

70-

DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE MEADOWS

This Declaration made this 30th day of July, 1991, by Jeffrey J. Frank and Carole J. Frank, tenants by the entirety and Columbia Investments, Ltd., an Oregon corporation (collectively, "Developer").

WITNESSETH

WHEREAS, Developer is the Owner of real property ("Real Property") in Clackamas County, Oregon, described as The Meadows, a Subdivision of record, recorded _____ 1991 in Plat Book _____, Pages _____, Document # _____, Clackamas County Records. Developer desires to create thereon a residential community with open spaces and other common facilities for the benefit of said community, and

WHEREAS, Developer desires to provide for the preservation of the values and amenities in said community and for the maintenance of the open spaces and other common facilities and, to this end desires to subject the Real Property to the covenants, restrictions, reservations and charges hereinafter set forth, each and all of which are declared to be for the benefit of said property and each and every Owner of any part thereof, and

WHEREAS, Developer has deemed it desirable to these ends to create an agency to implement certain of said covenants, restrictions, reservations and charges.

NOW, THEREFORE, Developer hereby declares that the property described above is and shall be held upon and conveyed subject to the covenants, restrictions, reservations and charges hereinafter set forth.

ARTICLE I

DEFINITIONS

Section 1. The following words and terms when used in this Declaration or any supplemental declaration shall have the following meanings:

a. "Association" shall mean and refer to an association whose membership shall be comprised of each of the Owners. The Association shall be either an unincorporated association or, at the election of the Association, an Oregon nonprofit corporation.

b. "Common Area" shall mean all real property owned by the Association from time to time for the common use and enjoyment of the Owners.

c. "Lot" shall mean and refer to any plot of land shown on any recorded subdivision map of the Properties with the exception of the Common Area.

d. "Member" shall mean and refer to every person or entity who holds membership in the Association.

e. "Open Spaces" shall mean that portion of the Common Area designated on the Plat as "Open Spaces."

f. "Owner" shall mean and refer to the record Owner, whether one or more persons or entities, of a fee simple title to any Lot which is part of the Properties, but excluding those having such interest merely as security for the performance of an obligation. As between a vendor and vendee under a land sale contract, the vendee shall be deemed the Owner.

2

g. "Plat" shall mean the final subdivision plat for the Property, filed concurrently herewith, for the subdivision commonly known as "The Meadows."

h. "Properties" shall mean and refer to such Properties as are subject to this Declaration and such additions thereto as may later be brought within the jurisdiction of this Declaration.

ARTICLE II
THE ASSOCIATION

Section 1. Membership. Every person or entity who is an Owner shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association. Ownership of such Lot shall be the sole qualification for membership.

Section 2. Voting Rights. The Association shall have two classes of voting membership.

Class A. Class A Members shall be all Owners with the exception of the Developer and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast respecting any Lot.

Class B. The Class B Member shall be the Developer and shall be entitled to three votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership.

Section 3. Delegation. The Association shall have the right and authority to delegate particular functions, duties and powers of the Association to particular Members or to boards or committees formed for such purposes.

ARTICLE III

PROPERTY RIGHTS IN THE COMMON AREA

Section 1. Owners' Easements of Enjoyment. Subject to the provisions of this Article III, every Owner shall have a right and easement of enjoyment in and to the Common Area and such easement shall be appurtenant to and shall pass with title to every Lot.

Section 2. Extent of Owners' Easements. The rights and easements of enjoyment created hereby shall be subject to the following:

- a. The right of the Association to promulgate rules permitting suspension of the voting rights and right to use Common Area recreational facilities by a Member for any period during which any assessment remains unpaid; and
- b. The right of the Association to dedicate or transfer all or any part of the Common Area to any municipal, county, state, federal or other public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the Members, provided that no such dedication or transfer or determination shall be effective unless an instrument agreeing to such dedication or transfer, signed by Members entitled to cast two-thirds (2/3) of the votes has been recorded, and unless written notice of the proposed agreement and action

thereunder is sent to every Member at least ninety (90) days in advance of any action taken.

c. The right of the Association to add or otherwise modify improvements within the Common Area, subject to Section 4 of this Article III.

Section 3. Tenants: Guests. Any Owner may delegate his right of enjoyment to the Common Area to his family, tenants and social guests.

Section 4. Open Spaces. The Open Spaces shall be left in substantially their natural state, except as otherwise may be approved by the City of Lake Oswego.

ARTICLE IV

MAINTENANCE OF THE COMMON AREA

Section 1. Association to Maintain and Insure. The Association shall be responsible for reasonable and necessary maintenance of the Common Area, except to the extent maintenance is the responsibility of public authorities. The Association may contract with third parties to provide some or all of such maintenance services. The Association shall further be responsible for maintaining such public liability insurance covering the Common Area as the Association from time to time deems necessary or appropriate.

Section 2. City's Rights. Should the Association fail to reasonably maintain the Common Area as required by applicable laws, regulations, rules or ordinances, the Owners recognize the right of the City of Lake Oswego to perform such reasonable maintenance, pursuant to applicable City procedures and standards, and to assess the cost of such maintenance against

5

each Owner pro rata in accordance with the share of such cost each such Owner would have borne had the maintenance been performed by the Association.

ARTICLE V

COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of Lien and Personal Obligation of Assessments. The Developer, for each Lot owned within the Properties, covenants and agrees, and each Owner of any Lot by acceptance of a deed therefore, whether it shall be expressed in such deed, is deemed to covenant and agree to pay the Association an annual assessment or charge (or monthly assessments at the discretion of the Association) and special assessments. The annual/monthly and special assessments shall be a charge on the land and shall be a continuing lien upon the Lot against which each such assessment or special assessment is made. Each such assessment and special assessment shall also be the personal obligation of the person who was the Owner of such Lot at the time when the assessment or special assessment fell due. The personal obligation for delinquent assessments shall not pass to successors in title unless expressly assumed by them.

Section 2. Purposes of Assessments. The assessments levied by the Association under this Declaration shall be used exclusively for the preservation, improvement and maintenance of the Common Area, including for the establishment and maintenance of appropriate reserves in connection therewith.

Section 3. Basis and Maximum of Assessments. Each Lot shall be subject to an annual assessment of not more than seventy dollars (\$70.00) per Lot. The Association shall fix the

Page 6 - DECLARATION OF COVENANTS AND RESTRICTIONS

6

annual/monthly assessment within such maximum amount and may raise or lower said assessment amounts within such maximum as the Association deems necessary in its discretion. Notwithstanding the above, the Association may change the maximum assessment, provided that such change shall have the assent of two-thirds (2/3) of the votes of the Members who are voting in person or by proxy, at a meeting duly called for this purpose, written notice of which shall be sent to all Members at least thirty (30) days in advance and which shall set forth the purpose of the meeting.

Section 4. Special Assessments for Capital Improvements.

In addition to the annual/monthly assessments authorized above, the Association may levy a special assessment, applicable to that year only or amortized over a course of years, for the purpose of defraying, in whole or in part, the costs of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of Members who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be sent to all Members at least thirty (30) days in advance and which shall set forth the purpose of the meeting.

Section 5. Uniform Rate of Assessment. Both annual/monthly and any special assessments shall be fixed at a uniform rate for all Lots, provided that the rates set for the Lots owned by the Developer shall be fixed at twenty-five percent (25%) of the assessment rate for other Lots. Notwithstanding the foregoing, if costs are incurred by the Association for repair of the Common

Page 7 - DECLARATION OF COVENANTS AND RESTRICTIONS

Area and such repairs are necessitated by the misuse of the Common Area by particular Owners or their families, guests or tenants, the Association may specially assess the cost of such repairs directly against such Owners.

Section 6. Quorum for Any Action Authorized Under Sections 3 and 4. The quorum required for any action authorized by Sections 3 and 4 hereof shall be as follows:

a. At the first meeting called of the Association, the presence at the meeting of Members, or of proxies, entitled to cast 60% of all the votes of the Association shall constitute a quorum. If the required quorum is not present, another meeting may be called, subject to the same notice requirements, and the required quorum at such subsequent meeting shall be one-half (1/2) of the required quorum of the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section 7. Date of Commencement of Annual/Monthly Assessments: Due Dates. The annual/monthly assessments provided for herein shall commence as to all Lots on the first day of the month following conveyance of the first lot to an Owner which is subject to this Declaration. The Association shall fix the amount of the annual/monthly assessment at least thirty (30) days in advance of said commencement date and any change in the annual/monthly assessment levy shall be fixed by the Association at least thirty (30) days in advance of the commencement of the changed assessment amount. Written notice of the assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Association. The Association shall,

upon demand, and for reasonable charge, furnish a certificate signed by a duly appointed agent or officer of the Association setting forth whether the assessments on the specified Lot have been paid. A properly executed certificate of the Association as to the status of assessments on a Lot is binding upon the Association as of the date of its issuance.

Section 8. Effect of Nonpayment of Assessment: Remedies of the Association. If any assessment is not paid when due, then such assessment (including interest thereon and costs of collection thereof as hereinafter provided), shall become delinquent and shall become a continuing lien on the Lot which shall bind such Lot in the hands of the then Owner, his heirs, devisees, personal representatives and assigns. The personal obligation of the then Owner to pay such assessment, however, shall remain his personal obligation and shall not pass to his successors in title unless expressly assumed by them.

If the assessment is not paid within thirty (30) days after the date it becomes delinquent, the assessment shall bear interest from the date of delinquency at the rate of 18% per annum or, if less, the maximum rate of interest, if any, permitted under applicable law. Such interest shall be treated as part of the assessment for the purposes of application of this Declaration. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the Lot, or both, and there shall be added to the amount of the assessment the costs of preparing and filing the complaint in such action, and in the event judgment is obtained, such judgment shall include interest on the assessment as

provided above and reasonable attorney fees incurred at trial and any review and appeal, to be fixed by the court, together with the costs of the action. No Owner may escape liability for the assessments provided for herein by non-use of the Common Area or of his Lot.

Section 9. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first priority security interest in a Lot, and to any other financing which the Association, at its election, chooses to make such lien subordinate. Sale or transfer of any Lot shall not affect the assessment lien. No foreclosure sale or transfer shall relieve the foreclosure purchaser from liability for any assessments thereafter becoming due or relieve the Lot from the lien thereof.

Section 10. Exempt Property. The following Property subject to the Declaration shall be exempt from the assessment charges and liens created herein.

- a. The Common Area.
- b. All portions of the Properties dedicated and accepted by any local public authority and devoted to public use.

ARTICLE VI

GENERAL PROVISIONS

Section 1. Duration. The covenants and restrictions of this Declaration shall run with and bind the land, shall inure to the benefit of the Association or the Owner of any land subject to this Declaration, their respective legal representatives, heirs, successors and assigns for a term of twenty (20) years from the date this Declaration is recorded, after which time said

covenant shall be automatically extended for successive periods of ten (10) years unless an instrument terminating these covenants and restrictions signed by the then Owners of seventy-five percent (75%) of the Lots has been recorded prior to the commencement of any ten (10) year period.

Section 2. Amendments. These covenants and restrictions may be amended by an instrument signed and acknowledged by the Owners of not less than seventy-five percent (75%) of the Lots and approved by the City of Lake Oswego. Any amendment must be recorded in the official records of Clackamas County.

