

ANNEXATION OF
COVENTRY ON ENGLISH HILL DIV.3

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WHEREAS. Benchmark, Inc., a Washington Corporation, as successor in interest from Union Service Corporation through merger, as Declarant, filed a "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS" affecting certain real property described as:

"SUNRISE NO.1, as recorded in Volume 118 of Plats, pages 66 through 68 records of King County, Washington, except Tract A and Tract X thereof,"

which Declaration was recorded November 9, 1981 under King County recording No. 8111090329 and amended by First Amendment recorded March 4, 1982 under King County Recording No. 8203040430 and Second Amendment dated October 7, 1982, recorded under King County Recording No. 8210070242); and

WHEREAS, Article VI, Section 4(b) permits the annexation of properties in addition to the property described in the Declaration, provided such properties are developed in accordance with the general plan submitted to the Federal Housing Administration; and

WHEREAS, additional lands have been annexed to the properties subject to said declaration, consisting of Amberly on English Hill (by document recorded under King County Recording No. 8306160857) and Coventry on English Hill (by document recorded under King County Recording No. 8312090490), Sheffield on English Hill (by document recorded under King County Recording No. 8401110804, amended by First Amendment to Declaration of Covenants, Conditions and Restrictions for Sheffield on English Hill, recorded under King County Recording No. 8405180553) and Coventry on English Hill Div. 2 (by document recorded under King County Recording No. 8501220422);

WHEREAS declarant has developed additional lands within the area described in Exhibit A to the Declaration, known as "Coventry on English Hill Div. 3", and desires to cause the same to be annexed to the Declaration;
NOW THEREFORE,

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1. Declaration hereby annexes the following described land to the properties subject to said DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:

Coventry on English Hill Div. 3 according to plat recorded in volume 129 of plats, pages 71 through 72, records of King County, Washington, and

2. The foregoing described property is to be held, sold and conveyed subject to all easements, restrictions, covenants and conditions in all respects the same as a part of the Properties subject to the Declaration, as heretofore and hereafter amended, and in accordance with the articles of incorporation and by-laws of English Hill Homeowners' Association, a Washington corporation, its successors and assigns.

3. In regard to the powers, rights, procedures and duties of the Architectural Control Committee (hereinafter "the A.C.C.") regarding the lots hereby annexed, it is further declared that:

The provisions of this annexation agreement are declared to create mutual equitable covenants and servitudes for the benefit of the developer, each owner or contract purchaser of a lot or building site subject to this agreement, and their successors in interest. Enforcement of these covenants, conditions and restrictions may be by any proceeding at law or in equity against any person or persons violating or attempting to violate any covenant, condition or restriction either to restrain violation and/or to recover damages, and failures of the developer, the A.C.C. or any owner or contract purchaser to enforce any covenant restriction, or exercise any rights herein contained shall in no event be deemed a waiver of the right to do so thereafter. All costs incurred in enforcement shall be at the expense of the violator or violators.

Invalidation of any one of these covenants by judgement or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Dated this 17th day of JANUARY, 1985.

The above annexation of
additional properties is
approved

BENCHMARK, INC., a Washington
corporation, Declarant

FEDERAL HOME ADMINISTRATION

By [Signature]

By [Signature]
Its Vice President

The above annexation has been
approved under separate letter:

VETERANS ADMINISTRATION

BY _____

STATE OF WASHINGTON)
COUNTY OF KING) ss.

RECEIVED THIS DAY
JAN 22 3 11 AM '85
BY THE DIVISION OF
RECORDS & ELECTIONS
KING COUNTY

On this 17th day of JANUARY, 1985, before
me, the undersigned, a Notary Public in and for the State of Washington,
duly commissioned and sworn, personally appeared EDWIN J. STEPHENS,
to me known to be the Vice President,
respectively, of the corporation that executed the within and foregoing
instrument, and acknowledged said instrument to be the free and volun-
tary act and deed of said corporation, for the uses and purposes
therein mentioned.

WITNESS my hand and official seal hereto affixed the day and
year first above written.

Charles M. Biengh
NOTARY PUBLIC in and for the State of
Washington residing at Lablond



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