

RECORDED AT THE REQUEST OF:
Lekcinton Acres Community Association
8351 Lekcin Lane
Concrete WA 98237



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Skagit County Auditor

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Document Title: ADDENDUM TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LEKCINTON ACRES

Reference Numbers: 200902040032, 200509190140

Grantor: Lekcinton Acres Community Association

Grantee: Public (Lekcin Lane Residents/Lot Owners 1-11)

Legal Description: Lekcinton Acres, Sect. 18, Twn 35N, Rng 8E, W.M.

Lekcin Lane Lots 1-11, Parcel Nos.: P123378, P123379, P123380, P123381, P123382, P123383, P123384, P123390, P123391, P123392, P123393 Acct Nos. 4870-000-001-000 through 4870-000-011-0000

Said Covenants, Conditions and Restrictions (CCR's) relate to the real property Lots 1 through 11 of Lekcin Lane which Lot owners are members of Lekcinton Acres Community Association (LACA). This Addendum contains changes to the CCR's. These changes were approved by the LACA membership at General LACA Meeting held on January 24, 2015.

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LEKCINTON ACRES

Lots 1 through 11

As approved by member vote at a General Membership Meeting on January 24, 2015.

Changes are in **bold**: Text that is ~~struck through~~ is deleted and text that is underlined is added.

II. GENERAL USE RESTRICTIONS AND REQUIREMENTS

2.2 Use of Lots: Use of all lots within the Development shall be limited to private, single family dwelling and ~~for~~ accessory outbuildings. Private single family dwelling shall be a minimum of 1000 square feet (living space) and will conform with all Skagit County building code, Uniform Building code, State of Washington electrical code before Occupancy.

2.4 Unkempt Lots: The ~~Architectural Committee~~ Lekcinton Acres Community Association shall have the right at all times, but shall not be under obligation, to enter or hire a Contractor/Landscaper to enter upon all lots of said property to care for, cut the grass upon and remove or destroy weeds and rubbish from any such lot if the owner thereof shall not have corrected any such condition after receipt of reasonable notice, for the purpose of maintaining an attractive overall appearance for said property; and to charge the Owner or Owners of the lot(s) the actual cost ~~plus ten percent~~ for services rendered in alleviating any such unsightly condition, which charge ~~shall~~ may if unpaid by lot Owner constitute a lien against the ~~property lot(s)~~ property lot(s) enforceable as provided in the case of dues, assessments and maintenance ~~per these CCR's, as provided in the conveyance of said lot of Declarant or as provided in the articles or Bylaws of Lekcinton Acres Community Association.~~