Section 3. Notices. Any notice required to be sent to any Member or Owner under the provisions of this Declaration shall be deemed to have been properly sent when mailed to the last known address of the person who appears as Member or Owner on the records of the Association at the time of such mailing.

Section 4. Additional Restrictions. Developer, on its own behalf and on behalf of each of the Owners, reserves the right to promulgate and declare additional covenants, restrictions and guidelines applicable to the Properties including, without limitation, architectural review and control procedures, so long as the same do not conflict with any provision of this Declaration, and do not conflict with applicable governmental standards of the City of Lake Oswego.

Section 5. Waiver. Failure by the Association to enforce any lien or to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 6. Severability. Invalidation of any provision of this Declaration by judgment or court order shall in no way affect any other provisions, which shall remain in full force and effect.

Section 7. Special Provision. Notwithstanding any other provision of this Declaration, at or prior to the time of any expiration or termination of this Declaration by the Owners, the Owners shall adopt a successor declaration, bylaws, or other agreement or instrument as necessary to cause continuing compliance of the real property subject to this Declaration with the requirements of City of Lake Oswego Section 48-480, as in effect at the time of such expiration or termination.

IN WITNESS WHEREOF, the undersigned, being the Developer, has hereunto set its hand this 30th day of July, 1991.

JOINT VENTURERS

Jeffrey J. Frank
Jeffrey J. Frank
Joint Venturee

Carole J. Frank
Carole J. Frank
Joint Venturee

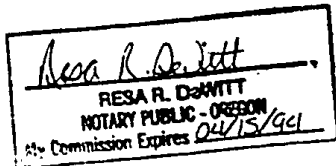
COLUMBIA INVESTMENTS, LTD., an Oregon corporation

By P.A. Leinweber
P.A. Leinweber
Senior Vice President
Joint Venturee

STATE OF OREGON)
County of Multnomah) ss.

The foregoing instrument was acknowledged before me on this 30th day of July, 1991 by Jeffrey J. Frank.

Resa R. DeWitt
Notary Public for Oregon
My Commission Expires: 02/15/94



STATE OF OREGON)
County of Multnomah) ss.

The foregoing instrument was acknowledged before me on this 30th day of July, 1991 by Carole J. Frank.

Resa R. DeWitt
RESA R. DEWITT
NOTARY PUBLIC - OREGON
Expires 04/15/94

Resa R. DeWitt
Notary Public for Oregon
My Commission Expires: 04/15/94

STATE OF OREGON)
County of Multnomah) ss.

The foregoing instrument was acknowledged before me on this 30th day of July, 1991 by P.A. Leineweber, who is the Senior Vice President of Columbia Investments, Ltd., an Oregon corporation, on behalf of the corporation.

Resa R. DeWitt
Notary Public for Oregon
My Commission Expires: 04/15/94

W122/11/0146/06

Resa R. DeWitt
RESA R. DEWITT
NOTARY PUBLIC - OREGON
Expires 04/15/94

STATE OF OREGON)
County of Clackamas) ss.
I, John Kauffman, County Clerk, for the County of Clackamas do hereby certify that the instrument of writing was received for recording in the records of said County at

91 JUL 31 P11 3: 57



Witness my hand and seal this 30th day of July, 1991.
John Kauffman
JOHN KAUFFMAN
County Clerk
Recording Certificate
CCP No. 91 38043

58
1

**SUPPLEMENTAL DECLARATION OF COVENANTS AND
RESTRICTIONS FOR THE MEADOWS**

This SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE MEADOWS (this "Supplemental Declaration") is made this ~~31st~~ day of December, 1991, by Columbia Investments, Ltd., an Oregon corporation ("Developer").

WITNESSETH:

WHEREAS, Developer is the owner of certain real property located in Clackamas County, Oregon, described as The Meadows, a subdivision of record, recorded on July 31, 1991, in Plat Book 96, page 8, document no. 2496, Clackamas County Records, having acquired the interests of Jeffrey J. Frank and Carole J. Frank therein; and

WHEREAS, Developer has previously adopted that certain Declaration of Covenants and Restrictions for The Meadows, dated July 30, 1991, and recorded on July 31, 1991, as document no. 91-38043, Clackamas County Records (the "Original Declaration"); and

WHEREAS, Developer reserved the right pursuant to the Original Declaration to promulgate and declare additional covenants, restrictions, and guidelines applicable to the Properties (as defined in Article I(f)), including, without limitation, architectural review and control procedures; and

WHEREAS, Developer desires to supplement the Original Declaration by adopting certain additional covenants, restrictions, reservations, and charges in order to foster a common scheme within the Properties and to protect and promote the appearance and condition of the Properties and any improvements thereon.

NOW, THEREFORE, Developer hereby declares that the Properties and any portion thereof are and shall be held upon and conveyed subject to the covenants, restrictions, reservations, and charges set forth in this Supplemental Declaration.

ARTICLE I

DEFINITIONS

The following words and terms when used in this Supplemental Declaration shall have the following meanings:

- a. "Architectural Design Review Committee" shall mean the committee charged with conducting the review described in Article II. The Architectural Design Review Committee may be appointed by Developer prior to formation of the Association and, upon formation of the Association, shall be appointed by the

FIDELITY NATIONAL TITLE: 517817-111

91 66919

Board of Directors of the Association. The Board of Directors of the Association itself shall serve as the Architectural Design Review Committee in the event it fails to appoint such a committee.

b. "Association" shall mean and refer to an association whose membership shall be comprised of each of the Owners. The Association shall be either an unincorporated association or, at the election of the Association, an Oregon nonprofit corporation.

c. "Common Area" shall mean all real property owned by the Association from time to time for the common use and enjoyment of the Owners.

d. "Lot" shall mean and refer to any plot of land shown on any recorded subdivision map of the Properties, with the exception of the Common Area.

e. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of fee simple title to any Lot which is part of the Properties, but excluding those having such interest merely as security for the performance of an obligation. As between a vendor and vendee under a land sale contract, the vendee shall be deemed the Owner.

f. "Properties" shall mean and refer to such properties as are subject to the Original Declaration, as supplemented by this Supplemental Declaration or as otherwise amended, and such additions to such properties as may later be brought within the jurisdiction of the Original Declaration, as supplemented by this Supplemental Declaration or as otherwise amended.

ARTICLE II

ARCHITECTURAL DESIGN REVIEW COMMITTEE

Section 1. Required Review. No structure or improvement, whether residence, accessory building, garage, tennis court, swimming pool, antenna, flagpoles, fences, walls, exterior lighting or other improvement, shall be constructed or maintained upon any portion of the Properties and no alteration or painting to the exterior of a structure within the Properties shall be made and no material front-yard landscaping of a Lot performed, unless complete plans and specifications therefor, showing, without limitation, the exterior design, height, building material and color scheme thereof and providing sufficient detail to permit a reasonable determination of the nature, style, and finish of the completed improvement, shall have been submitted to (at such address as it shall from time to time designate), and approved in writing by, the Architectural Design Review Committee. Plans for any material rear-yard landscaping of Lots, the rear area of which adjoins the Common Area, shall also be submitted to, and require the approval of, the Architectural

2

Design Review Committee. No construction or maintenance (or activity related to construction or maintenance) of any such structure or improvement shall be commenced prior to the issuance of approval in writing therefor by the Architectural Design Review Committee. Any submission to the Architectural Design Review Committee shall be made by hand delivery or by certified mail, postage prepaid, return receipt requested.

Section 2. Composition of Committee. The Architectural Design Review Committee shall be composed of between one and three representatives if appointed by Developer and of three or more representatives if appointed by the Board of Directors of the Association. The Architectural Design Review Committee may, in its sole discretion, withhold its approval of any proposed improvement submitted to it. In the event the Architectural Design Review Committee fails to approve or disapprove a proposed improvement within thirty (30) days after plans and specifications therefor have been submitted to it, its approval will be deemed to have been granted.

Section 3. Action by Committee. If the Architectural Design Review Committee consists of more than one member, a majority of the members of such Committee shall have the power to act on behalf of such Committee. The Architectural Design Review Committee may render its decision only by written instrument setting forth the action taken by the member(s) consenting thereto.

Section 4. Scope of Review. The scope of the Architectural Design Review Committee's review is not intended to include any review or analysis of structural, geophysical, engineering or other similar considerations. Neither the Architectural Design Review Committee nor any member thereof shall be liable to any Owner, occupant, builder, or invitee for any damage, loss or prejudice suffered or claimed on account of any action or failure to act of the Architectural Design Review Committee or a member thereof, provided only that the member has, in accordance with the actual knowledge possessed by the Architectural Design Review Committee or by such member, acted in good faith.

Section 5. Indemnity; Compliance with Laws. Each Owner shall indemnify and hold harmless the Architectural Design Review Committee, the Association, and Developer from and against any loss, liability, damage, cost, or expense, including reasonable attorneys' fees, sustained or incurred by any such person or entity and arising from or related to the construction or maintenance of a structure or improvement by or on behalf of such Owner. Each Owner, and such Owner's contractors, subcontractors, agents, employees, and invitees, shall comply with any and all governmental regulations, codes, and ordinances governing the construction or maintenance of improvements.

Section 6. No Waiver. Consent by the Architectural Design Review Committee to any matter proposed to it or within its jurisdiction shall not be deemed to constitute a precedent or waiver impairing its right to withhold approval as to any similar matter thereafter proposed or submitted to it for consent.

Section 7. Revocation of Approval. The Architectural Design Review Committee's consent to any proposed improvement shall automatically be revoked one year after issuance unless construction of the work approved has been commenced or the Owner has applied for and received an extension of time from the Architectural Design Review Committee.

Section 8. Inspection. The Architectural Design Review Committee may, through its authorized agents or employees, after reasonable notice and during normal business hours or at any other reasonable time, enter any portion of the Properties and inspect any and all construction activity or maintenance work thereon to determine compliance with the terms of this Supplemental Declaration.

Section 9. Termination or Modification of Improvements. The Architectural Design Review Committee may direct that any construction or maintenance work or related activity not specifically authorized pursuant to this Article II or not undertaken in strict compliance with the terms or conditions of prior authorization by such Committee be terminated immediately or changes or corrections be made so as to make such construction or maintenance work comply with the terms and conditions of such prior authorization. The Owner of the Lot that is the subject of such a directive from the Architectural Design Review Committee shall promptly give effect to such directive at that Owner's expense. In the event the Owner fails to give effect promptly to such directive, the Architectural Design Review Committee may, in its discretion, cause the directed action(s) to be taken and may assess the costs of such action(s) against the Lot upon which such action(s) are taken, and such costs shall be added to and become part of the annual/monthly charge to which such Lot is subject under the Original Declaration, except that payment for any work performed pursuant to this Article II shall be due on presentation to the Owner, either in person or by regular mail, of the invoice therefor. For the purpose solely of giving effect to such directive, the Architectural Design Review Committee shall have the right, through its duly authorized agents or employees, after reasonable notice to the Owner, to enter upon that Owner's Lot during normal business hours or at any other reasonable time. Persons conducting such entry or the inspection described in Section 8 of this Article shall not be deemed to be guilty of trespass in the course of performing such duties or other activities related thereto.

