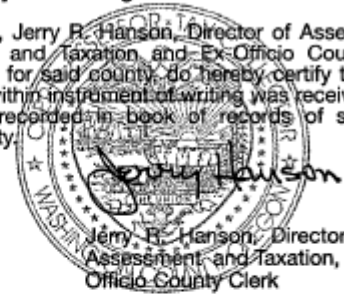


STATE OF OREGON }
County of Washington } SS

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



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*After Recording Return To:
West Hills Development Co.
15500 SW Jay Street
Beaverton, Oregon 97006*

ADDENDUM TO ARBOR RIDGE P.U.D:

**DECLARATION OF PROTECTIVE
COVENANTS, CONDITIONS AND RESTRICTIONS
ESTABLISHMENT OF A HOMEOWNERS ASSOCIATION,
DECLARATION OF INITIAL FEES**

CREATION OF ARBOR RIDGE No.6

Arbor Ridge No. 6 is the sixth Phase of Arbor Ridge a residential Planned Unit Development (P.U.D.) located in Washington County, Oregon. Arbor Ridge P.U.D. Phases 1, 2, 3, 4 and 5 are plats recorded in Washington County Deed Records as Documents No. 200007396, 200016528, 200040707, 2000080776, and 2000099943. Arbor Ridge No. 1, Arbor Ridge No. 2 Arbor Ridge No. 3, Arbor Ridge No. 4, Arbor Ridge No.5 and Arbor Ridge No. 6 are phases of a planned multi-phase development consisting of single family, multifamily owner and renter occupied housing. Arbor Ridge No. 6 consists of lots 530 through 571 inclusive and Tract "Y"

WHEREAS: The Declaration of Arbor Ridge P.U.D. (recorded in Washington County Deed Records as Document No. 2000007400 as amended by Document Numbers 2000080778, 2000099945) established that Declarant, at its sole discretion, could amend the Declaration to apply to subsequent phases of development.

WHEREAS: The Declarant reserved the right to amend the Declaration to reflect incorporation of additional land, additional and/or different provisions which reflect governmental, physical and market requirements as additional phases are approved and constructed in Arbor Ridge P.U.D.

WHEREAS: This Planned Unit Development is subject to the conditions of approval contained in Washington County Department of Land Use and Transportation Case Files No. 98-641-S/P/PD/DFR/DHA/D(CI); 99-256-MR; 99-454-MR/MS; 99-556-MR/M; 00-52-MR/M, 00-107-MOD and 00-155-S/PD/PLA/DHA; and, .

WHEREAS: Tract "Y" is subject to a public pedestrian and bicycle easement over its entirety; and

WHEREAS: Tracts "Y" is for use as open space; and,

WHEREAS: Tract "Y" shall be owned and maintained by the Arbor Ridge Homeowners Association; and,

WHEREAS: Tract "Y" is subject to storm, surface water drainage and detention easements over its entirety in favor of the Unified Sewerage Agency; and,

WHEREAS: A thirteen (13) foot wide public utility and sidewalk easement shall exist along the frontage of all lots and tracts abutting public streets.

WHEREAS: An eight (8) foot wide public utility and sidewalk easement shall exist along the frontage of all lots and tracts abutting NW 174th Avenue; and,

WHEREAS: The easements noted as W.M.E. on plats are for the benefit of the Arbor Ridge Homeowners Association; and,

WHEREAS: The easements noted as S.D.E. on plats are for the benefit of the Unified Sewerage Agency; and,

WHEREAS: There shall be no direct motor vehicle access onto N.W. 174th Avenue to or from any lot or tract in this P.U.D., except at access locations approved by Washington County; and,

WHEREAS: Declarant, by this document, declares that the "Declaration" shall be amended to include the herein contained terms; and,

NOW THEREFORE: by this document Declarant amends said "Declaration" as follows: Declarant hereby declares that Arbor Ridge P.U.D. property shall be held, sold and conveyed in accord with all applicable governmental ordinances and development agreements, obligations and the covenants and conditions restrictions, (CC&R'S), Homeowners Association Provisions (provisions) and the preceding "whereas" clauses, as amended by this document,. The terms of the CC&R'S and Provisions, and "whereas" clauses as herein amended shall inure to the benefit of each owner of property in Arbor Ridge P.U.D and shall be binding on all parties having any right, title or interest in Arbor Ridge P.U.D. property or any portion thereof, their heirs, successors and assigns. These CC&R'S, Provisions and "whereas" clauses shall run with and attach to the subject property and bind all the real property within Arbor Ridge P.U.D.

All terms contained in the original "Declaration" and subsequent amendments or addendum thereto recorded prior to recordation of this document, which are not altered by the terms of this document, shall remain in effect. If there is a conflict between the terms of this document and the original "Declaration" and subsequent amendments or addendum thereto, recorded prior to recordation of this document, the conflict shall be resolved by looking first to the terms of this document which shall be controlling. If

confusion still exists the resolution shall be based upon the intent of Declarant herein to have the obligations contained in the original "Declaration" apply to all lots in all phases of the Arbor Ridge P.U.D. unless specifically altered.

A. The "Declaration" shall now also apply to consists of lots 530 through 571 inclusive and Tract "Y". Said lots shall become part of the Arbor Ridge Homeowners Association with all rights and obligations which accompany membership in said Association.

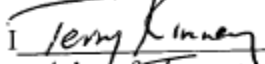
IN WITNESS WHEREOF, the undersigned, being Declarant herein, has hereunto set its hand the 4 day of June, 2001.

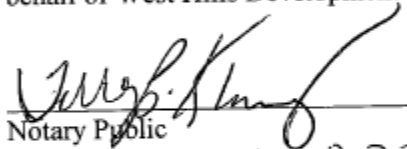
WEST HILLS DEVELOPMENT CO.

by 
DENNIS E. SACKHOFF, PRESIDENT

by 
WALTER E. REMMERS, VICE-PRESIDENT

State of Oregon }
 } SS.
County of Washington }

I  a Notary Public for the State of Oregon certify that on the 4 day of June, 2001, personally appeared before me Dennis E. Sackhoff and Walter E. Remmers who, being first duly sworn, did say that they are the officers herein named and do hereby acknowledge said instrument to be their free and voluntary act on behalf of West Hills Development Company, an Oregon Corporation.


Notary Public
My Commission Expires 3-7-2003

