

1972

*Official Copy  
In Use*

LEA HILL VILLAGE

THIRD  
DECLARATION  
OF  
COVENANTS, CONDITIONS AND RESTRICTIONS

THIS THIRD DECLARATION, made on the date hereinafter set forth by  
Seaport Choice, Inc., hereinafter referred to as Declarant,

W I T N E S S E T H:

WHEREAS, on the 20th day of January, 1969, the original Declaration of  
Covenants, Conditions and Restrictions was filed with the King County Auditor  
relative to the home owner's association known as Lea Hill Village Home Owner's  
Association, King County, Washington, and

WHEREAS, on the 25th day of April, 1969, the Second Declaration of  
Covenants, Conditions and Restrictions was filed with the King County Auditor  
relative to the home owner's association known as Lea Hill Village Home Owner's  
Association, King County, Washington, and

WHEREAS, on the 25th day of May, 1972, certain amendments, additions and  
delineations were filed with the King County Auditor, relative to the home  
owner's association known as Lea Hill Village Home Owner's Association, King  
County, Washington,

NOW, THEREFORE, the following Third Amended Declaration of Covenants,  
Conditions and Restrictions is hereby filed for the purpose only of restating  
the Declaration of Covenants, Conditions and Restrictions in its entirety as  
amended.



DECLARATION  
OF  
COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION, made on the date hereinafter set forth by Seaport Choice, Inc., hereinafter referred to as "Declarant",

W I T N E S S E T H:

WHEREAS, Declarant is the owner of certain property in the County of King, State of Washington, which is more particularly described in Exhibit A which is attached hereto, incorporated herein and by this reference made a part hereof as if set out in full; and

WHEREAS, Declarant will convey the said properties, subject to certain protective covenants, conditions, restrictions, reservations, easements, rights of access, liens and charges as hereinafter set forth;

NOW, THEREFORE, Declarant hereby declares that all of the properties described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, all of which are for the purpose of enhancing and protecting the value, desirability, and attractiveness of the real property. These easements, covenants, restrictions, and conditions shall run with the real property and shall be binding on all parties having or acquiring any right, title or interest in the described properties or any part thereof, and shall inure to the benefit of each owner thereof.

ARTICLE I

DEFINITIONS

Section 1. "Association" shall mean and refer to Lea Hill Village Home Owner's Association, its successors and assigns.