ARTICLE III

EXTERIOR MAINTENANCE

Section 1. Maintenance of Lots. The structures and grounds of each Lot shall be maintained in a neat and attractive manner. Upon an Owner's failure to so maintain his Lot, the Board of Directors of the Association may, at its option, after giving the Owner thirty (30) days written notice, have the grass, weeds and vegetation on such lot cut when and as often as is necessary in its judgment, and have dead trees, shrubs and plants removed from such Lot.

Section 2. Repair of Structures by Association. Upon an Owner's failure to maintain the exterior of any structure in good repair and appearance, the Board of Directors may, at its option, after giving the Owner three (3) months written notice, make repairs and improve the appearance thereof in a reasonable and workmanlike manner.

Section 3. Assessment of Costs. The costs of the maintenance and repairs referred to in Sections 1 and 2 of this Article III shall be assessed against the Lot upon which such maintenance is performed and shall be added to and become part of the annual/monthly maintenance or charge to which such Lot is subject under the Original Declaration, except that payment for any work performed pursuant to this Article III shall be due on presentation to the Owner, either in person or by regular mail, of the Association's invoice therefor.

Section 4. Access at Reasonable Hours. For the purpose solely of performing the maintenance or repairs referred to in Sections 1 and 2 of this Article III, the Association, through its duly authorized agents or employees, shall have the right, after reasonable notice to the Owner, to enter upon any Lot during normal business hours or at any other reasonable time. Persons conducting such entry shall not be deemed to be guilty of trespass in the course of performing such duties or other activities related thereto.

ARTICLE IV

COMMON SCHEME RESTRICTIONS

The following restrictions are imposed as a common scheme upon each Lot and upon the Common Area for the benefit of each other Lot and the Common Area and may be enforced by the Association or any Owner:

Section 1. Residential Use. No Lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any Lot other than one detached

single-family dwelling not to exceed two stories in height and an attached private garage for no fewer than two (2) cars.

Section 2. Minimum Areas. The ground floor area of the main structure on any Lot, exclusive of one-story open porches and garages, shall not be less than 1500 square feet for a one-story dwelling or less than 1000 square feet for a two-story dwelling. The total living area of a multi-level dwelling shall not be less than 1800 square feet.

Section 3. Standards for Improvements. Each Owner shall comply with the following standards with respect to any house, building or structure erected, constructed or maintained on the Properties:

- a. Double-wall construction shall be performed.
- b. Cedar, stucco, L.P. bevel or brick exterior siding materials shall be used.
- c. Roof materials shall be tile, cedar shake or shingle.
- d. Landscaping of the front yard must be completed within four (4) months from the time the dwelling is completed.
- e. Window frames shall be either bronze tone, white aluminum, white vinyl or wood. No mill grade aluminum frames will be permitted.

Any exceptions to these requirements requires the prior approval of the Architectural Design Review Committee. Nothing in this Section 3 is intended to limit the requirements for review of improvements described in Article II.

Section 4. Street Trees. All owners shall comply with City of Lake Oswego ordinances or regulations regarding the planting of street trees. Once planted, street trees may not be removed except by written permission from the City of Lake Oswego even if trees have been planted outside of a right of way.

Section 5. Nuisances. No noxious or offensive activity shall be carried on upon any Lot or the Common Area, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the surrounding neighborhood.

Section 6. Parking. Parking of boats, trailers, motorcycles, one ton or larger trucks, truck-campers or similar vehicles or equipment shall not be allowed on any part of the Properties or upon any rights of way adjacent thereto, excepting those parked in a residential driveway for not more than seven (7) consecutive days or within the confines of an enclosed garage

or storage port or behind a screening fence or shrubbery which shall in no event project beyond the front walls of any dwelling or garage.

Section 7. Vehicles in Disrepair. No Owner shall permit any vehicle which is owned or leased by such Owner, his family members, invitees, agents, or contractors and is in an extreme state of disrepair to be abandoned or to remain parked upon any Lot or on the Common Area or on any right of way for a period in excess of forty-eight (48) hours. A vehicle shall be deemed to be in an "extreme state of disrepair" when its presence offends the occupants of the surrounding neighborhood.

Section 8. Fencing. As defined in this Section 8, "fences" shall include any barrier or wall other than natural living organic vegetation, including trees and shrubs. Plantings or sight-obscuring fences on any Lot shall not exceed four (4) feet in height in the front yard or on side lot lines forward of the building line with the greatest setback on the Lot or the adjoining Lot. The maximum height of a sight-obscuring fence located on the remainder of the Lot shall be six (6) feet. Fences shall be well-constructed of fencing materials not detracting from the appearances of the dwelling structures located on adjacent Lots or unreasonably offensive to the owners or occupants thereof. Chain link or similar fences are expressly prohibited.

Section 9. Signs. No signs shall be erected on any Lot except for one "for sale" sign, not exceeding twenty-four (24) inches in height or thirty-six (36) inches in length, placed by or on behalf of the Owner or Developer. This restriction shall not prohibit the temporary placement of "political" signs on any Lot by the Owner, or the placement of a professional sign by Developer. All signs must comply with City of Lake Oswego sign ordinances.

Section 10. Temporary Structures. No structures of a temporary character, trailer, basement, shack, garage, barn or other outbuilding shall be used on any Lot at any time as a residence, whether temporarily or permanently. The use of tents for recreational purposes will be limited to seven (7) consecutive days.

Section 11. Waste Disposal. No Lot or portion of the Common Area shall be used or maintained as a disposal site for refuse. Trash, garbage or other waste shall be kept in clean and sanitary containers and out of public view pending removal.

Section 12. Utilities. All plumbing facilities shall comply with the requirements of the plumbing code of the City of Lake Oswego. No outdoor overhead wire or service drop for the distribution of electric energy or for telecommunication purposes, nor any pole, tower or other structure supporting such

outdoor overhead wires, shall be erected, placed or maintained within any Lot. All Owners shall use underground service wires to connect their premises and the structures built thereon to the underground electric or telephone utility facilities provided for the Properties.

Section 13. Other Improvements. Exterior antennae shall not be placed upon the roof of any structure on any Lot. Clotheslines and other service facilities shall be screened so as not to be visible from the street or other Lots. Antenna satellite dishes are not allowed on any Lot.

Section 14. Animals. No animals, livestock or poultry of any kind shall be raised, bred or kept or permitted within any Lot or on the Common Area without the prior written approval of the Association, other than a reasonable number of household pets which are not kept, bred or raised for commercial purposes and which are reasonably controlled within the Lot of the owner thereof so as not to be a nuisance. Any inconvenience, damage or unpleasantness caused by such animals shall be the responsibility of the owner thereof.

ARTICLE V

ADDITIONAL RULES AND REGULATIONS

Section 1. Remedies. The Board of Directors of the Association, the Architectural Design Review Committee, and any Owner (with respect to the restrictions contained in Article IV) may pursue any remedy available at law, in equity and/or pursuant to this Supplemental Declaration, in connection with a violation of the covenants and restrictions contained in this Supplemental Declaration.

Section 2. Additional Rules and Regulations. The Board of Directors may, from time to time, adopt additional bylaws, rules, or regulations governing the use of the Properties and the conduct of the residents and guests therein, including, without limitation, the imposition of reasonable fines or other penalties for violations of the covenants and restrictions contained in this Supplemental Declaration.

ARTICLE VI

GENERAL PROVISIONS

Section 1. Duration. The covenants and restrictions contained in this Supplemental Declaration shall run with and bind the land and shall inure to the benefit of the Association or the Owner of any land subject to this Supplemental Declaration, their respective legal representatives, heirs, successors and assigns for a term of twenty (20) years from the date this Supplemental Declaration is recorded, after which time

such covenants and restrictions shall be automatically extended for successive periods of ten (10) years unless an instrument terminating these covenants and restrictions signed by the then Owners of seventy-five percent (75%) of the Lots has been recorded prior to the commencement of any such ten (10) year period.

Section 2. Amendments. The covenants and restrictions contained in this Supplemental Declaration may be amended only by an instrument signed and acknowledged by the Owners of not less than seventy-five percent (75%) of the Lots. Any amendment must be recorded in the official records of Clackamas County.

Section 3. Notices. Any notice required to be sent to any Owner under the provisions of this Supplemental Declaration shall be deemed to have been properly sent when mailed to the last known address of the person or entity who appears as Owner on the records of the Association at the time of such mailing.

Section 4. Waiver. Failure by the Architectural Design Review Committee or the Association to enforce any covenant or restriction contained in this Supplemental Declaration shall in no event be deemed a waiver of the right to do so thereafter.

Section 5. Severability. Invalidation of any provision of this Supplemental Declaration by judgment or court order shall in no way affect any other provisions, which shall remain in full force and effect.

Section 6. Recovery of Costs and Expenses. If a suit, action, or other proceeding of any nature whatsoever (including any proceeding under the U.S. Bankruptcy Code) is instituted to enforce any rights or obligations contained in this Supplemental Declaration, the prevailing party shall be entitled to recover all fees, costs, and expenses actually incurred and reasonably necessary in connection therewith, including attorneys' fees, as determined by the court at trial or on any appeal or review, in addition to all other amounts provided by law.

IN WITNESS WHEREOF, the undersigned, the Developer, has hereunder set its hand this 30th day of December, 1991.

COLUMBIA INVESTMENTS, LTD., an
Oregon corporation, Joint Venturee

By P.A. Leineweber
P.A. Leineweber
Vice President

STATE OF OREGON)
) ss.
County of Multnomah)

The foregoing instrument was acknowledged before me on this 30th day of December, 1991 by P.A. Leineweber, who is the Vice President of Columbia Investments, Ltd., an Oregon corporation, on behalf of the corporation.

Elizabeth L. Haugen
Notary Public for Oregon
My Commission Expires 7-17-93



STATE OF OREGON } ss.
County of Clatsamas }
I, John Kauffman, County Clerk, for the County of Clatsamas, do hereby certify that the instrument of writing was received for recording in the records of said county at

91 DEC 31 PM 12:16



Witness by hand and seal affixed
John Kauffman
JOHN KAUFFMAN
County Clerk

Recording Certificate
CCP-44 (Rev. 7/91)
91-66919

15

**AMENDMENT TO DECLARATION
OF COVENANTS AND
RESTRICTIONS FOR THE MEADOWS**

This AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE MEADOWS (this "Amendment") is made this 30th day of March, 1992, by Columbia Investments, Ltd., an Oregon corporation ("Developer").

WITNESSETH:

WHEREAS, Developer is the owner of certain real property located in Clackamas County, Oregon, described as The Meadows, a subdivision of record, recorded on July 31, 1991, in Plat Book 96, page 8, document No. 2946, Clackamas County Records, having acquired the interest of Jeffrey J. Frank and Carole J. Frank therein; and

WHEREAS, Developer has previously adopted that certain Declaration of Covenants and Restrictions for The Meadows, dated July 30, 1991, and recorded on July 31, 1991, as document no. 91-38043, Clackamas County Records (the "Original Declaration"); and

WHEREAS, Developer has previously adopted that certain Supplemental Declaration of Covenants and Restrictions for The Meadows, dated December 30, 1991, and recorded on December 31, 1991, as Document No. 91-66919, Clackamas County Records (the "Supplemental Declaration"); and

WHEREAS, the Original Declaration may be amended by an instrument signed and acknowledged by the Owners of not less than 75% of the Lots (as such terms are defined in the Original Declaration) and approved by the City of Lake Oswego; and

WHEREAS, Developer, as the Owner of more than 75% of the Lots, desires to amend the Original Declaration by adopting certain additional covenants and restrictions affecting the Properties (as defined in the Original Declaration).

