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Skagit County Auditor 7/27/2015 Page

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1 of 2 2:29PM

Document Title: ADDENDUM TO DECLARATION OF COVENANTS, CONDITIONS, AND

RESTRICT ONS 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 <u>feet</u> accessory outbuildings. <u>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.</u>

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) 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.

2.8. Commercial or Oversized Vehicles: No commercial or oversized Vehicles as defined by the Board of Directors are permitted to be stored, situated or parked on any Lot without permission of the Board of Directors. Such permission may be given by the Board of Directors in the event of a specifically approved architectural or site improvement project which has been approved by the Board of Directors. Permission for temporary storage of such vehicle(s) must be requested in writing to the Board of Directors before any temporary storage, situation, or parking can begin. At the present time, vehicles which are subject to these restrictions include but are not limited to cement mixer trucks, log trucks, commercial long haul trucks, trucks with ladders extending past the length of the truck, dump trucks, heavy equipment trailers. None of these vehicles are allowed to be sited on any Lot except during approved construction, repair or maintenance work on a Lot or on residential or outbuildings on a Lot. Recreational boat trailers, utility trailers under 5 ton rating and recreational vehicles are exempt.

Dated this 24th day of July 2015

Lekcinton Acres Community Association

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Ann Innes, LACA Board Secretary

State of Washington) ss.
County of Skagit)

On this 24th day of July, 2015, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared ANN MARIE INNES.

I CERTIFY that I know or have satisfactory evidence that Ann M Innes is the person who appeared before me and signed this instrument and that she is authorized to execute the instrument and is Secretary of Lekcinton Acres Community Association Board of Directors, and acknowledged it to be her fee and voluntary act for the uses and purposes mentioned herein.

WITNESS my hand and official seal hereto affixed this 24th day of July 2015

Notary Public in and for State of Washington Residing in Concrete, Washington

My Commission Expires: 4-1-46