on the Common Property of on any Lot. Such vehicles must be stored out of sight and in a fenced yard.

8.12 External Lighting. All external lighting shall be non-glare and approved by the Architectural Committee prior to installation.

8.13 Vehicles. No vehicle in excess of 6,000 pounds gross weight (including campers, motor homes, business, boats, trucks and trailers of any description) used for private purposes may be dismantled or repaired outdoors on any residential lot or on any street within Jesse's Bluff. No owner shall permit any vehicle owned by him or any member of his family or by an acquaintance which is in an extreme state of disrepair to be abandoned or to remain parked upon his Lot or upon any street within Jesse's Bluff for a period in excess of 48 hours. A vehicle shall be conclusively presumed to be in a state of extreme disrepair when, in the opinion of the Board, its presence offends the reasonable sensibilities of the occupants of Jesse's Bluff. The Board may grant exceptions to any provision of this section for period of not more than 14 days when requested by a Lot Owner, which exception may not be renewed.

8.14 Antennas. No radio or television antenna shall be permitted to extend more than 10 feet above the roof line of any residence without the written approval of the Architectural Control Committee obtained in the manner described in Section 9.1.

## ARTICLE 9 ARCHITECTURAL CONTROL

9.1 Approval of Plans by Architectural Committee. No building, fence, wall or other structure shall be commenced, erected or maintained upon the Project, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to quality of workmanship and materials, and harmony of external design and location in relation to surrounding



structures and topography by an architectural committee composed of three (3) or more representatives appointed by the Board of Directors of the Association. In the event said committee fails to approve or disapprove such design and location within thirty (30) days after said plans and specifications have been submitted to it or if no suit to enjoin the action of such structures has been commenced prior to the completion thereof, approval will not be required and this Article will be deemed to have been fully complied with.

9.2 Specification of Reasons of Disapproval. The Architectural Committee shall have the right to disapprove any plans and specifications submitted hereunder because of any of the following:

9.2.1 The failure of such plans or specifications to comply with any of the Jesse's Bluff restrictions.

9.2.2 Failure to include information in such plans and specifications as may have been reasonably requested.

9.2.3 Objection to the exterior design, appearance or materials of any proposed structure.

9.2.4 Incompatibility of any proposed structure or use with existing structures or uses upon other Lots in the vicinity.

9.2.5 Objection to the location of any proposed structure upon any Lot or with reference to other Lots in the vicinity.

9.2.6 Objection to the grading plan for any Lot.

9.2.7 Objection to the color scheme, finish, proportions, style of architecture, height, bulk or appropriateness of any proposed structure.

9.2.8 Objection to parking areas proposed for any building on the grounds of (a) incompatibility to proposed uses and structures on such Lots or (b) the insufficiency of the size of parking areas in relation to the proposed use of the Lot, or

9.2.9 Any other matter which, in the judgment of the Architectural Committee would render the proposed structure, structures or uses inharmonious with the general plan of improvement of Jesse's Bluff or with structures or uses located upon other lots in the vicinity.

In any case, where the Architectural Committee shall disapprove any plans and specifications submitted hereunder, or shall approve the same only as modified or upon specified conditions, such disapproval or qualified approval shall be accompanied by a statement of the grounds upon which such action was based. In any such case the Architectural Committee shall, if requested, made reasonable efforts to assist and advise



the applicant in order that an acceptable proposal can be prepared and submitted for approval.

9.3 Unapproved Construction: Remedies. If any structure shall be altered, erected, placed or maintained upon any Lot, or any new use commenced on any Lot, otherwise than in accordance with plans and specifications approved by the Architectural Committee pursuant to the provisions of this Article 9, such alteration, erection, maintenance or use shall be deemed to have been undertaken in violation of this Article 9 and without the approval required herein, and upon written notice from the Architectural Committee, any such structure so altered, erected, placed or maintained upon any Lot in violation hereof shall be removed or altered and any such use shall be terminated so as to extinguish such violation. If fifteen (15) days after the notice of such a violation the owner of the Lot upon which such violation exists shall not have taken reasonable steps toward the removal or termination of the same, the Association shall have the right, through its agents and employees, to enter upon such Lot and to take such steps as may be necessary to extinguish such violation and the cost thereof shall be a binding, personal obligation of such Owner as well as a lien (enforceable in the same manner as a mortgage) upon the Lot in question. The lien provided in this Section 9.3 shall not be valid as against a bona fide purchaser (or bona fide mortgagee) of the Lot in question unless a suit to enforce said lien shall have been filed in a court of record in Spokane County prior to the recordation among the land records of Spokane County of the deed (or mortgage) conveying the Lot in question to such purchaser (or subjecting the same to such mortgage).

