

Tract/Easement	Type	HOA Owned & Maintained	Unified Sewerage Agency Sewer/Storm Easement	Public Utility Easement	Public Ped & Bicycle Easement	THRPD
A	Pathway (Laidlaw/Elkrun)	✓			✓	
B	Private Street (Silver Creek)	✓	✓	✓		
C	Wetland & Wall	✓	✓		✓	
D	Pathway (174th/Chaparral)	✓			✓	
E	West Union Parkway	✓		✓	✓	
F	Westside of Lots (Owner Maintained)					
G	West Union Parkway & Pathway (West Union/Sidewinder)	✓	✓	✓	✓	
H	West Union Parkway & Pathway (West Union/Legend Trail)	✓		✓	✓	
I	Old Oak Tree (Owner Maintained)	✓			✓	
J	Gorge W Otten Park, THRPD Owned				✓	✓
K	Pathway (Laidlaw/White Mtn)	✓			✓	
N	Corner Bed (Laidlaw/Oakcreek East)	✓				
O	Private Street (Tantum Ranch)	✓	✓	✓		
P	Entry Bed (Palmbrook/Laidlaw East)	✓				
Q	Entry Bed (Palmbrook/Laidlaw West)	✓				
R	Pathway (Laidlaw/Scottsdale)	✓			✓	
S	John Marty Park, THRPD Owned			✓	✓	✓
T	Wetland, Wall, Path & Bridge	✓	✓	✓	✓	
U	Wetland & Wall	✓	✓	✓	✓	
V	Private Street (Moon Valley Ct)	✓	✓	✓	✓	
W	Corner Bed (Oak Creek)	✓			✓	
X	John Marty Park, THRPD Owned		✓	✓	✓	✓
Y	Wetland & Wall	✓	✓		✓	

Lot #	Notes
1	<p>shall be subject to wall location and maintenance easements</p> <p>shall be subject to a sight distance easement benefiting Washington County</p>
2	<p>shall be subject to wall location and maintenance easements</p> <p>shall be subject to a sight distance easement benefiting Washington County</p>
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33	<p>shall be subject to wall location and maintenance easements</p> <p>The scope of the easement presently impacting lots 33-41 shall be expanded to recognize and allow the placement and maintenance of fencing, landscaping and irrigation within said wall location and maintenance easement:</p> <p>The Arbor Ridge Homeowners Association shall be responsible for maintenance of said fencing, landscaping and irrigation system placed within the wall location and maintenance easement impacting lots 33—41</p>

Lot #	Notes
34	<p>shall be subject to wall location and maintenance easements</p> <p>The scope of the easement presently impacting lots 33-41 shall be expanded to recognize and allow the placement and maintenance of fencing, landscaping and irrigation within said wall location and maintenance easement:</p> <p>The Arbor Ridge Homeowners Association shall be responsible for maintenance of said fencing, landscaping and irrigation system placed within the wall location and maintenance easement impacting lots 33—41</p>
35	<p>shall be subject to wall location and maintenance easements</p> <p>The scope of the easement presently impacting lots 33-41 shall be expanded to recognize and allow the placement and maintenance of fencing, landscaping and irrigation within said wall location and maintenance easement:</p> <p>The Arbor Ridge Homeowners Association shall be responsible for maintenance of said fencing, landscaping and irrigation system placed within the wall location and maintenance easement impacting lots 33—41</p>
36	<p>shall be subject to wall location and maintenance easements</p> <p>The scope of the easement presently impacting lots 33-41 shall be expanded to recognize and allow the placement and maintenance of fencing, landscaping and irrigation within said wall location and maintenance easement:</p> <p>The Arbor Ridge Homeowners Association shall be responsible for maintenance of said fencing, landscaping and irrigation system placed within the wall location and maintenance easement impacting lots 33—41</p>
37	<p>shall be subject to wall location and maintenance easements</p> <p>The scope of the easement presently impacting lots 33-41 shall be expanded to recognize and allow the placement and maintenance of fencing, landscaping and irrigation within said wall location and maintenance easement:</p> <p>The Arbor Ridge Homeowners Association shall be responsible for maintenance of said fencing, landscaping and irrigation system placed within the wall location and maintenance easement impacting lots 33—41</p>
38	<p>shall be subject to wall location and maintenance easements</p> <p>The scope of the easement presently impacting lots 33-41 shall be expanded to recognize and allow the placement and maintenance of fencing, landscaping and irrigation within said wall location and maintenance easement:</p> <p>The Arbor Ridge Homeowners Association shall be responsible for maintenance of said fencing, landscaping and irrigation system placed within the wall location and maintenance easement impacting lots 33—41</p>

