DECLARATION OF RESTRICTIONS, CONDITIONS AND COVENANTS
APPLICABLE TO THE SUMMIT AT OAK KNOLL PHASE 3, LOTS 1 THRU 21

This Declaration of Restrictions, Conditions and Covenants is applicable to THE SUMMIT AT OAK
KNOLL 3, located in the City of Newberg, Yamhill County, State of Oregon.

WHEREAS, AMT Resources LTD, an Oregon Corporation, hereinafter referred to as Declarant, is the
owner of certain real property located in the State of Oregon, known as THE SUMMIT AT OAK KNOLL 3, a duly
recorded plat.

WHEREAS, the Declarant is desirous to declare of public record its intentions to create certain restrictive
conditions and covenants to this ownership of said property.

NOW, THEREFORE, the Declarant does hereby certify and declares that the following restrictions,
conditions, and covenants shall become and are hereby made a part of all conveyances of lots within the plat of THE
SUMMIT AT OAK KNOLL 3, recorded on May 30, 2001 in Recorder’s Fee No. 200101430 of the
Plat Records of Yamhill County, Oregon, and that the following restrictions, conditions and covenants shall by
reference become a part of any such conveyances and shall apply thereto as fully and with the same effect as if set
forth at large therein.

ARTICLE I
Property Subject to these Covenants

(1) Initial Development

Declarant hereby declares that all of the real property described above is held and shall be held, conveyed,
hypothecated, encumbered, used, occupied, and improved, subject to these covenants shall constitute THE SUMMIT
AT OAK KNOLL PHASE 3, Lots 1 Thru 21. Lot 8 to be excluded from restrictions, conditions and covenants.

ARTICLE II
Residential Covenants

(1) Land Use and Building Type

No lot shall be used except for residential purposes as a single-family dwelling. No building shall be
erected, altered, placed or permitted to remain on any lot other than one single dwelling not to exceed two and one
half (2 1/2) stories in height and a private garage for not less than one (1) car. The foregoing provisions shall not
exclude the construction of a private greenhouse, storage shed, private swimming pool, or a shelter or port for the
protection of such swimming pool or for the storage of a boat, and/or camping trailer or mobile home kept for
personal use, provided the location of such structures is in conformity with the applicable municipal regulations, and
is compatible in design and decoration with the residence constructed on such lot, and placed on such lots as provided
herein at subparagraph five (5).

The provisions of this section shall not be deemed to prohibit the right of any homebuilder to construct
residences on any lot, to store construction materials and equipment on said lots in the normal course of construction,
and to use a single family residence(s) as a sales office, model home, or construction office for the purpose of home
sales and house construction in THE SUMMIT AT OAK KNOLL 3.
(2) **Dwelling Size**

Except as hereinafter provided, the area of the main structure, exclusive of one-story open porches and garages, shall not be less than 1300 square feet of living space.

Declarant reserves the right to permit exceptions to this dwelling size requirement in selected locations. The Declarant may permit size exceptions where architectural design enhancements provides an overall appearance and value in conformance with the balance of the property. Such exceptions shall be made at the sole discretions of the Declarant. In no instance shall exceptions as may hereunder be granted, exceed a total of one-half (1/2) of the total lots.

(3) **Nuisances**

No obnoxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

(4) **Parking**

Parking of boats, trailers, motorcycles, trucks, truck-campers, motor homes, and like equipment shall not be allowed on any part of said property nor on public ways adjacent thereto excepting only within the confines of an enclosed garage, storage port, or behind a screening fence or shrubbery which shall be no event project beyond the front walls of any dwelling or garage.

(5) **Vehicles in Disrepair**

No owner shall permit any vehicle which is inoperable to remain parked upon any lot or in or upon any open space or on any street for a period in excess of forty-eight (48) hours.

(6) **Fences**

No fence, either sight nor non-sight obscuring, in excess of three (3) feet in height may be located between the building line and the front yard sidewalk, and in the case of a corner lot, the building line and the sidewalk abutting the side yard. The maximum height of fence located on the remainder of those lots shall be six (6) feet. All fences as may herein be constructed shall be well constructed of suitable natural fencing materials and shall be subject to the approval of the Declarant. There shall be no obligation on the part of the developer to maintain the fence and shrubbery along College Avenue. Each lot owner will install a 4-6 foot cedar, good-neighbor fence adjacent to the northern perimeter of all lots abutting Tax Lots 3208-2900 and 2701 within six (6) months of occupancy.