9.4 Certificate of Compliance. Upon completion of the construction or alteration of any structure in accordance with plans and specifications approved by the Architectural Committee, the Architectural Committee shall, upon written request of the Owner thereof, issue a certificate of compliance in form suitable for recordation, identifying such structure and the Lot on which such structure is placed, and stating that the plans and uses to be conducted thereon have been approved and that such structure complies therewith. Preparation and recording of such certificate shall be at the expense of such Owners. Any certificate of compliance issued in accordance with the provisions of this Section 9.4 shall be prima facie evidence of the facts therein stated and, as to the title insurer, such certificate shall be conclusive evidence that all structures on the Lot and the use or uses described therein comply with all the requirements of this Article 9 and with all other requirements of this Declaration as to which the Architectural Committee exercises any discretionary or interpretive powers.

9.5 Dwelling. Quality and Size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 1250 square feet for a one-story dwelling nor less than 1000 square feet for a dwelling of more than one story. All structures must incorporate at least a two-car garage with all driveways to be finished with materials approved by the Architectural Committee.



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9.6 Building Location. All structures shall be placed upon a Lot so as to make the structures compatible with other structures or uses upon other Lots in the Project as approved by the Architectural Committee.

9.7 Restriction Against Raising Height of Grade. Neither the buyer nor any persons claiming under him shall or will at any time raise the grade of any Lot or Lots herein conveyed above the grade established or to be established by Declarant unless approved by the Architectural Committee.

9.8 Restriction Against Excavation and Grading. No excavation for stone, gravel, or earth shall be made on the Lot except for walls, basements, or cellars of dwellings.

9.9 Restriction as to Building Materials. Covering Outside Walls. No residence or structure shall be built on any lot which shall use materials for siding or roofing which have not been approved by the Architectural Committee. No residence or structure of any kind of that is commonly known as "boxes" or "sheet metal" construction shall be built.

9.10 Restrictions as to Roof Construction. Roofs shall be covered with composition roofing or such construction as approved by the Architectural Committee.

9.11 Restriction as to Fences. Height and Style. No fence or wall shall be erected or maintained on a Lot without the prior written approval of the Architectural Committee as to location, style, and materials used. Trees, hedging and natural vegetation may be used as a border line with the prior written approval of the Architectural Committee.

9.12 Requirement as to Seeding and Planting. When any building shall be constructed on any Lot, the Owner of such Lot shall submit to the Architectural Committee landscaping plans as to lawn, trees and planting materials and shall comply with such landscaping as is approved by the Architectural Committee. No litter or rubbish shall be allowed on the premises and no irrigation shall be introduced without the approval of the Architectural Committee. Front yard landscaping must be completed within 60 days of occupancy on all homes occupied from April 1<sup>st</sup> through September 1<sup>st</sup>; homes occupied from September 2<sup>nd</sup> through March 31<sup>st</sup> will have until the following June 1<sup>st</sup> to complete the front landscaping as required hereunder.

9.13 Requirement of Street Trees. A 10 ft planting strip fronts each lot in Jesse's Bluff. All homeowners are required to plant two street trees in planting strip. Type of tree will be declared prior to the first lot sale in Phase I. Cul de sac lots will be exempt from this requirement, however they are encouraged to plant front yard trees of the same type.



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## ARTICLE 10 GENERAL PROVISIONS

10.1 Enforcement. The Association, or an Owner shall have the right to enforce by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration, against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

10.2 Severability. Invalidity of any one 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.

10.3 Amendment. The covenants and restrictions of this Declaration shall run with and bind the land for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended during the first twenty (20) year period by an instrument signed by not less than ninety percent (90%) of the Lot Owners, and thereafter by an instrument signed by not less than seventy-five (75%) of the Lot Owners. No such waiver, termination, or modification shall be effective until the property instrument in writing shall be executed and recorded in the office of the Auditor for the County of Spokane, State of Washington; provided, however, that this provision shall have no application so long as Declarant shall be the Owner of twenty-five (25%) of the Lots in Jesse's Bluff.

