

WHEN RECORDED RETURN TO

NAME. BURNSTEAD CONSTRUCTION
ADDRESS 1215 120th AVE N.E.
CITY, STATE, ZIP BELLEVUE, WA 98005
ATTN. MARY JANE SLYE



20010910002255

CHICAGO TITLE COV 10.00
PAGE 001 OF 003
09/10/2001 15:37
KING COUNTY, WA

Chicago Title Insurance Company

701 5th Avenue - Suite 1700 - Seattle, Washington 98104

2001 091 0002255

DOCUMENT TITLE(s)

1. DECLARATION OF COVENANTS AND RESTRICTIONS
- 2.
- 3.
- 4.

REFERENCE NUMBER(s) OF DOCUMENTS ASSIGNED OR RELEASED:

Additional numbers on page _____ of document

GRANTOR(s):

1. BURNSTEAD CONSTRUCTION COMPANY
- 2.
- 3.

Additional names on page _____ of document

GRANTEE(s):

- 1.
- 2.
- 3.

CHICAGO TITLE INS. CO
REF# W0101204-10

Additional names on page _____ of document

LEGAL DESCRIPTION

Lot-Unit: 1-121 Block: _____ Volume: 198 Page: 46
Section: _____ Township: _____ Range: _____
Plat Name: KENSINGTON

Additional legal description is on page _____ of document

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(s):

382531-0010 through 382531-1210

Additional legal description is on page _____ of document

The Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

DECLARATION OF COVENANTS AND RESTRICTIONS
FOR
THE PLAT OF KENSINGTON

THIS DECLARATION, made this 6th day of September, 2001, by BURNSTEAD CONSTRUCTION COMPANY, a Washington Corporation, hereinafter called "Developer",

WITNESSETH

WHEREAS, Developer has previously executed and filed a certain Declaration of Covenants and Restrictions which is recorded under Auditor's File No 20010309000982 records of King County, Washington with respect to certain real property described therein; and

WHEREAS, Article III, Section 13 should now read No fence, or wall shall be permitted to extend nearer to any street than the minimum setback line, except that nothing shall prevent the erection of a necessary retaining wall, the top of which does not extend more than three (3) feet above the finished grade at the back of said retaining wall. Fences and walls which are less than 43" in height and designed as part of the landscape plan may be constructed within the property setback lines. Exemptions to this paragraph may be granted by the procedure specified in Article IV (Architectural Control Committee). No fence, wall, or other obstruction shall be permitted to intrude into the buffer zones. All fences must be approved by the Architectural Control Committee Review Board. All fences to be built shall be the same color and design as the fences constructed by the Declarant unless otherwise approved by the Architectural Control Committee Review Board. All fences shall comply with Redmond Codes as written now or hereafter amended in accordance with CDG 20C 70 30-020(1), fences are prohibited within the 75-foot building setback from Redmond-Woodinville Road. In accordance with CDG 20C 70.30-020(2), accessory structures are prohibited within 50-foot building setback from NE 116th Street with the exception of non-sight-obscuring fences (such as post and rail) and improvements less than 30 inches in height (such as patios). These improvements are allowed up to 25 feet into the setback. These setbacks shall be measured from the proposed rights-of-way for NE 116th Street and Redmond-Woodinville Road.

NOW, THEREFORE, the Developer hereby declares that Kensington recorded in Volume 198 of Plats, Pages 46 - 55, records of King County, Washington, Lots 1 - 121 shall be held, sold and conveyed subject to the covenants and restricts and the addition thereto recorded under King County Auditor's File No 20010309000982.

IN WITNESS WHEREOF, the Developer has executed this instrument this 6th day of September 2001.

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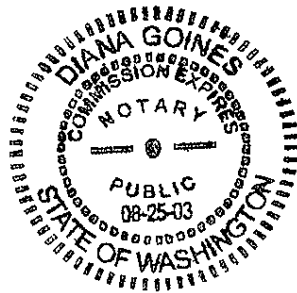
BURNSTEAD CONSTRUCTION CO.

By Mary Jane Slye
Mary Jane Slye, President

STATE OF WASHINGTON))
COUNTY OF KING)) ss.

On this 16th day of September, 2001, before me, the undersigned, a notary public in and for the State of Washington, personally appeared MARY JANE SLYE, President of Burnstead Construction Co, a Washington corporation, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation

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



Diana Goines
Notary Public in and for the State of Washington,
residing at Bellevue
My appointment expires 8-25-03

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