NOW, THEREFORE, Developer hereby declares that the Properties and any portion thereof are and shall be held upon and conveyed subject to the covenants, restrictions, reservations, and charges set forth in the Original Declaration, as supplemented by the Supplemental Declaration and as amended by this Amendment.

1. Definitions. Except to the extent expressly provided in this Amendment, capitalized terms used in this Amendment shall have the meanings given therefor in the Original Declaration.

2. Conversion of Class B Membership. Article II, Section 2 of the Original Declaration is hereby amended by deleting the last two sentences thereof and substituting therefor the following:

92 18705

"The Class B member shall be Developer and shall be entitled to five votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership upon the earlier of (a) the date on which Developer first has title to only one Lot within the Properties, or (b) the date on which Developer elects, in its sole discretion, to relinquish control of the Association, as evidenced by a supplemental declaration recorded in the Clackamas County Records."

3. Commencement of Assessments. Article V, Section 7 of the Original Declaration is hereby amended by deleting the first sentence thereof and substituting therefor the following: "The annual/monthly assessments provided for herein shall commence as to all Lots on a date to be designated by the Association."

4. Amendments. Article VI, Section 2 of the Original Declaration is hereby amended by deleting the existing text in its entirety and substituting therefor the following:

"Prior to the conversion of the Class B membership to Class A membership, these covenants and restrictions may be amended at any time and from time to time by an instrument signed and acknowledged by Developer and approved by the City of Lake Oswego. After the conversion of the Class B membership to Class A membership, these covenants and restrictions may be amended by an instrument signed and acknowledged by the Owners of not less than seventy-five percent (75%) of the Lots and approved by the City of Lake Oswego. Any amendment must be recorded in the official records of Clackamas County."

5. Effect of Amendment. Except to the extent expressly provided herein, the Original Declaration, as supplemented by the Supplemental Declaration, remains unamended and in full force and effect.

IN WITNESS WHEREOF, the undersigned, the Developer, has hereunder set its hand this 30th day of March, 1992.

COLUMBIA INVESTMENTS, LTD, an
Oregon corporation

By: P.A. Laineuber
P.A. Laineuber, Vice President

APPROVED:

CITY OF LAKE OSWEGO

By: Walt K. / 2

Its: _____

STATE OF OREGON)
County of Multnomah) ss.

The foregoing instrument was acknowledged before me on this 30th day of March, 1992, by P.A. Laineveber, who is the Vice President of Columbia Investments, Ltd., an Oregon corporation, on behalf of the corporation.

Reba R. Dewitt
REBA R. DEWITT
NOTARY PUBLIC - OREGON
My Commission Expires 04/15/94

Reba R. Dewitt
Notary Public for Oregon
My Commission Expires: 04/15/94

pg\GDC\Columbia\Am.130

STATE OF OREGON }
County of Clackamas } ss.
I, John Kauffman, County Clerk, for the County of Clackamas, do hereby certify that the instrument of writing was received for recording in the records of said county at

92 APR - 1 AM 11:30



Witness my hand and seal this
John Kauffman
JOHN KAUFFMAN
County Clerk

Recording Certificate
CC-14 (9/11)
92 18705

3

15

THIS DOCUMENT IS BEING RERECORDED TO
CORRECT NAME OF PARTY ONLY

AMENDMENT TO SUPPLEMENTAL DECLARATION
OF COVENANTS AND
RESTRICTIONS FOR THE MEADOWS

Name of Party : ~~COLUMBIA INVESTMENTS CO. LTD.~~
 THE MEADOWS AT WESTLAKE LIMITED PARTNERSHIP,
 an Oregon limited partnership

After Recording
 Return to : Gary D. Cole
 Ball, Janik & Novack
 1100 One Main Place
 101 S.W. Main Street
 Portland, Oregon 97204-3274

The True and
 Actual Consideration: \$-0-

Tax Statement Should
 be Sent to : Columbia Investments, Ltd.
 121 S.W. Morrison Street
 Suite 900
 Portland, Oregon 97204

**AMENDMENT TO SUPPLEMENTAL DECLARATION
OF COVENANTS AND
RESTRICTIONS FOR THE MEADOWS**

This AMENDMENT TO SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE MEADOWS (this "Amendment") is made this 27th day of July, 1992, by the Meadows at Westlake Limited Partnership, an Oregon limited partnership ("Developer").

WITNESSETH:

WHEREAS, Developer is the owner of certain real property located in Clackamas County, Oregon, described as The Meadows, a subdivision of record, recorded on July 31, 1991, in Plat Book 96, page 8, document No. 2946, Clackamas County Records, having acquired the interest of Columbia Investments, Ltd. therein; and

WHEREAS, Developer's predecessor in interest has previously adopted that certain Declaration of Covenants and Restrictions for The Meadows, dated July 30, 1991, and recorded on July 31, 1991, as Document No. 91-38043, Clackamas County Records, as amended by an Amendment to Declaration of Covenants and Restrictions for the Meadows, dated March 30, 1992, and recorded on April 1, 1992, as Document No. 92-18705, Clackamas County Records (the "Original Declaration"); and

WHEREAS, Developer's predecessor in interest has previously adopted that certain Supplemental Declaration of Covenants and Restrictions for The Meadows, dated December 30, 1991, and recorded on December 31, 1991, as Document No. 91-66919, Clackamas County Records (the "Supplemental Declaration"); and

WHEREAS, the Supplemental Declaration may be amended by an instrument signed and acknowledged by the Owners of not less than 75% of the Lots; and

WHEREAS, Developer, as the Owner of more than 75% of the Lots, desires to amend the Supplemental Declaration by adopting certain additional covenants and restrictions affecting the Properties.

NOW, THEREFORE, Developer hereby declares that the Properties and any portion thereof are and shall be held upon and conveyed subject to the covenants, restrictions, reservations, and charges set forth in the Supplemental Declaration, as amended by this Amendment.

1. Definitions. Except to the extent expressly provided in this Amendment, capitalized terms used in this

2

Amendment shall have the meanings given therefor in the Supplemental Declaration.

2. Fencing. Article IV, Section 8 of the Supplemental Declaration is hereby amended by adding thereto the following:

"All fences adjoining a public street or road and located in the back yard area of any Lot shall be six (6) feet in height, the lower five (5) feet of which shall be constructed of 1" by 6" cedar and the remaining one (1) foot of which shall be of lattice construction. All fences located on or adjacent to a boundary between Lots shall be constructed of 1" by 6" cedar exclusively. All fences shall be installed to correspond to the configuration of any previously installed, adjacent fencing."

3. Effect of Amendment. Except to the extent expressly provided herein, the Supplemental Declaration remains unamended and in full force and effect.

IN WITNESS WHEREOF, the undersigned, the Developer, has hereunder set its hand this 27th day of July, 1992.

THE MEADOWS AT WESTLAKE LIMITED PARTNERSHIP, an Oregon limited partnership

By: Columbia Investments, Ltd., General Partner

By: P.A. Leineweber
P.A. Leineweber, Vice President

STATE OF OREGON)
County of Multnomah) ss.

The foregoing instrument was acknowledged before me on this 27th day of July, 1992, by P.A. Leineweber, who is the Vice President of Columbia Investments, Ltd., an Oregon corporation, the General Partner of The Meadows of Westlake Limited Partnership, an Oregon limited partnership, on behalf of the partnership.

RESA R. DOWITT
RESA R. DOWITT
NOTARY PUBLIC - OREGON
My Commission Expires 04/15/94
pg:\dgc\columbia\Amend.727

RESA R. DOWITT
Notary Public for Oregon
My Commission Expires: 04/15/94

3
2

STATE OF OREGON)
County of Clatsop) ss.
I, John Kauffman, County Clerk for the County of Clatsop, do hereby certify that the instrument of writing was recorded for recording in the records of said county at
92 AUG -4 PM 1:00
COUNTY OF CLATSOP STATE OF OREGON
Witness my hand and official seal this 4th day of August, 1992.
JOHN KAUFFMAN
County Clerk
47997

STATE OF OREGON
County of Clackamas

45

I, John Kauffman, County Clerk for the County of Clackamas, do hereby certify that the instrument of which this is a copy is on file in the records of said County.

92 AUG 11 PM 1:28



Witness my hand and official seal this 11th day of August, 1992.
John Kauffman
JOHN KAUFFMAN
County Clerk

RECORDING CENTER
CCP #41992
92-49482

4

10
After recording return to:
BALL, JANIK & NOVACK
Attn: Gary D. Cole, Esq.
1100 One Main Place
101 SW Main Street
Portland, OR 97204

SUPPLEMENT TO DECLARATION OF
COVENANTS AND RESTRICTIONS
FOR THE MEADOWS

THIS SUPPLEMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE MEADOWS (this "Supplement") is made this 4th day of May, 1994 by THE MEADOWS AT WESTLAKE LIMITED PARTNERSHIP, an Oregon limited partnership ("Declarant").

Recitals:

WHEREAS, Declarant is the owner of certain real property located in Clackamas County, Oregon, described as The Meadows, a subdivision of record, recorded on July 31, 1991, in Plat Book 96, page 8, document No. 2946, Clackamas County Records, having acquired the interest of Columbia Investments, Ltd. therein; and

WHEREAS, Declarant's predecessor in interest has previously adopted that certain Declaration of Covenants and Restrictions for The Meadows, dated July 30, 1991, and recorded on July 31, 1991, as Document No. 91-38043, Clackamas County Records, as amended by an Amendment to Declaration of Covenants and Restrictions for The Meadows, dated March 30, 1992, and recorded on April 1, 1992, as Document No. 92-18705, Clackamas County Records; and

WHEREAS, Declarant's predecessor in interest has previously adopted that certain Supplemental Declaration of Covenants and Restrictions for The Meadows, dated December 30, 1991, and recorded on December 31, 1991, as Document No. 91-66919, Clackamas County Records, as amended by an Amendment to Supplemental Declaration of Covenants and Restrictions for The Meadows, dated July 27, 1992, and recorded on August 11, 1992, as Document No. 92-49482, Clackamas County Records; and

WHEREAS, Declarant desires to record this Supplement to establish the date on which Declarant will relinquish control of the Meadows Homeowners' Association, Inc.

NOW THEREFORE, Declarant declares as follows:

Declarant elects to relinquish control of the Meadows Homeowners' Association, Inc. as of May 4, 1994.

94 38016

IN WITNESS WHEREOF, Declarant has executed this Supplement as of this 4th day of May, 1994.

THE MEADOWS AT WESTLAKE LIMITED PARTNERSHIP,
an Oregon limited partnership

By: Columbia Investments, Ltd.,
an Oregon corporation, its
General Partner

By: *P.A. Leineweber*
P. A. Leineweber, Vice President

STATE OF OREGON)
County of Multnomah) SS.

^{6-6A} The foregoing instrument was acknowledged before me this ~~4th~~ ^{28th} day of ~~May~~ ^{May}, 1994, by P.A. Leineweber, as Vice President of COLUMBIA INVESTMENTS, LTD., an Oregon corporation, on behalf of the corporation as General Partner of THE MEADOWS AT WESTLAKE LIMITED PARTNERSHIP, an Oregon limited partnership.

