

CC&Rs

Version 4.2 (modified Sept 9, 2018)

The latest version is available on our website

Index Format:

Page

- Title or Article #
 - Section #: Title
 - NNNNNN (MM/DD/YYYY) refers to an Amendment Number and date
-

Page 1

- Declaration

Page 2

- Article I: Definitions
 - Section 1: Association
 - Section 2: Board
 - Section 3: Unit
 - 459444 (08/27/2002)

Page 3

- Article I: Definitions (Continued)
 - Section 4: Owner
 - Section 5: Multi-Family Housing Neighborhood
 - Section 6: Single Family Housing Neighborhood
 - Section 7: Common Maintenance Areas
 - 459444 (08/27/2002)

Page 4

- Article I: Definitions (Continued)
 - Section 8: Lot
 - Section 9: Declarant
 - Section 10: Residence
 - Section 11: Property Use and Development Agreement or PUDA
- Article II: Administration and Use of Common Areas
 - Section 1: Use of Lynnesfield Private Open Space Designated as Common Areas
 - Section 2: Dumping in the Common Areas

Page 5

- Article II: Administration and Use of Common Areas (Continued)
 - Section 3: Provision of Insurance
- Article III: Restrictions
 - Section 1: Residential Use
 - Section 2: Dwelling Quality and Size
 - 445183 (07/02/2001)

- Section 3: Building Design Guidelines (includes mechanical equipment, proportions, rooflines, decks, lighting, entrances, fences, siding, colors and landscaping)

Page 6

- Article III: Restrictions (Continued)
 - Section 3: Building Design Guidelines (Continued)
 - 445183 (07/02/2001)
 - 520368 (02/12/2007)

Page 7

- Article III: Restrictions (Continued)
 - Section 3: Building Design Guidelines (Continued)
 - Section 4: Manufactured Housing (Mobile and Modular Homes)
 - Section 5: Nuisance
 - Section 6: Burning
 - Section 7: Solid Fuel Devices
 - Section 8: Unnatural Drainage
 - 445183 (07/02/2001)
 - Section 9: Height of Structures

Page 8

- Article III: Restrictions (Continued)
 - Section 10: Temporary Structures
 - 445183 (07/02/2001)
 - Section 11: Vehicle Parking
 - 520368 (02/12/2007)
 - Section 12: Time for Construction
 - 520368 (02/12/2007)
 - Section 13: Animals
 - 520368 (02/12/2007)
 - Section 14: Stormwater Maintenance

Page 9

- Article III: Restrictions (Continued)
 - Section 14: Stormwater Maintenance (Continued)
 - Section 15: Open Space and Buffers
 - Section 16: Multi-Family Residential Neighborhood Units

Page 10

- Article III: Restrictions (Continued)
 - Section 16: Multi-Family Residential Neighborhood Units (Continued)
 - Item 2: 459444 (08/27/2002) Remove reference to Vehicle Storage Area(s) and add language restricting what types of vehicles can park in the Multi-Family designated parking spaces.
 - 487719 (08/03/2004): Add Section 17: ADUs
 - 488153 (08/13/2004) Revise and supersede
 - 487719 (08/03/2004): Add Section 18: Architectural Committee
 - 520368 (02/12/2007): Add Section 19: ADUs and designated parking
 - 520368 (02/12/2007): Add Section 20: Safe Usage of streets and trails (skateboarders etc.)
 - 520368 (02/12/2007): Add Section 21: Storage of boats, trailers, garbage cans, etc.

- 520368 (02/12/2007): Add Section 22: Guidelines for storage sheds
- Article IV: Homeowners Association
 - Section 1: Non-Profit Corporation
 - 459444 (08/27/2002)
 - Section 2: Membership

Page 11

- Article IV: Homeowners Association (Continued)
 - Section 2: Membership (Continued)
 - Section 3: Voting Rights
 - Section 4: Meetings
 - Section 5: Quorum
- Article V: Assessments
 - Section 1: Creation of Assessments

Page 12

- Article V: Assessments (Continued)
 - Section 1: Creation of Assessments (Continued)
 - Section 2: Uniform Rate of Assessment
 - 488152 (08/13/2004)
 - Section 3: Date of Commencement of Annual Assessment; Due Dates
 - Section 4: Effect of Non-Payment of Assessments; Remedies of the Association

Page 13

- Article V: Assessments (Continued)
 - Section 4: Effect of Non-Payment of Assessments; Remedies of the Association (Continued)
 - Section 5: Enforcement
 - 447991 (09/25/2001)
 - 610129 (08/22/2017)
- Article VI: General Provisions
 - Section 1: Covenants Running with the Land
 - Section 2: Enforcement
 - 520368 (02/12/2007) CC&Rs are a covenant
 - 520368 (02/12/2007) Resolution: Property owners liable for costs if they lose a lawsuit

Page 14

- Article VI: General Provisions (Continued)
 - Section 2: Enforcement (Continued)
 - Section 3: Amendment
 - Section 4: Severability
- Date, Signatures, Notary Stamp

Exhibits

Exhibits

Exhibit A: Legal Description (April 1996)

Exhibit B: Common Maintenance Area Map (undated)

Exhibit C: Master Plan (Map with Lot Numbers, undated)

Exhibit D: Final Trails Plan (Map)

Exhibit E: Trails and Open Space Maintenance Agreement (7/31/1996)

Exhibit F: Stormwater Drainage Maintenance Agreement (5/03/1996)

Exhibit G: Tot Lot Specification (undated)

Exhibit H: Multi-Family Design Standards (undated)

Amendments

<https://er-web.co.jefferson.wa.us/recorder/eagleweb/docSearch.jsp>

Enter "Lynnesfield" (without quotes) in the Both Names box and search.