Lot #	Notes
39	<p>shall be subject to wall location and maintenance easements</p> <p>The scope of the easement presently impacting lots 33-41 shall be expanded to recognize and allow the placement and maintenance of fencing, landscaping and irrigation within said wall location and maintenance easement:</p> <p>The Arbor Ridge Homeowners Association shall be responsible for maintenance of said fencing, landscaping and irrigation system placed within the wall location and maintenance easement impacting lots 33—41</p>
40	<p>shall be subject to wall location and maintenance easements</p> <p>The scope of the easement presently impacting lots 33-41 shall be expanded to recognize and allow the placement and maintenance of fencing, landscaping and irrigation within said wall location and maintenance easement:</p> <p>The Arbor Ridge Homeowners Association shall be responsible for maintenance of said fencing, landscaping and irrigation system placed within the wall location and maintenance easement impacting lots 33—41</p>
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51	<p>shall be subject to wall location and maintenance easements</p> <p>retaining walls shall be owned and maintained by the Homeowners Association</p>
52	<p>shall be subject to wall location and maintenance easements</p> <p>retaining walls shall be owned and maintained by the Homeowners Association</p>
53	<p>shall be subject to wall location and maintenance easements</p> <p>retaining walls shall be owned and maintained by the Homeowners Association</p>

Lot #	Notes
54	shall be subject to wall location and maintenance easements retaining walls shall be owned and maintained by the Homeowners Association
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79	No Lot Exists, was eliminated by builder
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83	shall be subject to wall location and maintenance easements

Lot #	Notes
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120	shall be subject to a sight distance easement benefiting Washington County
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129	shall be subject to wall location and maintenance easements

Lot #	Notes
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159	shall be subject to wall location and maintenance easements
160	shall be subject to wall location and maintenance easements Reciprocal access easements shall exist between and in favor of lots 160 and 161; lots 168 and 169; lots 181 and 182; lots 189 and 190; lots 197 and 198; and lots 205 and 206
161	shall be subject to wall location and maintenance easements Reciprocal access easements shall exist between and in favor of lots 160 and 161; lots 168 and 169; lots 181 and 182; lots 189 and 190; lots 197 and 198; and lots 205 and 206
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167	Reciprocal access easements shall exist between and in favor of lots 160 and 161; lots 168 and 169; lots 181 and 182; lots 189 and 190; lots 197 and 198; and lots 205 and 206
168	Reciprocal access easements shall exist between and in favor of lots 160 and 161; lots 168 and 169; lots 181 and 182; lots 189 and 190; lots 197 and 198; and lots 205 and 206