Rosa R. Switt
ROSA R. SWITT
NOTARY PUBLIC - OREGON
My Commission Expires 04/15/94

Rosa R. Switt
NOTARY PUBLIC STATE OF OREGON
My Commission Expires: 04/15/94

ew\ecs\meadows\supplement.j05

STATE OF OREGON)
County of Clackamas) SS.
I, John Kauffman, County Clerk, for the County of Clackamas, do hereby certify that the instrument of writing was received for recording in the records of said county at

94 MAY -5 PH 4: 15



Witness my hand and seal affixed
John Kauffman
JOHN KAUFFMAN
County Clerk

Recording Certificate
CC-94 (Rev. 8/91)

94-38016

SP
10
11
5m

RECORDED IN CLACKAMAS COUNTY
JOHN KAUFFMAN, COUNTY CLERK

2001-001621



\$36.00

00102310200100016210020027

01/09/2001 12:21:27 PM

After Recording Return to:

P. Stephen Russell III, P.C.
Landye Bennett Blumstein LLP
1300 S.W. Fifth Avenue, Suite 3500
Portland, Oregon 97201

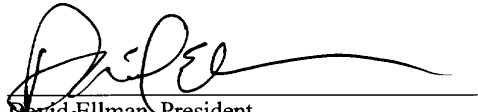
PD-COV Cnt=2 Stn=10 AMIEE
\$10.00 \$5.00 \$11.00 \$10.00

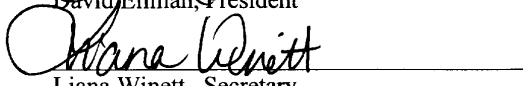
**AMENDMENT TO DECLARATION
OF COVENANTS AND RESTRICTIONS FOR
THE MEADOWS**

This Amendment evidences action taken by The Meadows Homeowners Association to change certain information contained in the Declaration of Covenants and Restrictions for The Meadows dated July 30, 1991, and recorded in the Clackamas County records as Document No. 9138043.

This Amendment shall serve as notice that the maximum annual assessment of lots in The Meadows subdivision in Clackamas County, Oregon, was increased from Seventy and No/100 Dollars (\$70.00) per lot to One Hundred Twenty and No/100 Dollars (\$120.00) per lot by action taken by a vote of the owners in The Meadows Homeowners Association on November 27, 2000. The undersigned President and Secretary of The Meadows Homeowners Association hereby certify the foregoing change was approved by not less than two-thirds (2/3) of the votes of the Members voting in person or by proxy at a meeting duly called and held on November 27, 2000, at which a quorum exceeding sixty percent (60%) of all the votes of the Association was present in person or by proxy.

IN WITNESS WHEREOF, the undersigned President and Secretary hereby set their hands on behalf of The Meadows Homeowners Association this 4th day of January, 2001.



David Ellman, President


Liana Winett, Secretary

STATE OF OREGON)
County of Clackamas) ss. January 04, 2001

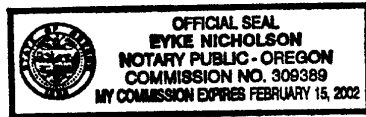
Personally appeared before me the above-named DAVID ELLMAN who, being duly sworn, did say that he is the President of THE MEADOWS HOMEOWNERS ASSOCIATION, and that said instrument was signed in behalf of said Association by authority of its Board of Directors; and they acknowledged said instrument to be its voluntary act and deed.



Eyke Nicholson
Notary Public for Oregon

STATE OF OREGON)
County of Clackamas) ss. January 04, 2001

Personally appeared before me the above-named LIANA WINETT, who, being duly sworn, did say that she is the Secretary of THE MEADOWS HOMEOWNERS ASSOCIATION, and that said instrument was signed in behalf of said Association by authority of its Board of Directors; and they acknowledged said instrument to be its voluntary act and deed.



Eyke Nicholson
Notary Public for Oregon

THE MEADOWS
A SUBDIVISION OF PARCEL 1 OF
PARTITION PLAT 1991-191
IN SE 1/4 SEC. 6 & SW 1/4 SEC. 5 IN
THE CHARLES BROWN D.L.C. NO. 64, T.2S, R.1E, W.M.
CLACKAMAS COUNTY, OREGON
JULY 24, 1991

SHEET 1 OF 8

otak
INCORPORATED
17355 SW BOONES FERRY RD.
LAKE OSWEGO, OR 97035
1603 635-2018

SHEET INDEX

SHEET ONE PLAT BOUNDARY	SHEET SIX LOTS 120 THRU 133, TRACTS 5, H CURVE TABLE, CURVES 147 THRU 231
SHEET TWO LOTS 1 THRU 28, 48-49 TRACTS B, C, F PARTIAL TRACT D	SHEET SEVEN LOTS 29 THRU 47, TRACT F PARTIAL TRACT D
SHEET THREE LOTS 50 THRU 54 TRACTS A, B, C	SHEET EIGHT SURVEYOR'S CERTIFICATE NOTES DEDICATION ACKNOWLEDGEMENT APPROVALS INTERIOR MONUMENTATION STATEMENT
SHEET FOUR CURVE TABLE, CURVES 1 THRU 146 CAYMAN, FORSBERG INTERSECTION	
SHEET FIVE LOTS 96 THRU 119, 134 THRU 154 TRACT 6	

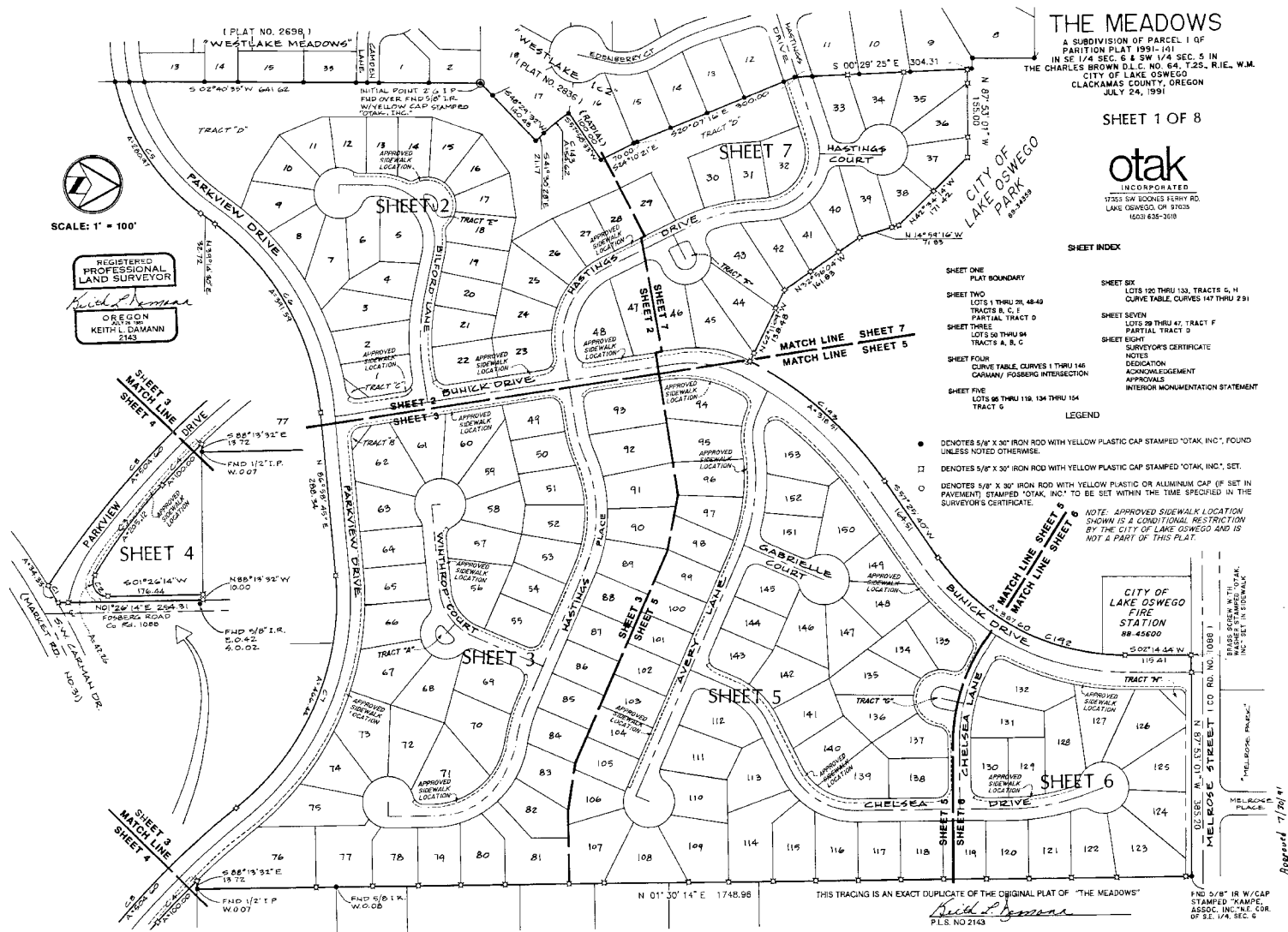
LEGEND

- DENOTES 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "OTAK, INC.", FOUND UNLESS NOTED OTHERWISE.
 - DENOTES 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "OTAK, INC.", SET.
 - DENOTES 5/8" X 30" IRON ROD WITH YELLOW PLASTIC OR ALUMINUM CAP (IF SET IN PAVEMENT) STAMPED "OTAK, INC." TO BE SET WITHIN THE TIME SPECIFIED IN THE SURVEYOR'S CERTIFICATE.
- NOTE: APPROVED SIDEWALK LOCATION SHOWN IS A CONDITIONAL RESTRICTION BY THE CITY OF LAKE OSWEGO AND IS NOT A PART OF THIS PLAT.



