

Washington County, Oregon

05/04/2007 10:18:48 AM

2007-049855

D-R/BAM

Cnt=1 Stn=16 D HOFFMAN

\$15.00 \$6.00 \$11.00 - Total = \$32.00



01110341200700498550030031

I, Richard Hobemicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Richard Hobemicht, Director of Assessment and Taxation, Ex-Officio County Clerk



AFTER RECORDING RETURN TO:

David Hill Development, LLC

233 SE Second Avenue

Hillsboro, OR 97123

Attn: Tim McDonald

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR THE PARKS AT FOREST GROVE

DECLARANT; DAVID HILL DEVELOPMENT, LLC

CHICAGO

**AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR THE PARKS AT FOREST GROVE**

This Amendment dated May 2, 2007, by David Hill Development, LLC (the "Declarant"), is to that certain Declaration of Covenants, Conditions and Restrictions for the Parks at Forest Grove recorded April 10, 2007, as Document No. 2007-039734, in the Plat Records the County of Washington and State of Oregon (the "Declaration").

RECITALS

WHEREAS, the Declarant is the owner of, or controls, all the real property and improvements subject to the Declaration and constituting the Class I planned community under ORS 94.550, et. seq., known as the Parks at Forest Grove; and

WHEREAS, the Declarant deems it desirable to provide for the withdrawal of certain property from the planned community pursuant to ORS 94.580(4).

NOW THEREFORE, the Declarant amends the Declaration by adding the following Article 12:

**ARTICLE 12
WITHDRAWAL OF PROPERTY**

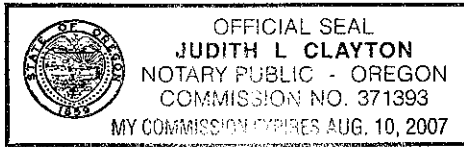
12.1 For a period of one (1) year from the date of this Amendment, the Declarant shall have the right to withdraw the following Lots from the planned community pursuant to ORS 94.580 (4):

Lots 134 through 155, 194 through 199, and 200 through 217

12.2 Withdrawal shall be evidenced by a written Declaration of Withdrawal executed by the Declarant for recording in the Plat Records of the County of Washington and State of Oregon, setting forth the legal description of the property being withdrawn and any covenants, conditions and restrictions to be applied to such withdrawn property ("Withdrawn Property").

12.3 Upon recording of the Declaration of Withdrawal, the total number of votes in the Association shall be reduced by the number of votes represented by the Lots included in the Withdrawn Property and any common expenses assessed to the Withdrawn Property prior to withdrawal shall be the responsibility of the Declarant.

IN WITNESS WHEREOF, the undersigned being the Declarant herein, has executed this instrument this 2 day of May, 2007.



DAVID HILL DEVELOPMENT, LLC,
an Oregon limited liability company

By: Tim McDonald
Tim McDonald
Operating Manager

STATE OF OREGON)
) ss.
County of Washington)

May 2, 2007

Personally appeared before me the above-named Tim McDonald, the Operating Manager of David Hill Development, LLC, and acknowledged the foregoing instrument to be his voluntary act and deed.

Judith L. Clayton
Notary Public for Oregon
My commission expires: August 10, 2007

Washington County, Oregon 2007-049856
05/04/2007 10:18:48 AM
D-R/BAM Cnt=1 Stn=16 D HOFFMAN
\$15.00 \$6.00 \$11.00 - Total = \$32.00



01110343200700498560030037

I, Richard Hobemicht, Director of Assessment and
Taxation and Ex-Officio County Clerk for Washington
County, Oregon, do hereby certify that the within
instrument of writing was received and recorded in the
book of records of said county.

Richard Hobemicht
Richard Hobemicht, Director of Assessment and
Taxation, Ex-Officio County Clerk



AFTER RECORDING RETURN TO:
David Hill Development, LLC
233 SE Second Avenue
Hillsboro, OR 97123
Attn: Tim McDonald

AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR THE PARKS AT FOREST GROVE

DECLARANT; DAVID HILL DEVELOPMENT, LLC



CHICAGO

**AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR THE PARKS AT FOREST GROVE**

This Amendment dated May 2, 2007, by David Hill Development, LLC (the "Declarant"), is to that certain Declaration of Covenants, Conditions and Restrictions for the Parks at Forest Grove recorded April 10, 2007, as Document No. 2007-039734, in the Plat Records the County of Washington and State of Oregon (the "Declaration").

RECITALS

WHEREAS, the Declarant is the owner of, or controls, all the real property and improvements subject to the Declaration and constituting the Class I planned community under ORS 94.550, et. Seq. know as the Parks at Forest Grove.

NOW THEREFORE, the Declarant amends the Declaration as follows:

The following sentence is added to the end of Article 3.4(g):

"Association will maintain the entry monument and the right of way landscaping and associated improvements along the north side of David Hill Road."

