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Lexington Homes-DRH, LLC
9503 E. Montgomery, Ste B
Spokane Valley, WA 99206

Please Type or Print Neatly and Clearly All Information

Document Title(s)

Supplemental Declaration of Annexation to Declaration of
Covenants, Conditions, and Restrictions for Windsor Estates Two

Reference Number(s) of Related Documents

0372119

Grantor(s) (Last Name, First Name, Middle Initial)

Lexington Homes-DRH, LLC
Hancock Development, LLC

Grantee(s) (Last Name, First Name, Middle Initial)

Lexington Homes-DRH, LLC; Hancock Development, LLC
Windsor Estates Two Homeowners' Association

Legal Description (Abbreviated form is acceptable, i.e. Section/Township/Range/Qtr Section or Lot/Block/Subdivision)

Ptn NE1/4 29-27-43 EWM

Assessor's Tax Parcel ID Number 37291-9081

The County Auditor will rely on the information provided on this form. The Staff will not read the document to verify the accuracy and completeness of the indexing information provided herein.

Sign below only if your document is Non-Standard.

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Signature of Requesting Party

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Dave Nerren
Lexington Homes-DRH, LLC
9503 E. Montgomery Ste B
Spokane Valley, WA 99206

SUPPLEMENTAL DECLARATION OF ANNEXATION TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WINDSOR ESTATES TWO

Documents Referenced: 6372119 (Declaration), 6517220 (Declaration of Annexation), 6748825 (Assignment of Declarant Rights)

Grantor/Declarant: LEXINGTON HOMES-DRH, LLC, a Delaware limited liability company
HANCOCK DEVELOPMENT, LLC

Grantees: WINDSOR SPOKANE TWO HOMEOWNERS ASSOCIATION

Abbrev. Legal Description: Full legal description on pages 3-4

Lots 1 through 2, Block 1; Lots 1 through 6, Block 2; Lots 1 through 4, Block 3; Lots 1 through 3, Block 4, Lots 1 through 18, Block 5; Lots 1 through 19, Block 6; and Lot 1, Block 7, Windsor Estates East, as per plat recorded in Volume 40 of Plats, pages 57 and 58, records of Spokane County;

AND

Ptn of South half of the North half of the Northeast quarter of Section 29, Township 27 North, Range 43 East;

AND

Lots 1 through 11, Block 1; Lots 1 through 6, Block 2; Tracts A, B, and C; and Hamilton Lane, private road, all in Windsor Estates Phase II, according to plat thereof recorded in Volume 37 of Plats, Pages 48 and 49, records of Spokane County; AND

Lots 1 through 22, Block 1; Lots 1 through 6, Block 2; Lots 1 through 7, Block 3; Lots 1 through 3, Block 4; Lots 1 through 3, Block 5, all in Windsor Estates Phase 3, according to the plat thereof recorded in Volume 38 of Plats, Pages 31 and 32, records of Spokane Washington;

All situate in the County of Spokane, State of Washington

Assessor's Tax Parcel Nos. 37291.9081 (original parcel for Windsor Addition);
37291.2201 through 37291.2211; 37291.2301 through 37291.2306;
37291.2402 through 37291.2405; 37291.2501 through 37291.2522;
37291.2601 through 37291.2606; 37291.2701 through 37291.2707;
37291.2801 through 2803; and 37291.2901 through 2903.

THIS SUPPLEMENTAL DECLARATION OF ANNEXATION TO THE DECLARATION ESTABLISHING COVENANTS, CONDITIONS, AND RESTRICTIONS FOR WINDSOR ESTATES TWO (this "Supplemental Declaration"), is made this 12th day of October, 2018, by LEXINGTON HOMES-DRH, LLC, a Delaware limited liability company, d/b/a D.R. HORTON ("Horton") who is the successor Declarant under the Declaration defined below, and HANCOCK DEVELOPMENT, LLC, a Washington limited liability company, who is the owner of a portion of the real property being annexed to the Declaration (defined below).

RECITALS

A. On or about February 9, 2015, a Declaration Establishing Covenants, Conditions, and Restrictions for Windsor Estates Two was recorded under Spokane County Auditor's File Number 6372119 ("Declaration"), pursuant to which the owners of the real property subject to the Declaration established a common plan of development for Lots 1 through 11, Block 1; Lots 1 through 6, Block 2; Tracts A, B, and C; and Hamilton Lane, a private road, all in Windsor Estates Phase II, according to plat thereof recorded in Volume 37 of Plats, Pages 48 and 49, records of Spokane County ("Phase Two"), and declared that such Phase II should be subject to the covenants, conditions, easements, and restrictions set forth in the Declaration, as amended pursuant thereto. The Declaration contemplated that additional property adjacent to Phase and owned by Hancock Development, L.L.C. or its affiliates would be added to the Declaration at future dates.