(7) **Signs**

No signs shall be erected on any lot except that not more than on “For Sale” sign placed by owner, the Declarant, or by a licensed real estate agent, not exceeding twenty-four (24) inches high and thirty-six (36) inches long, may be temporarily displayed on any lot. This restriction shall not prohibit the temporary placement of the “political” signs on any lot by the Owner, or the placement of professional signs by the Developer or Declarant, which must comply with the City of Newberg sign ordinances. The Declarant may maintain “For Sale” sign(s) for purpose of marketing the subdivision that are excluded from the restrictions above.

(8) **Temporary Structures**

No structure of a temporary character, trailer, tent, shack, garage, barn, or other outbuilding shall be used on any lot, at any time, as a residence whether temporary or permanently. Declarant may locate a temporary construction office while subdivision and homes are being constructed.

(9) **Livestock and Poultry**

No animals, livestock, or poultry of any kind shall be raise, bred, or kept on any lot except that dogs, cats, or other normal household pets may be kept provided they are not kept, bred, or maintained for any commercial purposes. All household pets shall be confined to the lot, shall not be permitted to be a nuisance to other neighbors, and shall be otherwise kept and maintained according to City of Newberg ordinances.
(10) **Garbage and Refuse Disposal**

No lot or open space shall be used or maintained as a dumping ground for trash or rubbish. Trash, garbage, or other waste shall be kept in sanitary containers and out of public view. All containers or other equipment for the storage of disposal of such materials shall be kept in a clean and sanitary condition.

(11) **Utilities**

All plumbing facilities shall comply with the requirements of the Plumbing Code of the City of Newberg and the County of Yamhill. No outdoor overhead wire of service drop for the distribution of electric energy or for telecommunication purposes, nor any pole, tower, or any other structure supporting said outdoor overhead wires shall be erected, placed, or maintained within said phases. All owners of lots shall use underground service wires to connect their premises and the structures built thereon to the underground electric, telephone, and TV cable facilities provided. (Small satellite dishes are allowed).

(12) **Completion**

Construction of any dwelling shall be completed, including exterior decoration, within six (6) months from date of the start of construction. All lots, at all times, shall be kept in neat and orderly condition free from brush, vines, weeds, debris, and the grass thereon cut or mowed at sufficient intervals to prevent creation of a nuisance or fire hazard.

All contractors and builders shall keep their job site orderly and in clean condition and shall periodically, during the course of construction, remove all construction waste materials. In the event of hardship due to weather conditions, this provision may be extended for a reasonable length of time upon written approval from Declarant.

(13) **Business and Commercial Uses**

Except as herein provided, no trade, craft, business, profession, commercial, or similar activity of any kind shall be conducted on any lot, nor shall any goods, equipment, vehicles, materials, or supplies used in connection with any trade, service or business be kept or stored on any lot, excepting the right of any homebuilder and the Declarant, or Declarant’s affiliates, to construct residence on any lot, to store construction equipment and materials on said lots in the normal course of said construction or model home for the purposes of sales in said phases.

(14) **Landscape Completion**

All front yard landscaping must be completed within six (6) months from the date of the first occupancy of the residence constructed thereon. The Declarant, at his sole option and discretion, may require the contractor or builder of any residence on any lot to complete the front yard landscaping as part of their construction of the home. In the event of undue hardship due to weather conditions, this provision may be extended for a reasonable length of time upon written approval by the declarant. Street trees as required by the local government agency shall be planted by buyer prior to home completion. Types of trees and exact locations are to be coordinated with the local government agency.

(15) **Antennas and Service Facilities**

Exterior antennas, satellite dishes, and other such structures shall not be permitted to be placed on the lot or upon the roof of any structure on any lot so as to be visible from the street or adjoining lots. Clothes lines and other service facilities shall be screened so as not to be viewed from the street.
ARTICLE III
Architectural Approvals

(1) Procedures

No fence, retaining wall, building or any other structure shall be erected, placed or altered on any lot until the construction plans and specifications on a plot plan showing the location of the structure shall have been approved by the Declarant. The Declarant shall consider the quality of specified material, harmony with the existing and planned structures and location with respect to topography and finished grade elevation of the lot and of the other lots in the subdivision. The Declarant may designate a representative to act on his behalf. When the Declarant has disposed of all their lots, or at any earlier date chosen by the Declarant, they shall select three (3) lot owners to act as the Architectural Control Committee. Thereafter, the Committee may adopt its own rules relating to term of office, filling vacancies, elections, and procedures.