Amendments and other filings:

391311 dated 05/21/1996:

- Property Use and Development Agreement. (5.7 MB, 78 pages)

393527 Dated 07/30/1996:

- Covenants, Conditions and Restrictions (1.9 MB)
 - CC&Rs (14 pages)
 - Exhibits A-H (14 pages)

Amendment 2 dated August 7, 1997. Not available but mentioned in a later amendment (654268)

- Reduced rear yard building setbacks from 10 as required by Zoning Ordinance to 5 feet

410134 Dated 04/29/1998

- Various maps of Lynnesfield (No 1), Phases A, B and C
 - Changes Multi-Family area from 5 Lots to 8 Lots but total number of units remains at 34.
 - Maps of Phases A, B and C
 - Curve and Line Tables
 - Trail Easements (Showing Lot Numbers 26-32, 60-66 and MF1-MF8)
 - Map of Sanitary Sewer System
 - Map of Water System
 - Map showing Street Stationing
 - Street and Sidewalk Sections
 - Descriptions, Declarations, and various signatures

(1) [AFN445183 dated 07/02/2001](#): Amendments from June 5, 2001 meeting:

- Article III, Section 2: Minimum Square footage change to 1200 sq ft
- Article III, Section 3, Sub 1: Add antenna and satellite dish size, remove last sentence.
- Article III, Section 8: Change fence requirements to comply with City codes for setbacks and heights.
- Article III, Section 10: Add Hardy Plank as approved Building Siding

(2) [AFN447991 dated 09/25/2001](#):

- Article V, Section 5: Change wording on Liens

452952 dated 02/28/2002

- Various maps of Lynnesfield No 2, Phases G, H, I and a portion of D

- By Lot Number
- By Lot Number with lot line dimensions
- By Lot Number with street addresses (Note: some addresses and street names are incorrect)
- Map of Sanitary Sewer System
- Map of Water System
- Map of Street Stationing
- Standard Street [Cross] Section
- Descriptions, Declarations, and various signatures

(3) AFN459444 dated 08/27/2002:

- Article III, Section 16, Item 2: Add restrictions on types of vehicles allowed to park in designated parking spaces in the Multi-Family Residential Neighborhood Unit
- Article V, Section 1. Creation of Assessments: remove part of sentence 2 about uses of dues
- Article I, Section 7. Common Maintenance Areas: remove references to "Streets" and "Recreational Vehicle Storage Area, when developed"
- Article I, Section 3: Add Item 15 regarding landscaping on bare lots

(4) AFN487719 dated 08/03/2004: (Additions)

- Article III, Section 17 – ADUs: specifications.
- Article III, Section 18 – Architectural Committee: Architectural Committee will review all building plans and revisions,

(5) AFN488152 dated 08/13/2004, Article V Section 2: Amendment from June 14, 2004 Annual Meeting

- Article V, Section 2: Add wording about Uniform Assessments

(6) AFN488153 dated 08/13/2004, Article III Section 17: Amendment from June 14, 2004 Annual Meeting

- Article III, Restrictions, Section 17: Revise and supersede previous amendment about Accessory Dwelling Units (ADUs)

(7) AFN520368 dated 02/12/2007: Amendments from October 10, 2006 Annual Meeting

- Article III, Section 3, subsection 14-Landscaping: Add paragraph regarding street side landscaping
- Article III, Section 11 – Vehicle Parking: Add restrictions regarding vehicle, boat, trailers, etc, parking.
- Article III, Section 12 – Timeline for Construction: Add paragraph about 12 month limit including painting, refers to Paint Committee Approval for colors
- Article III, Section 13 – Exterior Home Maintenance: Add paragraph about dealing with "unsightly" siding/trim.
- Article III, Section 19 – ADU Parking: Lots with ADUs must have designated parking
- Article III, Section 20 – Safe Usage of Streets and Trails: Skateboarders, roller-bladers etc are considered "vehicles of transportation" and must follow the same laws as other vehicles.
- Article III, Section 21 – Storage: All stored items (boats, trailers, ladders, garbage cans, etc) must be stored in a way that that they are screened from view from the street.
- Article III, Section 22 – Tool and Garden Sheds: Guidelines for sheds.
- Article VI, Section 2 – Enforcement: CC&Rs are a Covenant, violations are a breach of covenant and homeowners can be sued. The Association may place a Lien on the real property to recover any judgement.

- Resolution: If the Association must take legal action against a property owner and prevails, the property owner is liable for all costs/fees.

524026 dated 05/31/2007

- Various maps of Lynnesfield No 3, Phases E and F
 - Map of all lots with numbers, Street Names and Phase Boundaries
 - By Lot Number with lot line dimensions
 - By Lot Number with street addresses
 - Curve and Line Tables
 - Descriptions, Declarations, and various signatures

533195: Easement dated 04/18/2008:

- Granting of a small parcel from the Association to the owners of Lot 14 "for the purpose of ingress, egress and utilities".

564268 dated 12/20/2011

- Adds a condition 53 (b) to the original Agreement that side yard setbacks for all lots remain at 5 feet.

610129 dated 08/22/2017

- Article V, Section 5 – Enforcement: Add that no officers of the Association may incur legal fees on behalf of the Association without written approval of more than 50% of the Homeowners.