SCALE: 1" = 100'

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Keith L. Damann
OREGON
0419-36
KEITH L. DAMANN
7143



Approved 7/29/91

9618

THE MEADOWS

A SUBDIVISION OF PARCEL 1 OF PARTITION PLAT 1591-141 IN SE 1/4 SEC. 6 & SW 1/4 SEC. 5 IN THE CHARLES BROWN D.L.C. NO. 64, T.2S., R.1E., W.M. CITY OF LAKE OSWEGO, CLACKAMAS COUNTY, OREGON JULY 24, 1991

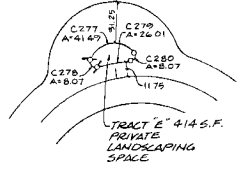
SHEET 2 OF 8

otak
INCORPORATED
17355 SW BOONES FERRY RD.
LAKE OSWEGO, OR 97035
503-636-3618

REGISTERED PROFESSIONAL LAND SURVEYOR

Keith Damann
OREGON
KEITH L. DAMANN
2143

DETAIL 'A'
1"=50'



Ø DENOTES BRASS STAKE WITH WASHER STAMPED "OTAK" - POST MONUMENTED

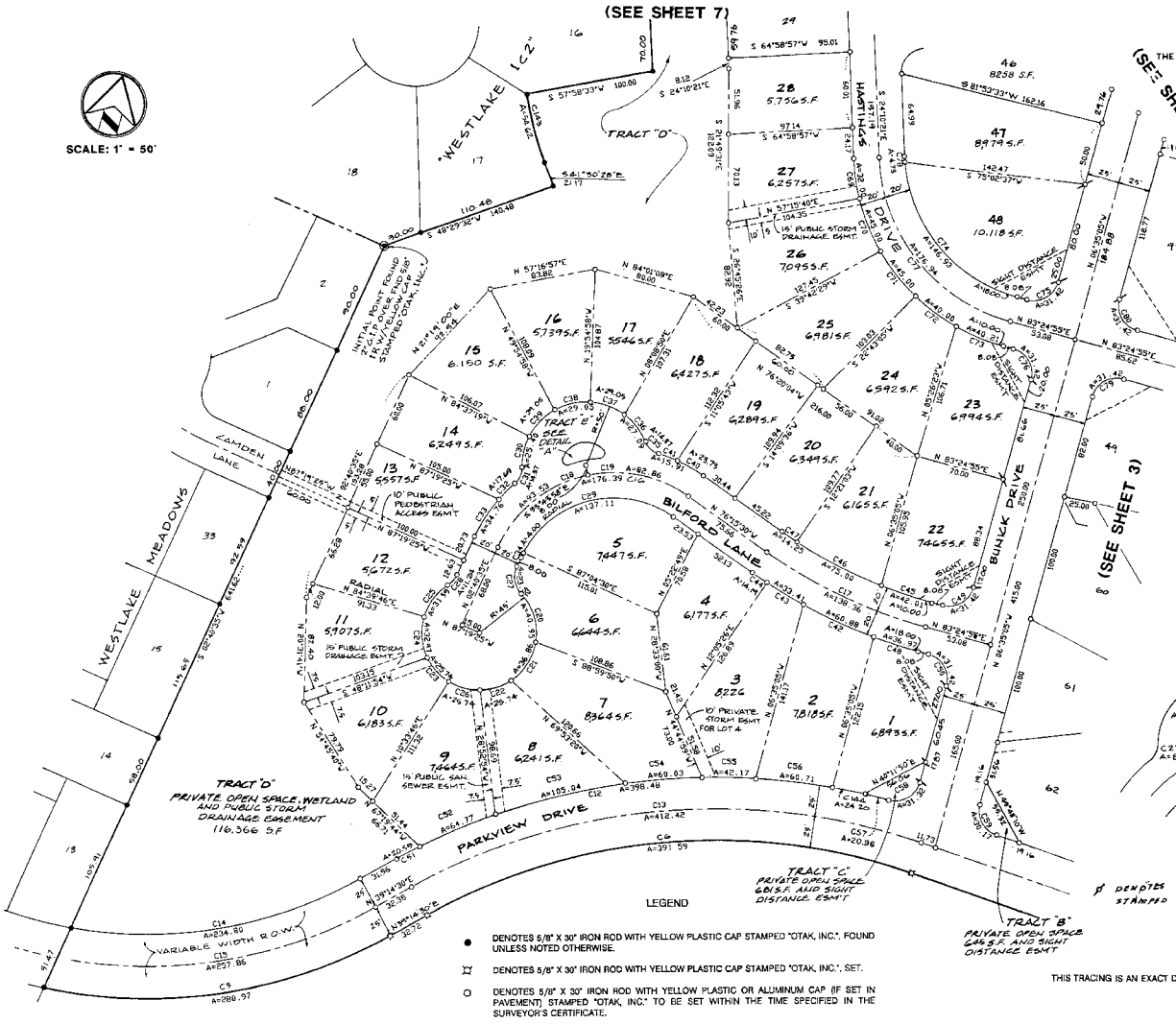
(SEE SHEET 7)

(SEE SHEET 5)

(SEE SHEET 3)



SCALE: 1" = 50'



LEGEND

- DENOTES 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "OTAK, INC.", FOUND UNLESS NOTED OTHERWISE.
- DENOTES 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "OTAK, INC.", SET.
- DENOTES 5/8" X 30" IRON ROD WITH YELLOW PLASTIC OR ALUMINUM CAP IF SET IN PAVEMENT STAMPED "OTAK, INC." TO BE SET WITHIN THE TIME SPECIFIED IN THE SURVEYOR'S CERTIFICATE.

THIS TRACING IS AN EXACT DUPLICATE OF THE ORIGINAL PLAT OF "THE MEADOWS"

Keith Damann
P.L.S. NO 2143

2946

7/30/91 C&C

96 18

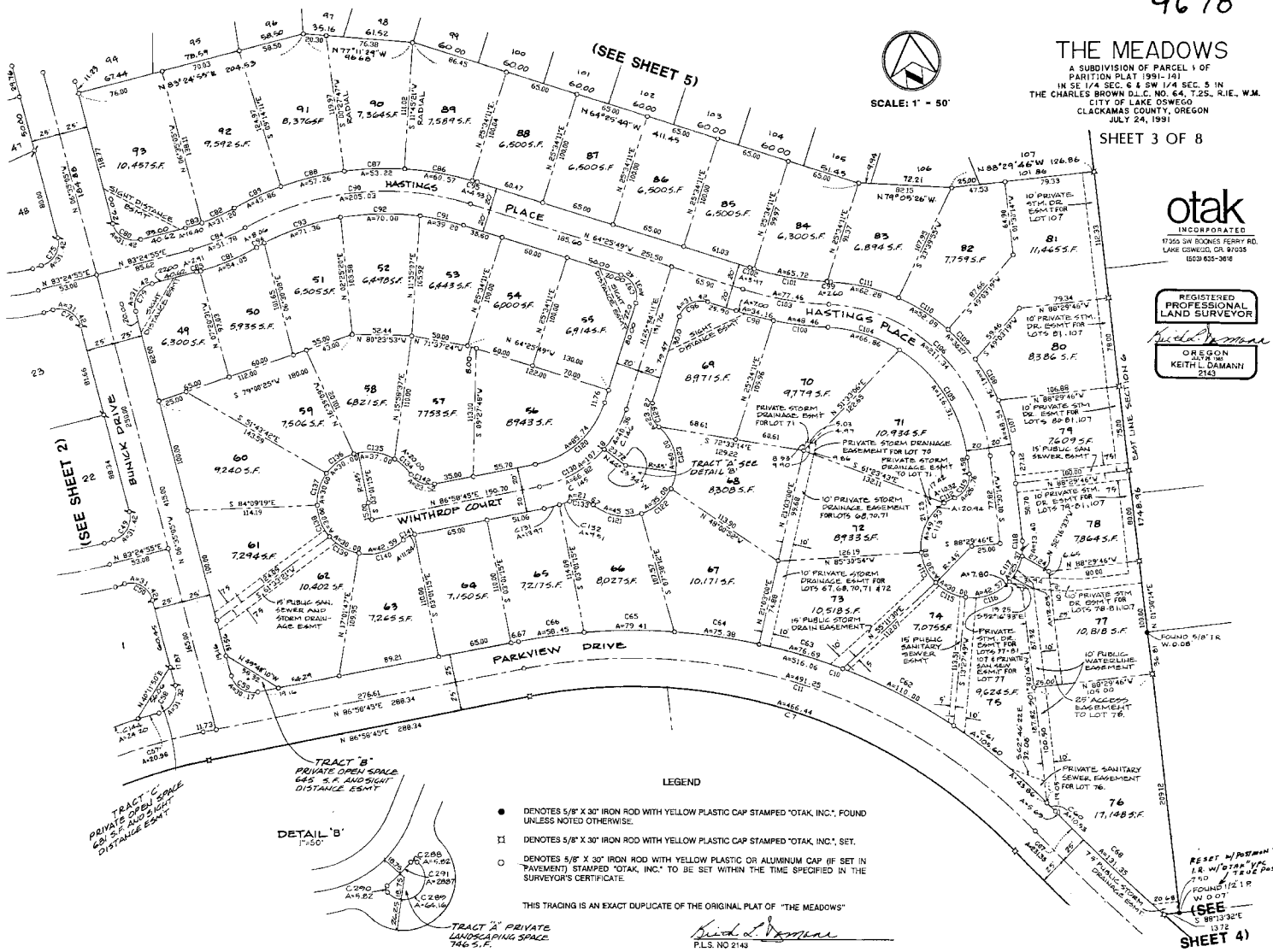
THE MEADOWS

A SUBDIVISION OF PARCEL 1 OF PARTITION PLAT 1991-141 IN SE 1/4 SEC. 6 & SW 1/4 SEC. 5 IN THE CHARLES BROWN D.L.C. NO. 64, T.2S, R.1E, W.M. CITY OF LAKE OSWEGO CLACKAMAS COUNTY, OREGON JULY 24, 1991

SHEET 3 OF 8



SCALE: 1" = 50'



otak
INCORPORATED
17325 SW BOONES FERRY RD.
LAKE OSWEGO, OR 97035
(503) 635-2616

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Keith L. Damann
OREGON
STATE OF
KEITH L. DAMANN
2143

LEGEND

- DENOTES 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "OTAK, INC.", FOUND UNLESS NOTED OTHERWISE.
- II DENOTES 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "OTAK, INC.", SET.
- DENOTES 5/8" X 30" IRON ROD WITH YELLOW PLASTIC OR ALUMINUM CAP (IF SET IN PAVEMENT) STAMPED "OTAK, INC." TO BE SET WITHIN THE TIME SPECIFIED IN THE SURVEYOR'S CERTIFICATE.

THIS TRACING IS AN EXACT DUPLICATE OF THE ORIGINAL PLAT OF "THE MEADOWS"

Keith L. Damann
P.L.S. NO. 2143

TRACT C
PRIVATE OPEN SPACE
631 S.F. AND SIGHT
DISTANCE ESM'T

DETAIL 'B'
1"=50'

TRACT 'A' PRIVATE
LANDSCAPING SPACE
746 S.F.

RESET W/RODMAN
I.R. W/OTAK TYPE
7/12/91
FOUND 12.19
W 0.07
S 95.1332E
1372
(SEE SHEET 4)

2996

9618

THE MEADOWS

A SUBDIVISION OF PARCEL 1, OF PARTITION PLAT 1891-101 IN SE 1/4 SEC. 6 & SW 1/4 SEC. 5 IN THE CHARLES BROWN D.L.C. NO. 54, T.2S., R.1E., W.M. CITY OF LAKE OSWEGO, CLACKAMAS COUNTY, OREGON JULY 24, 1991

SHEET 4 OF 8

otak INCORPORATED 17245 SW BOONES FERRY RD LAKE OSWEGO, OR. 97036 503-668-3618

REGISTERED PROFESSIONAL LAND SURVEYOR OREGON KEITH L. DAMANN 246

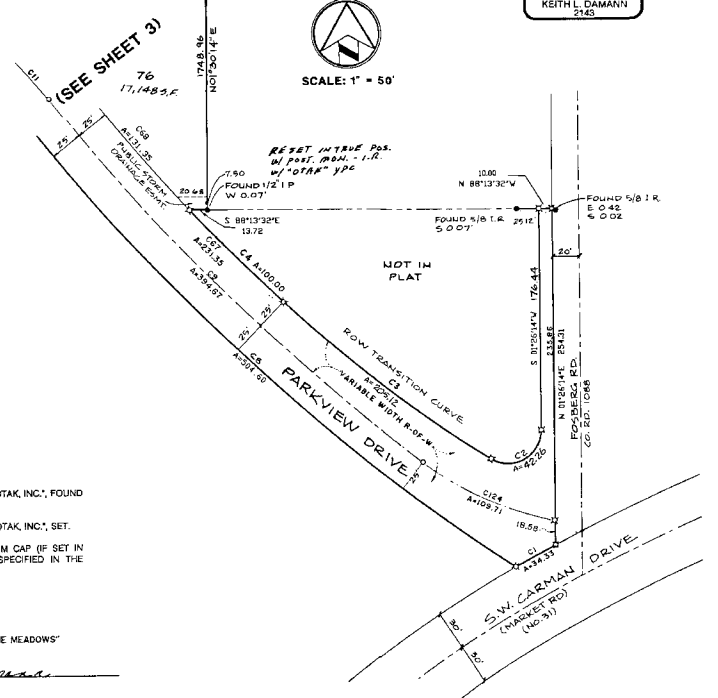
CURVE TABLES

NO. 1 TO NO 146 ONLY

CURVE TABLES

Table with columns: CURVE, DELTA, RADIUS, ARC, CHORD, TANGENT, CHORD BRG. It contains two sets of data for curve tables 1-146.

