

Instrument Number: 20210915001367 Document:AMND Rec: \$207.50 Page-1 of 5

Record Date:9/15/2021 4:08 PM

Electronically Recorded King County, WA

WHEN RECORDED, RETURN TO:

Lennar Northwest, Inc.
 33455 6th Avenue South,
 Federal Way, WA 98003
 Attn: Brian Nguyen

Document Title	First Amendment to Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Lexington Subdivision
Reference Number of Related Documents	20180712000436 (Map); 20180712000438 (Original Declaration); 20210528000726 (Restated Declaration)
Grantor	Lennar Northwest, Inc., a Delaware corporation
Grantees	Lennar Northwest, Inc., a Delaware corporation Lexington Subdivision HOA, a Washington nonprofit corporation Lexington Subdivision, a plat community
Abbreviated Legal Description	A Portion of Section 34, Township 22 N. Range 5 E., W.M., City of Kent, King County, Washington
Tax Parcel Numbers	429850-0010; -0020; -0020; -0030; -0040; -0050; -0060; -0070; -0080; -0090; -0100; -0110; -0120; -0130; -0140; -0150; -0160; -0170; -0180; -0190; -0200; -0210; -0220

{04400756.DOC;2 }

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**FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS,
 CONDITIONS, AND RESTRICTIONS FOR LEXINGTON SUBDIVISION**

This First Amendment to Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Lexington Subdivision ("Amendment") is made this 13th day of September, 2021, by Lennar Northwest, Inc., a Delaware corporation ("Declarant"). This Amendment amends the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Lexington Subdivision, recorded under King County recording no. 20210528000726 ("Declaration"). All capitalized terms used and not otherwise defined in this Amendment shall have the same meaning as in the Declaration.

Upon recording of the Map, a sensitive area buffer easement over Units 15 through 19 was created. Per the Map, the Owners of said units were made responsible for maintaining the easement. This Amendment makes the Association responsible for such maintenance and also responsible for maintaining the sensitive area tract abutting the easement (Tract B).

Per Section 12.2 of the Declaration, the Declaration may be amended by a vote or written agreement of the Owners of Units to which at least sixty-seven percent (67%) of the votes in the Association are allocated. Declarant owns all Units within the Plat Community. Accordingly, Declarant amends the Declaration as follows:

1. **New Section 8.11.** Section 8.11 is added to the declaration as follows:

Section 8.11 Sensitive Area Buffer Easement. Upon recording of the Map, a private sensitive area buffer easement over Units 15 through 19 and abutting Tract B was created. The Association is responsible for maintaining said easement area consistent with Section 8.2 of the Declaration and with the Sensitive Area Tract/Easement Notes on the Map. The easement area is depicted on the Map (labeled "Phase I Private Buffer Easement") and is legally described as follows:

THAT PORTION OF LOTS 15 THROUGH 19 INCLUSIVE, LEXINGTON SUBDIVISION PHASE 1, UNDER KING COUNTY RECORDING NUMBER 20180712000436, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 19;
 THENCE NORTH 00°13'26" WEST, 17.65 FEET
 THENCE NORTH 90°00'00" EAST, 156.05 FEET;
 THENCE SOUTH 72°56'06" EAST, 73.89 FEET;
 THENCE SOUTH 00°04'12" EAST, 5.58 FEET;
 THENCE SOUTH 89°46'34" WEST, 70.58 FEET;
 THENCE NORTH 00°13'26" WEST, 10.50 FEET;
 THENCE SOUTH 89°46'34" WEST, 156.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3,875 SQUARE FEET, MORE OR LESS.

2. **Effective Date.** This Amendment shall be effective upon recording.
3. **No Other Changes.** Except as amended above in this Amendment, the Declaration shall remain in full force and effect in accordance with its terms.

[Signature on next page.]

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IN WITNESS WHEREOF, the undersigned Declarant has executed this Declaration the day and year first above written.

Lennar Northwest, Inc., a Delaware corporation

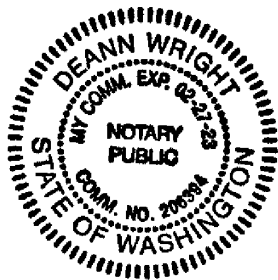
By: [Signature]
Name: Jason Hancock
Its: Authorized Agent

Unofficial Copy

STATE OF WASHINGTON)
) ss.
COUNTY OF King)

On this day personally appeared before me Jason Hancock, to me known to be the Authorized Agent of Lennar Northwest, Inc., a Delaware corporation, the corporation that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said limited liability company, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute said instrument and that the seal affixed, if any, is the corporate seal of said limited liability company.

GIVEN under my hand and official seal this 14th day of September, 2021.



[Signature]
NOTARY PUBLIC in and for the
State of Washington, residing
at Maple Valley
My commission expires 2-27-23

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EXHIBIT A

BUFFER EASEMENT LEGAL DESCRIPTION

THAT PORTION OF LOTS 15 THROUGH 19 INCLUSIVE, LEXINGTON SUBDIVISION PHASE 1, UNDER KING COUNTY RECORDING NUMBER 20180712000436, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 19;
THENCE NORTH 00°13'26" WEST, 17.65 FEET
THENCE NORTH 90°00'00" EAST, 156.05 FEET;
THENCE SOUTH 72°56'06" EAST, 73.89 FEET;
THENCE SOUTH 00°04'12" EAST, 5.58 FEET;
THENCE SOUTH 89°46'34" WEST, 70.58 FEET;
THENCE NORTH 00°13'26" WEST, 10.50 FEET;
THENCE SOUTH 89°46'34" WEST, 156.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,875 SQUARE FEET, MORE OR LESS.

8/06/2021



21615 – LEXINGTON
21615L.001 – RDL
JULY 30, 2021