Lot #	Notes
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174	Lots 175, 176 and 177 shall be subject to a three and 1/2 (3.50) foot wide Private Water Line easement in favor of lot 174
175	<p>Lots 175, 176 and 177 shall be subject to a three and 1/2 (3.50) foot wide Private Water Line easement in favor of lot 174</p> <p>Lots 176 and 177 shall be subject to a three and 1/2 (3.50) foot wide Private Water Line easement in favor of lot 175</p> <p>A six (6) foot wide public utility easement abutting Tract "O" shall exist along the frontage of lots 175, 176 and 177</p>
176	<p>shall be subject to wall location and maintenance easements</p> <p>Lots 175, 176 and 177 shall be subject to a three and 1/2 (3.50) foot wide Private Water Line easement in favor of lot 174</p> <p>Lots 176 and 177 shall be subject to a three and 1/2 (3.50) foot wide Private Water Line easement in favor of lot 175</p> <p>Lot 177 shall be subject to a three and 1/2 (3.50) foot wide Private Water Line easement in favor of lot 176</p> <p>A six (6) foot wide public utility easement abutting Tract "O" shall exist along the frontage of lots 175, 176 and 177</p>
177	<p>shall be subject to wall location and maintenance easements</p> <p>Lot 177 shall be subject to a three and 1/2 (3.50) foot wide Private Water Line easement in favor of lot 176</p> <p>Lots 176 and 177 shall be subject to a three and 1/2 (3.50) foot wide Private Water Line easement in favor of lot 175</p> <p>Lots 175, 176 and 177 shall be subject to a three and 1/2 (3.50) foot wide Private Water Line easement in favor of lot 174</p> <p>A six (6) foot wide public utility easement abutting Tract "O" shall exist along the frontage of lots 175, 176 and 177</p>
178	shall be subject to wall location and maintenance easements
179	shall be subject to wall location and maintenance easements
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181	Reciprocal access easements shall exist between and in favor of lots 160 and 161; lots 168 and 169; lots 181 and 182; lots 189 and 190; lots 197 and 198; and lots 205 and 206
182	Reciprocal access easements shall exist between and in favor of lots 160 and 161; lots 168 and 169; lots 181 and 182; lots 189 and 190; lots 197 and 198; and lots 205 and 206

Lot #	Notes
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205	Reciprocal access easements shall exist between and in favor of lots 160 and 161; lots 168 and 169; lots 181 and 182; lots 189 and 190; lots 197 and 198; and lots 205 and 206
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Impacted Area(s)	Notes
All homes next to Common Areas	A six (6) foot wide (three (3) feet on each lot) reciprocal maintenance easement shall exist on all common side boundary lines
All Streets (except Private)	A thirteen (13) foot wide public utility and sidewalk easement shall exist along the frontage of all lots and tracts (except Tract "I") abutting NW. Lapoloma Lane, N.W. Gold Canyon Lane, N.W. Camelback Lane, N.W. Chaparral Terrace, N.W. Diamondback Drive, N.W. Union Hills Terrace, N.W. Elk Run Drive, N.W. Oak Creek Drive, N.W. Emerald Canyon Drive, N.W. White Mountain Terrace, N.W. Silver Creek Place, N.W. Sidewinder Place, N.W. Continental Place, N.W. Bobcat Place, N.W. Legend Trail Place, N.W. Glenlakes Place, N.W. Greyhawk Drive, N.W. Arizona Drive, N.W. Desert Canyon Drive, N.W. Palmbrook Drive, N.W. Scottsdale Drive, N.W. Oak Creek Drive, N.W. Mesa View Lane, N.W. Tucson Street and N.W. 171st Avenue
All Streets (except Private)	A thirteen foot wide public utility and sidewalk easement shall exist along the frontage of all lots and tracts abutting public streets.
Cottage Homes	Fencing and gates shall be allowed in side yard setbacks of lots 127-249, 373-535, 550- 558, 564-565 and 567-571, inclusive *Note that fencing standards are the same for all homes after the final CCR Addendum
Homes abutting 174th	An eight (8) foot wide public utility and sidewalk easement shall exist along the frontage of all lots and tracts abutting NW 174th Avenue
Homes abutting Laidlaw, West Union & Tracts E, G & H	Lots adjacent to N.W. West Union Road, N.W. Laidlaw Road; N.W. 174th Avenue and Tracts "E", "G" and "H" may be impacted by noise from future road widening; and,
Homes abutting Common Areas	A six (6) foot wide (three (3) feet on each lot) reciprocal maintenance easement shall exist on all common side boundary lines
Walls (Boulder and Block)	The easements noted as W.M.E. (Wall Maintenance Easement) on the Arbor Ridge P.U.D. plats are for the benefit of the Arbor Ridge Homeowners Association
Wetlands	Various Open Space Tracts in the Arbor Ridge P.U.D contain protected wetlands which shall be owned and maintained by the Arbor Ridge Homeowners Association. Said Tracts are subject to permits issued by the United States, Department of the Army, Corps of Engineers and the State of Oregon, Division of State Lands, herein after referred to as "the permits". Said Tracts are also subject to the jurisdiction of Washington County