(FOR NO. 147 TO NO. 291, SEE SHEET 5)



LEGEND

- DENOTES 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "OTAK, INC.", FOUND UNLESS NOTED OTHERWISE.
□ DENOTES 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "OTAK, INC.", SET.
○ DENOTES 5/8" X 30" IRON ROD WITH YELLOW PLASTIC OR ALUMINUM CAP (IF SET IN PAVEMENT) STAMPED "OTAK, INC." TO BE SET WITHIN THE TIME SPECIFIED IN THE SURVEYOR'S CERTIFICATE.

THIS TRACING IS AN EXACT DUPLICATE OF THE ORIGINAL PLAT OF "THE MEADOWS"

Keith L. Damann P.L.S. NO 2143

2996

96/8

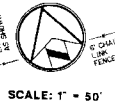
THE MEADOWS

A SUBDIVISION OF PARCEL 1 OF PARTITION PLAT 1991-141 IN SE 1/4 SEC. 6 & SW 1/4 SEC. 5 IN THE CHARLES BROWN D.L.C. NO. 64, T.2S., R.1E., W.M. CITY OF LAKE OSWEGO CLACKAMAS COUNTY, OREGON JULY 24, 1991

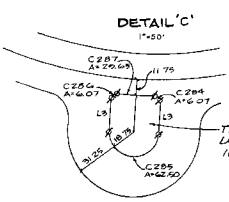
SHEET 5 OF 8

otak
INCORPORATED
17345 SW BOONES FERRY RD.
LAKE OSWEGO, OR 97033
503.633.3519

REGISTERED PROFESSIONAL LAND SURVEYOR
Keith L. Damann
OREGON
KEITH L. DAMANN
1143



SCALE: 1" = 50'



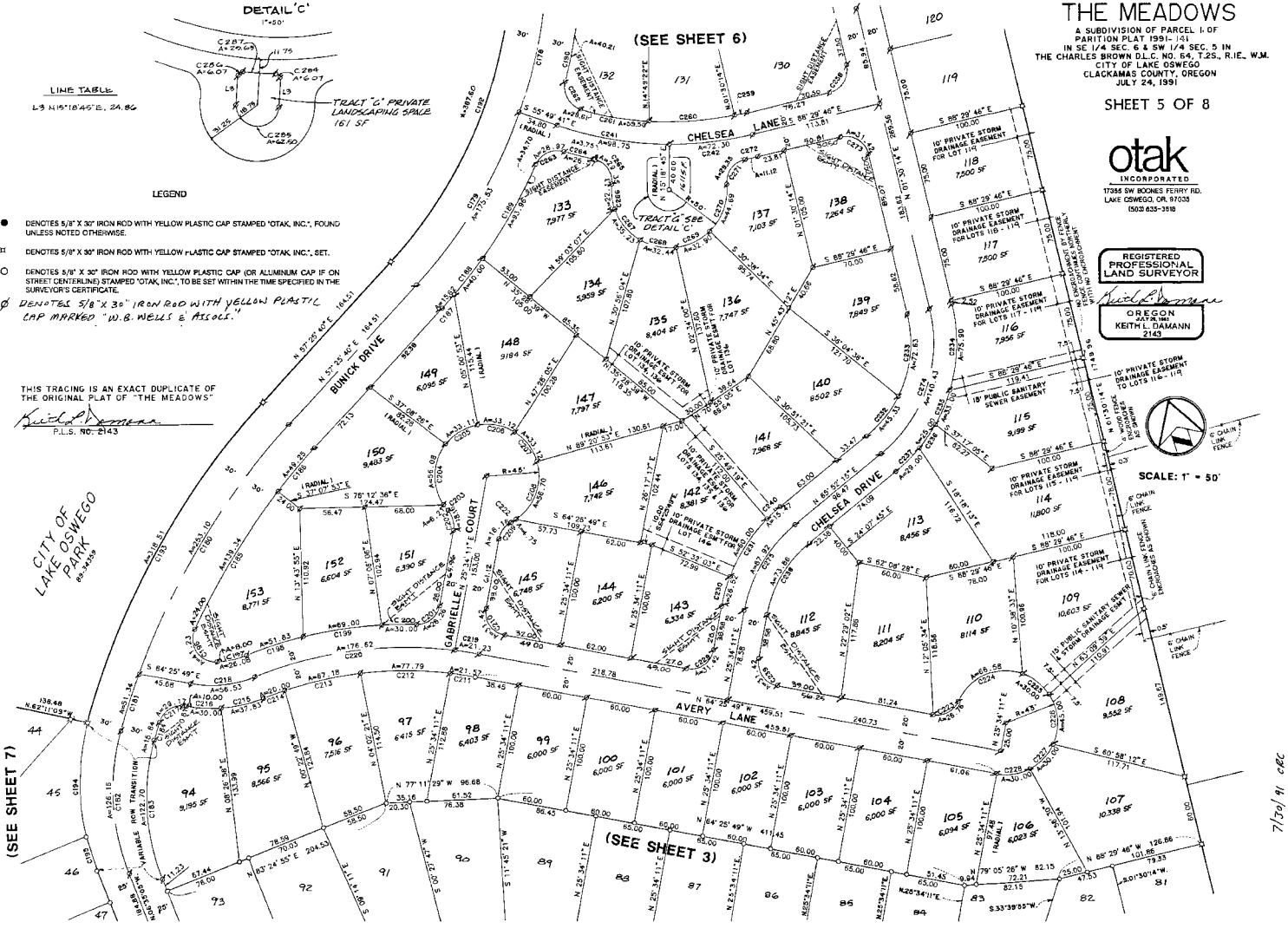
LINE TABLE
L3 N15°10'45"E, 24.84

LEGEND

- DENOTES 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'OTAK, INC.', FOUND UNLESS NOTED OTHERWISE.
- ⊕ DENOTES 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'OTAK, INC.', SET.
- DENOTES 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP (OR ALUMINUM CAP IF ON STREET CENTERLINE) STAMPED 'OTAK, INC.', TO BE SET WITHIN THE TIME SPECIFIED IN THE SURVEYOR'S CERTIFICATE.
- ⊙ DENOTES 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED 'W.B. WELLS & ASSOC.'

THIS TRACING IS AN EXACT DUPLICATE OF THE ORIGINAL PLAT OF "THE MEADOWS"
Keith L. Damann
P.L.S. NO. 2143

CITY OF LAKE OSWEGO
PARK
88-2400



(SEE SHEET 7)

(SEE SHEET 3)

(SEE SHEET 6)

7/30/91 CBC

2996

9618

THE MEADOWS
A SUBDIVISION OF PARCEL 1 OF
PARTITION PLAT 1991-111
IN SE 1/4 SEC. 6 & SW 1/4 SEC. 5 IN
THE CHARLES BROWN D.L.C. NO. 64, T.2S., R.1E., W.M.
CITY OF LAKE OSWEGO
CLACKAMAS COUNTY, OREGON
JULY 24, 1991

SHEET 6 OF 8

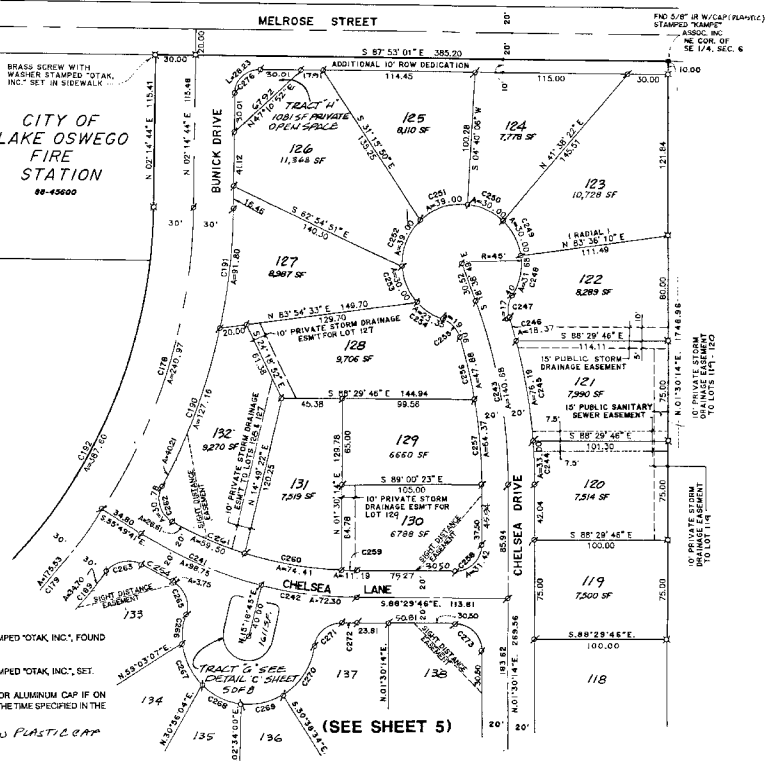
REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
KEITH L. DAMANN
2142

otak
INCORPORATED
1785 SW BOONES FERRY RD.
LAKE OSWEGO, OR 97035
(503) 633-3818



CURVE DATA
NO. 147 TO NO. 291 ONLY
(FOR NO. 1 TO 146, SEE SHEET 4)

Table with columns: CURVE, DELTA, RADIUS, ARC, CHORD TANGENT, CHORD DRG, CURVE, DELTA, RADIUS, ARC, CHORD, TANGENT, CHORD DRG. Contains curve data for stations 147-291.



THIS TRACING IS AN EXACT DUPLICATE OF THE ORIGINAL PLAT OF "THE MEADOWS"

Keith L. Damann
P.L.S. NO. 2142

LEGEND

- DENOTES 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "OTAK, INC.", FOUND UNLESS NOTED OTHERWISE.
○ DENOTES 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "OTAK, INC.", SET.
○ DENOTES 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP OR ALUMINUM CAP IF ON STREET CENTERLINE STAMPED "OTAK, INC.", TO BE SET WITHIN THE TIME SPECIFIED IN THE SURVEYOR'S CERTIFICATE.
○ DENOTES 3/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "W.B. WELLS & ASSOC."