B. The Declaration designated Hancock Development, L.L.C., ("Hancock") as the Declarant.

C. Pursuant to the Declaration, the term "Declarant" includes "the successors in interest of the Declarant, so long as such successor is expressly designated as the successor Declarant by the immediately preceding Declarant."

D. On or about October 2, 2018, pursuant to that Assignment of Declarant Rights recorded under Spokane County Auditor's File Number 6748825, Hancock, as the then-Declarant under the Declaration, assigned all of its rights and interests as Declarant to Horton.

E. Section Article 10 of the Declaration provides that Declarant may, in Declarant's sole discretion annex additional real property to the Declaration by filing of record a supplemental declaration or other similar instrument with respect to the annexed property, which shall be executed by Declarant or the owner of the property that is being annexed to the Declaration.

F. Pursuant to Article 10, on or about July 21, 2016, pursuant to that Declaration of Annexation recorded under Spokane County Auditor's File Number 6517220, Hancock, as the then-Declarant, annexed Lots 1 through 22, Block 1; Lots 1 through 6, Block 2; Lots 1 through 7, Block 3; Lots 1 through 3, Block 4; Lots 1 through 3, Block 5, all in Windsor Estates Phase 3, according to the plat thereof recorded in Volume 38 of Plats, Pages 31 and 32, records of Spokane Washington (collectively, "Phase Three") and subjected Phase Three to the Declaration.

G. Horton is the owner of the following described property: Lots 1 through 2, Block 1; Lots 1 through 6, Block 2; Lots 1 through 4, Block 3; Lots 1 through 3, Block 4, Lots 1 through 18, Block 5; Lots 1 through 19, Block 6; and Lot 1, Block 7, Windsor Estates East, as per plat recorded in Volume 40 of Plats, pages 57 and 58, records of Spokane County, situated in Spokane County, Washington (collectively, "Windsor Estates East")

Hancock is the owner of the following described property, hereinafter referred to as "Windsor Estates-Future Phase").

The South half of the North half of the Northeast quarter of Section 29, Township 27 North, Range 43 East,

EXCEPT beginning at the Southeast corner of Lot 6 Block 2 of Windsor Estates Phase 3 as recorded in Book 38 of Plats, pages 31 and 32, records of Spokane County;

Thence N89°17'40"E along the South line of the North half of said quarter a distance of 1283.89 feet to the East line of said quarter;

Thence N00°39'47"W along said line a distance of 350.24 feet;

Thence S89°39'06"W a distance of 109.58 feet;

Thence S76°31'32"W a distance of 39.04 feet;

Thence S89°14'59"W a distance of 110.08 feet;

Thence S00°19'32"E a distance of 88.59 feet;

Thence S89°36'46"W a distance of 367.90 feet;

Thence N84°23'12"W a distance of 50.28 feet;

Thence N82°09'04"W a distance of 39.70 feet;

Thence N78°50'14"W a distance of 37.97 feet;

Thence N75°26'42"W a distance of 37.88 feet;

Thence N72°20'22"W a distance of 22.63 feet;

Thence N57°02'51"E a distance of 120.89 feet;

Thence N32°57'09"W a distance of 100.00 feet;

Thence N01°41'10"E a distance of 46.19 feet;

Thence N32°57'09"W a distance of 125.00 feet to the Southeast corner of Lot 3, Block 5 of said plat;

Thence the next 9 calls along said plat;

Thence S57°02'51"W a distance of 106.15 feet;

Thence S28°52'08"W a distance of 31.76 feet;

Thence S57°02'51"W a distance of 161.18 feet;

Thence N27°56'18"W a distance of 91.35 feet;

Thence N67°37'28"W a distance of 50.00 feet;

Thence S22°22'32"W a distance of 100.00 feet;

Thence S21°35'09"W a distance of 47.95 feet;

Thence S30°32'41"W a distance of 126.65 feet;

Thence S59°27'19"E a distance of 51.00 feet;

Thence S30°32'41"W a distance of 116.77 feet;

Thence S89°22'43"W a distance of 1.17 feet to the East line of said plat;

Thence S20°01'33"E along said plat a distance of 40.29 feet;

Thence S00°37'34"E along said plat a distance of 114.60 feet to the Point of Beginning;

ALSO EXCEPT any platted portions lying within said South half of the North half of the Northeast quarter;

ALSO EXCEPT that one foot strip of land as shown on that certain Record of Survey recorded October 18, 2017, under Auditor's File No. 6649975, in Book 168 of Surveys, page 40;

Situate in the County of Spokane, State of Washington.