10.4 Conveyance. Each Owner accepting a deed, lease or other instrument conveying any interest in any Lot, whether or not the same incorporates or refers to these restrictions, covenants for himself, his heirs, successors and assigns to observe, perform and be bound by these restrictions and to incorporate the same by reference in any deed or other conveyance of all or any portion of his interest in any real property subject hereto.

10.5 Exceptions. Exceptions to any of the above listed covenants and restrictions shall be granted by the Board of Directors when and only when two-third (2/3) of the Board determine such exception is in the best interest of the Association and the purposes of these covenants and restrictions.

10.6 Calendar Year. The year for record keeping and other business and related transactions of the Homeowners Association shall be a calendar year.





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10.7 Limitation of Restrictions on Declarant. Declarant is performing certain work in connection with the subdivision of the property and the construction of community improvements thereon. The completion of that work and the sale of Lots is essential to the establishment of welfare of the property as a residential community. In order that said work may be completed and said property be established as a fully occupied residential community as rapidly as possible, nothing in the Declaration shall be understood or construed to:

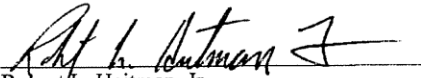
10.7.1 Prevent Declarant, its contractors or subcontractors from doing work on the property or any Lot.

10.7.2 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 community and disposing of the same in parcels by sale, lease or otherwise; or

10.7.3 Prevent Declarant from maintaining such sign or signs on any of the property as may be necessary for the sale, lease or disposition thereof.

DECLARANT:

NORTH DIVISION COMPLEX, L.L.C.  
FOR  
JESSE'S BLUFF

  
Robert L. Heitman, Jr.



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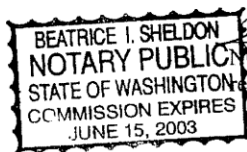
STATE OF WASHINGTON

ss.

County of Spokane

On this day personally appeared before me Robert L. Heitman, Jr. to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 20<sup>th</sup> day of October, 2000.



*Beatrice I. Sheldon*  
NOTARY PUBLIC in and for the State of Washington  
residing at Spokane

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EXHIBIT "A"

**LEGAL DESCRIPTION  
FOR THE FINAL PLAT OF  
JESSE'S BLUFF**

A parcel of land located in the Southwest Quarter of Section 13, Township 26 North, Range 42 East of the Willamette Meridian, Spokane County, Washington being more particularly described as follows:

Commencing at the West Quarter corner of said Section 13; thence S.89°01'21"E. along the North line of said Southwest Quarter, a distance of 30.69 feet to the Easterly margin of Five Mile Road (C.P.H. #39) and TRUE POINT OF BEGINNING; thence continuing S.89°01'21"E. along said North line, a distance of 665.36 feet; thence S.00°58'39"W., a distance of 142.50 feet; thence S.89°01'21"E., a distance of 74.37 feet; thence S.00°58'39"W., a distance of 386.72 feet; thence N.89°01'21"W., a distance of 35.00 feet; thence S.00°58'39"W., a distance of 141.00 feet; thence S.05°59'50"W., a distance of 38.15 feet; thence S.00°58'39"W., a distance of 141.00 feet; thence N.89°01'21"W., a distance of 85.00 feet; thence S.78°17'59"W., a distance of 137.69 feet; thence S.19°10'33"E., a distance of 357.69 feet; thence N.88°32'50"W., a distance of 187.01 feet; thence S.34°13'56"W., a distance of 116.13 feet to the beginning of a non-tangent curve, concave to the Northeast, having a radius of 341.00 feet and from which point a radial line bears N.34°13'56"E.; thence Southeasterly along said curve through a central angle of 14°40'35", an arc distance of 87.35 feet; thence S.33°28'20"W., a distance of 295.74 feet to the North line of the Southerly 1027.23 feet of said Southwest Quarter; thence N.89°11'01"W. along said North line, a distance of 247.26 feet to said Easterly margin of Five Mile Road (C.P.H. #39); thence N.00°01'01"E. along said Easterly margin, a distance of 1599.23 feet to the True Point of Beginning.

Containing 21.20 Acres, more or less.

(21)



Parcel #26133.9065 and Parcel #26132.9096 less Exhibit "A" legal description.