The existing language in Article 4.13 is deleted and replaced with the following:

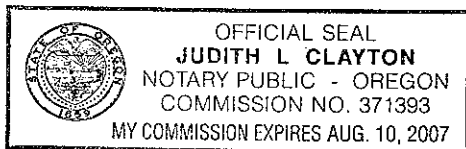
"Fences. Any fencing installed on the Owner's Lot's either by Owner or Declarant, will be Owner's maintenance responsibility, excluding only that the Association shall maintain the staining of the exterior side of the fences facing Thatcher Road and David Hill Road. All fences that are the Owner's responsibility are to be maintained in a condition acceptable to the Board and the ARC. Common area fencing and any chain link fencing installed by Declarant shall be maintained by the Association. Any and all fencing installed by Owners on their lots shall be the same as the perimeter fencing installed by Declarant. All fence materials, stain color (if stained) and design shall be six (6) foot, vertical cedar, 1" x 6" boards, with either a lattice top or cap, uniform in design with the subdivision perimeter fence, with posts set in concrete. No other fencing shall be allowed. All side yard fencing shall maintain a five (5) foot setback from the front of the house."

The existing language in Article 5.2(m) is deleted and replaced with the following:

"(m) Tract "M" is a water quality detention facility, to be owned by the City of Forest Grove. Maintenance of said Tract will be the responsibility of Declarant for a period of two years from the date of any bond issued for the area, at which time, all maintenance obligations become the responsibility of the City of Forest Grove."

The existing language in Article 8.7 is deleted.

IN WITNESS WHEREOF, the undersigned being the Declarant herein, has executed this instrument this 2nd day of May, 2007.



DAVID HILL DEVELOPMENT, LLC,
an Oregon limited liability company

By: T. McDonald

Tim McDonald
Operating Manager

STATE OF OREGON)

) ss.

County of Washington)

May 2, 2007

Personally appeared before me the above-named Tim McDonald, the Operating Manager of David Hill Development, LLC, and acknowledged the foregoing instrument to be his voluntary act and deed.

Judith L. Clayton
Notary Public for Oregon

My commission expires: August 10, 2007

After recording return to:
Tim McDonald
David Hill Development, LLC
233 SE 2nd
Hillsboro, OR 97123

Washington County, Oregon 2007-065154
06/12/2007 02:11:54 PM
D-R/BAM Cnt=2 Stn=8 C PFEIFER
\$10.00 \$5.00 \$6.00 \$11.00 - Total = \$32.00



01126951200700651540020028

I, Richard Hobernicht, Director of Assessment and
Taxation and Ex-Officio County Clerk for Washington
County, Oregon, do hereby certify that the within
instrument of writing was received and recorded in the
book of records of said county.

Richard Hobernicht, Director of Assessment and
Taxation, Ex-Officio County Clerk



**AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR THE PARKS AT FOREST GROVE**

This Amendment dated June 11, 2007, by David Hill
Development, LLC (the "Declarant"), is to that certain Declaration of Covenants,
Conditions and Restrictions for the Parks at Forest Grove recorded April 10, 2007, as
Document No. 2007-039734, in the Plat Records the County of Washington and State of
Oregon (the "Declaration").

RECITALS

WHEREAS, the Declarant is the owner of, or controls, all the real property and
improvements subject to the Declaration and constituting the Class I planned community
under ORS 94.550, et. seq., known as the Parks at Forest Grove; and

WHEREAS, the Declarant deems it desirable to provide for the withdrawal of
certain property from the planned community pursuant to ORS 94.580(4).

NOW THEREFORE, the Declarant amends Article 12 of the Declaration to read
as follows:

**ARTICLE 12
WITHDRAWAL OF PROPERTY**

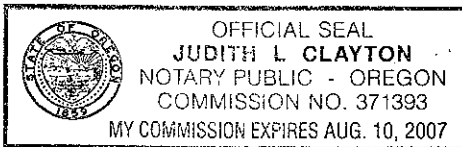
12.1 For a period of one (1) year from the date of this Amendment, the
Declarant shall have the right to withdraw the following real property from the planned
community pursuant to ORS 94.580 (4):

Lots 134 through 155, 194 through 199, 200 through 217, and Tract N,
PARKS AT FOREST GROVE, in the City of Forest Grove, County of
Washington and State of Oregon

12.2 Withdrawal shall be evidenced by a written Declaration of Withdrawal
executed by the Declarant for recording in the Plat Records of the County of Washington
and State of Oregon, setting forth the legal description of the property being withdrawn
and any covenants, conditions and restrictions to be applied to such withdrawn property
("Withdrawn Property").

12.3 Upon recording of the Declaration of Withdrawal, the total number of votes in the Association shall be reduced by the number of votes represented by the Lots included in the Withdrawn Property and any common expenses assessed to the Withdrawn Property prior to withdrawal shall be the responsibility of the Declarant.

IN WITNESS WHEREOF, the undersigned being the Declarant herein, has executed this instrument this 11 day of June, 2007.



DAVID HILL DEVELOPMENT, LLC,
an Oregon limited liability company

By: Tim McDonald

Tim McDonald
Operating Manager

STATE OF OREGON)

) ss.

County of Washington)

June 11, 2007

Personally appeared before me the above-named Tim McDonald, the Operating Manager of David Hill Development, LLC, and acknowledged the foregoing instrument to be his voluntary act and deed.

Judith L. Clayton
Notary Public for Oregon

My commission expires: Aug 10, 2007

[illegible]

Judith L. Clagson
Notary Public for Oregon
My commission expires: Aug 10, 2007