DECLARATION OF ANNEXATION TO
OAK KNOLL
OF
OAK KNOLL NO. 9

THIS DECLARATION OF ANNEXATION TO OAK KNOLL is made by AMT Resources LTD an Oregon Corporation which is the Declarant for Oak Knoll No. 9.

Willamette Hills Associates, L.L.C. is the Declarant under the Declaration of Protective Covenants for Oak Knoll dated September 12, 1995 and recorded on October 31, 1995 as recorders fee No. 14666 Yamhill County deed records, hereinafter called the "Declaration".

WITNESSETH

WHEREAS, Declarant of Oak Knoll No. 9 is the owner of all that certain real property located in Yamhill County, Oregon and legally described as Lots 1 through 12, Oak Knoll 9 as has been platted and designated as Oak Knoll No. 9 according to the map and plat thereof on file with and in the official records of Yamhill County, Oregon.

WHEREAS, Declarant of Oak Knoll No. 9, AMT Resources LTD, desires to subject Lots 1 through 12, Oak Knoll No. 9 to the conditions, covenants and restrictions contained herein for the benefit of all of the Lots in Oak Knoll No. 9 and their present and subsequent owners, with the following exceptions.

SECTION 1 - DEFINITIONS

1.5 Delete and replace with: 1.5 "Design Review Committee" for Oak Knoll No. 9 shall mean and refer to AMT Resources LTD, its agents, employees and appointees, until all Lots have been built on and occupancy permits issued by the City of Newberg, in Oak Knoll 9, at which time the Design Review Committee shall be appointed by the Association. If the Association has taken over the responsibility for the Design Review Committee, and Declarant or Adjoining Owners later add additional Lots to Oak Knoll and make such Lots subject to these Covenants, Conditions and Restrictions, the Declarant shall have the rights and powers of the Design Review Committee as it relates to the additional Lots added.

1.6 Delete and replace with: 1.6 "House" shall mean and refer to a detached dwelling unit (Lots 1 though 12), intended for use and occupancy by not more than one family, having complete living facilities and constituting one dwelling unit. This term shall also include and refer to a garage and any accessory buildings or portions of the principal building used for the parking of storage vehicles.

SECTION 2 - HOMEOWNERS ASSOCIATION PROVISIONS

Recorded in Official Yamhill County Records
CHARLES STERN, COUNTY CLERK

25.00

0001522219991680793
199916807 9:14:47 AM 08/13/1999
PR CRPR 1 - 3 KAREN
15.00 10.00
Any costs established by the Homeowners Association will not apply to lots 1-12 Oak Knoll 9 until a home has been built, purchased, and occupied for the first time.

2.2.1 Delete and replace with: 2.2.1 The allocation of votes to Lots shall be one(1) vote per Lot, except for Lots owned by AMT Resources LTD, which shall have four(4) votes per Lot.

2.5 Delete first paragraph and replace with: 2.5 The Association will become part of the Oak Knoll Homeowners Association when 100% of Lots 1 through 12 have been sold by Declarant of Oak Knoll No. 9 to third parties and all lots have been built on and occupancy permits issued by the City of Newberg. The Declarant of Oak Knoll No. 9 shall give notice of the changeover to each owner. Upon activation of the Association the bylaws to the Association shall take effect and govern the Association's activities. The Declarant of Oak Knoll 9 will be solely responsible for approvals under the design review community until all lots in Oak Knoll 9 have had final home plans approved and occupancy permits issued by the City of Newberg.

SECTION 4 - SPECIFIC BUILDING RESTRICTIONS.

4.6.1, 4.6.2 and 4.6.3 Delete and replace with the following:

4.6.1 Lots 1 through 12

4.6.1.1 The total square footage of any House excluding open porches, decks, and garage shall be not less than 1,000 square feet.

4.6.1.2 Each house must have a two car garage which must be attached to the House.

4.6.1.3 Roof shall be made of 20 year composition or better.

4.6.1.4 Siding installed on the street side of the House must be lap siding or better.

NOW, THEREFORE, Declarant of Oak Knoll No. 9 hereby declares that all the property described below shall be annexed to Oak Knoll and the Declaration and that such property is held and shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to the Declaration.

All the certain property located in Yamhill County, Oregon in that certain plat entitled "Oak Knoll No. 9 as recorded in the plat records of Yamhill County, Oregon on the ______ day of ________, 1999 at plat book _____, pages.

Oak Knoll No. 9 contains 12 single family lots.

IN WITNESS HEREOF, the undersigned, being the Declarant herein, has hereunto set its hand this _____ day of __________, 1999.

By: ____________________________
Mike Hanks
AMT Resources L.T.D.
STATE OF OREGON    COUNTY OF YAMHILL )ss

The foregoing instrument was acknowledged before me this 11/14 day of August, 1999 by Michael Hanks as President of AMT RESOURCES, LTD., a Corporation

READ AND APPROVED AS AN ADDITIONAL DECLARANT FOR LOTS 9, 10 & 11 OAK KNOLL 9, A SUBDIVISION IN THE CITY OF NEWBERG, YAMHILL COUNTY, OREGON.

BLACK DIAMOND HOMES, INC.

STATE OF OREGON    COUNTY OF YAMHILL )ss

The foregoing instrument was acknowledged before me this 12/20 day of August, 1999 by Jeffrey A. Bettinelli as President of Black Diamond Homes, Inc., A Corporation

READ AND APPROVED AS AN ADDITIONAL DECLARANT FOR LOTS 3, 4, & 8 OAK KNOLL 9, A SUBDIVISION IN THE CITY OF NEWBERG, YAMHILL COUNTY, OREGON.

SCHOENBORN CONSTRUCTION, INC.

BY:  Eric J. Schoenborn

STATE OF OREGON    COUNTY OF YAMHILL )ss

The foregoing instrument was acknowledged before me this 10/14 day of August, 1999 by Eric J. Schoenborn as President of Schoenborn Construction Inc., A Corporation