7/20/91 ccc

2996

9618

THE MEADOWS

A SUBDIVISION OF PARCEL 1, OF
PARTITION PLAT 1991-141
IN SE 1/4 SEC. 6 & SW 1/4 SEC. 5 IN
THE CHARLES BROWN D.L.C. NO. 64, T.25, R.1E., W.M.
CITY OF LAKE OSWEGO
CLATSOP COUNTY, OREGON
JULY 24, 1991

SHEET 7 OF 8

otak
INCORPORATED

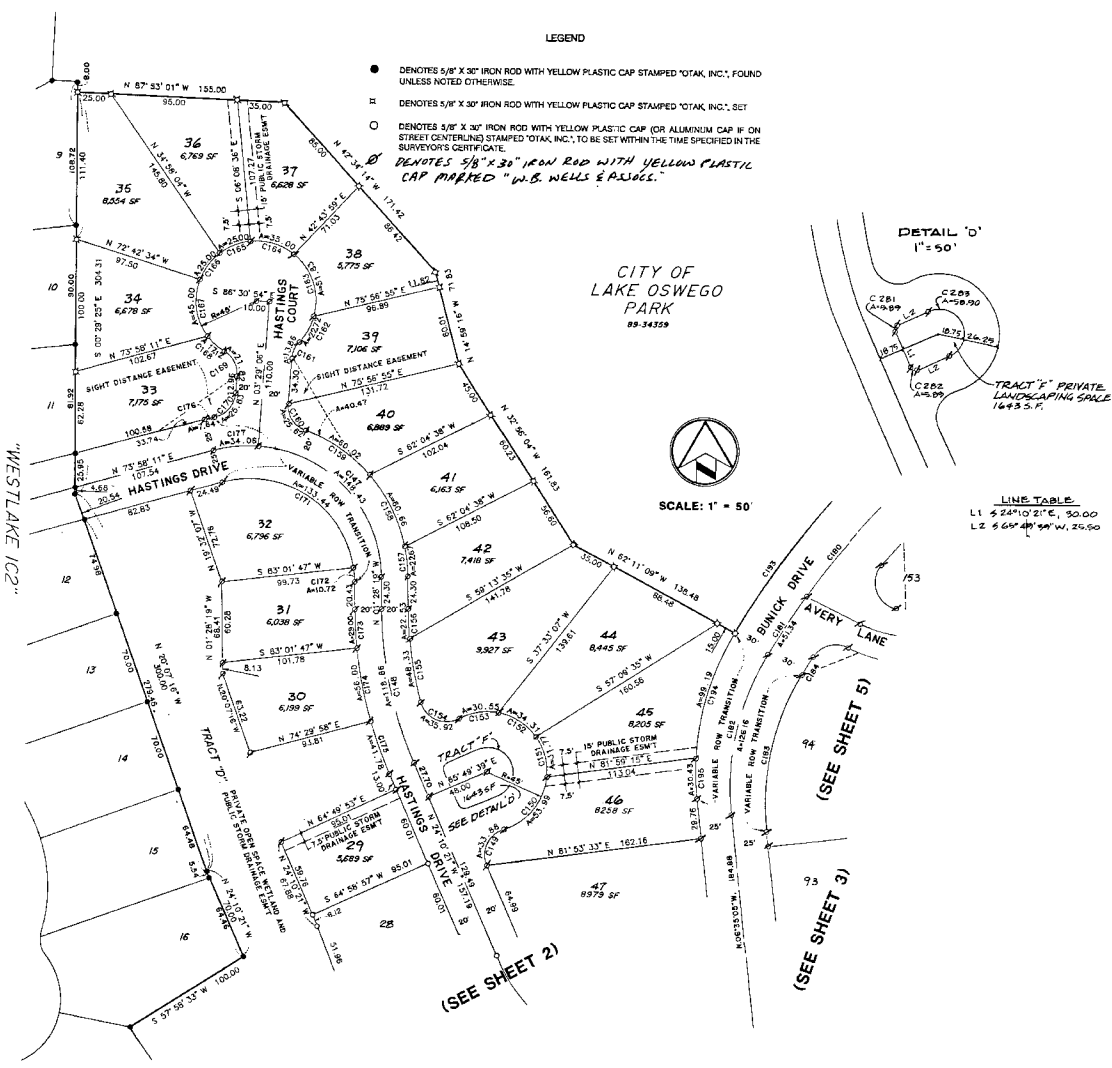
17335 SW BOKERS FERRY RD.
LAKE OSWEGO, OR 97035
503-635-3818

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Keith L. Damann
OREGON
2175 WA
KEITH L. DAMANN
2143

LEGEND

- DENOTES 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "OTAK, INC.", FOUND UNLESS NOTED OTHERWISE.
- DENOTES 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "OTAK, INC.", SET
- DENOTES 3/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP (OR ALUMINUM CAP W/ ON STREET CENTERLINE) STAMPED "OTAK, INC.", TO BE SET WITHIN THE TIME SPECIFIED IN THE SURVEYOR'S CERTIFICATE.
- DENOTES 3/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "W.S. WELLS & ASSOC."



THIS TRACING IS AN EXACT DUPLICATE OF THE ORIGINAL PLAT OF "THE MEADOWS"
Keith L. Damann
P.L.S. NO. 2143

2946

7/30/91 CAC

96/8

THE MEADOWS
A SUBDIVISION OF PARCEL 1 OF
PARTITION PLAT 1991-141
IN SE 1/4 SEC. 6 & SW 1/4 SEC. 5 IN
THE CHARLES BROWN D.L.C. NO. 64, T.2S., R.1E., W.M.
CITY OF LAKE OSWEGO, OREGON
CLACKAMAS COUNTY, OREGON
JULY 24, 1991

SHEET 8 OF 8

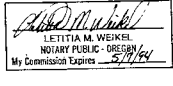


SURVEYOR'S CERTIFICATE

I, KEITH L. DAMANN, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ANNEXED MAP OF THE MEADOWS AND AT THE INITIAL POINT OF SAID SURVEY I FOUND A GALVANIZED IRON PIPE, 26 INCHES LONG, 2 INCHES IN DIAMETER, 4 INCHES BELOW THE SURFACE OF THE GROUND...

AS PER O.R.S. 92.070(1), KEITH L. DAMANN ALSO SAYS THE POST MONUMENTATION OF THE INTERIOR MONUMENTS WITHIN THIS PLANNED DEVELOPMENT SHALL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF THE PLANNING OF IMPROVEMENTS OR WITHIN ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER COMES FIRST, IN ACCORDANCE WITH O.R.S. 92.060.

Richard Damann
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2143
SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th DAY OF SEPTEMBER, 1991



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT JEFFREY J. FRANK AND CAROLE J. FRANK, HUSBAND AND WIFE AND COLUMBIA INVESTMENTS, LTD., AN OREGON CORPORATION, AS JOINT VENTURES DO HEREBY MAKE, ESTABLISH AND DECLARE THE ANNEXED MAP OF THE MEADOWS AS DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE TO BE ALL STREETS OF THE WIDTHS THEREIN SET FORTH, AND WE DO DEDICATE TO THE PUBLIC AS PUBLIC WAYS FOREVER, ALL STREETS AS SHOWN ON SAID MAP, WE DO CONVEY TO THE CITY OF LAKE OSWEGO ALL PUBLIC EASEMENTS AS SHOWN ON SAID MAP. THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PLAT.

JEFFREY J. FRANK AND CAROLE J. FRANK
COLUMBIA INVESTMENTS, LTD.
Peter W. Stott
PETER W. STOTT
President
Carole J. Frank
CAROLE J. FRANK

- NOTES
1. BASIS OF BEARING AND OUTBOUND SURVEY, SEE P.S. 20470, AND THE PLATS OF WESTLAKE MEADOWS AND WESTLAKE 102.
2. SETBACKS WITHIN THIS PLANNED DEVELOPMENT SHALL BE AS FOLLOWS:
FRONT YARD 20 FEET
STREET SIDE YARD 15 FEET
REAR YARD 5 FEET
SIDE YARD 5 FEET
3. TRACKS 10' IS A PRIVATE OPEN SPACE, WETLAND AND IT SHALL REMAIN IN ITS NATURAL CONDITION FOR THE PURPOSES OF PROVIDING A SCENIC AESTHETIC APPEARANCE...

- 11. THERE IS NO GEODETIC CONTROL MONUMENT WITHIN ONE-HALF MILE OF THE BOUNDARY OF THIS PLAT.
12. ALL LOTS ADJUTING SOLAR LOTS ARE SUBJECT TO THE REQUIREMENTS OF LOC 97-033 PROTECTION FROM FUTURE SHADE.
13. WITHIN THE VISION CLEARANCE EASEMENTS IN LOTS 1, 2, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

ACKNOWLEDGEMENT
STATE OF OREGON
COUNTY OF CLACKAMAS
THIS IS TO CERTIFY THAT ON THIS 12th DAY OF SEPTEMBER, 1991, BEFORE ME, A NOTARY PUBLIC AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JEFFREY J. FRANK, CAROLE J. FRANK, JEFFREY J. FRANK AND WIFE, WHO BEING FIRST DULY SWORN DID SAY THAT THEY ARE THE IDENTICAL PERSONS NAMED IN AND DESCRIBED IN THE FOREGOING INSTRUMENT AND THAT THEY CERTIFICATE HERETO, AND THEY DO DECLARE THE ACT OF AFFIXING THEIR SIGNATURES TO THE SAID INSTRUMENT TO BE THE FREE AND WILLFUL ACT AND DEED OF SAID CORPORATION AND INDIVIDUALS.



INTERIOR CORNER MONUMENTATION

IN ACCORDANCE WITH O.R.S. 92.070, THE INTERIOR CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND IS RECORDED IN FILE NO. 22-03264-2003R-006 ONLY CLACKAMAS COUNTY DEED RECORDS. PLEASE TWO IS RECORD AS FOLLOWS.
POP PRASE ONE ONLY 2001-032621
I, Thomas R. Milne, by Carl J. Chata, Notary Public - Oregon, My Commission Expires 5/7/94

APPROVED THIS 23 DAY OF May 1990
DEVELOPMENT REVIEW BOARD, CITY OF LAKE OSWEGO
BY: [Signature]

APPROVED THIS 30th DAY OF JULY 1991
CLACKAMAS COUNTY SURVEYOR
THOMAS R. MILNE
BY: Carl J. Chata

APPROVED THIS 31st DAY OF July 1991
CLACKAMAS COUNTY COMMISSIONERS
BY: [Signatures]

APPROVED THIS 31st DAY OF July 1991
ASSESSOR AND TAX COLLECTOR
BY: [Signatures]

ATTEST THIS 31 DAY OF July 1991
BY: John Knuffner, County Clerk

STATE OF OREGON
COUNTY OF CLACKAMAS

ON THIS 9th DAY OF September, 1990 PERSONALLY APPEARED PETER W. STOTT, WHO BEING DULY SWORN I DO AFFIRMED I DID SAY THAT HE IS THE PRESIDENT AND THAT SAID INSTRUMENT WAS ASSIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS; AND HE ACKNOWLEDGED SAID INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED.

Peter W. Stott
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES: 5/7/94

THIS TRACING IS AN EXACT DUPLICATE OF THE ORIGINAL PLAT OF "THE MEADOWS"
Carl J. Chata, Notary Public - Oregon, My Commission Expires 5/7/94

2996