In the event the Declarant fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to him, or in any event, if no suit to enjoin construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

(2) Action

The Declarant may render its decisions only by written instrument setting forth the action taken by the Declarant.

(3) Approval of Plans by Declarant

No building or structure, including but not limited to swimming pools, private greenhouses, storage sheds, boats or trailer storage, fences, and animal runs shall not be commenced, erected, placed or altered on any lot until the construction plans and specifications and a plan showing the nature, shape, height, materials, and colors together with detailed plans showing the proposed location of the same on the particular building site and location of any trees with a diameter of six (6) inches or greater at the base that would be removed, have been submitted to and approved in writing by the Declarant. All plans and specifications for approval by the Declarant must be submitted at least ten (10) days prior to application for a building permit.

(4) Nonwaiver

Consent by the Declarant to any matter proposed to it and within its jurisdiction under these covenants shall not be deeded to constitute a precedent or waiver impairing its rights to withhold approvals as to any similar matter thereafter proposed or submitted to it for consent.

(5) Liability

Neither the Declarant nor any appointee thereof shall be liable to any owner, occupant, builder, or others for any damage, loss or prejudice suffered or claimed on account of any action of failure to act by the Declarant or his assigns provided only that the Declarant has, in accordance with the actual knowledge possessed by him/her, acted in good faith.

ARTICLE IV
General Provisions

(1) Terms

These Covenants are to run with the land and shall be binding on all parties and all persons claiming under them until amended or revoked in the manner provided herein. These Covenants can be terminated and revoked or amended only by duly recording instrument which contains an agreement providing for termination and revocation or amendment and which is signed by the owners of a majority of the platted lots. So long as Declarant owns any property within the plat, any change or amendment must first have prior approval of the Declarant.
(2) Enforcement

Should any person violate or attempt to violate any of the provisions of the covenants, any person or persons owning any real property embraced within the plat, including the Declarant, at its or their option shall have full power and authority to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any of said Covenants, either to prevent the doings of such, or to recover damages sustained by reason of such violation. Failure by any owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

(3) Expenses and Attorney’s Fees

In the event any person or persons owning any real property embraced within the plat of THE SUMMIT AT OAK KNOLL 3, including the Declarant, shall bring any suit or action to enforce these covenants, the prevailing party shall be entitled to recover all costs and expenses incurred by him in connection with such suit or action, including such amounts as the court may determine to be reasonable attorney’s fees at trial and upon any appeal thereof.

(4) Severability

Invalidation of any of these Covenants by judgment or court order shall in no way effect any of the other provisions which shall remain in full force and effect.

(5) Limitation of Liability of Declarant

Neither Declarant of any officer of director thereof, shall be liable to any owner, occupant, or builder on account of any action or failure to act by or of Declarant in performing its duties or rights hereunder, provided that Declarant has, in accordance with actual knowledge possessed by it, acted in good faith.

IN WITNESS WHEREOF, the undersigned being Declarant herein, has hereunto set its hand this the 30th day of May 2001.

AMT RESOURCES LTD.

By: Michael Hanks

STATE OF OREGON,

County of Yamhill

BE IT REMEMBERED, That on this 30th day of May, 2001, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named Michael Hanks as Representative of AMT Resources, LTD an Oregon Corporation known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Christina Marsh
Notary Public for Oregon

My commission expires 7/1/02.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public for Oregon

My commission expires: _______________________

STATE OF OREGON,  
County of Yamhill  } ss.

BE IT REMEMBERED, That on this 30th day of May, 2001, before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named Earl E. Sandager and Mary E. Sandager.

known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public for Oregon

My commission expires 5-5-2003

Earl E. Sandager
Mary E. Sandager

FORM No. 21—ACKNOWLEDGMENT.  
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AMENDMENT TO THE DECLARATION OF RESTRICTIONS, CONDITIONS AND COVENANTS APPLICABLE TO THE SUMMIT AT OAK KNOLL NO.3

This Amended and Restated Declaration of Restrictions, Conditions and Covenants is applicable to the following described real property:

Lots 1-22 of The Summit At Oak Knoll No. 3, Newberg, Oregon

Whereas, Article IV General Provisions section (1) ‘Terms’ of the Declaration of Restrictions, Conditions and Covenants Applicable to The Summit At Oak Knoll No.3 (the “Declaration”) states that “These covenants can be terminated and revoked or amended only by a duly recording instrument which contains an agreement providing for termination and revocation or amendment and which is signed by the owners of a majority of the platted lots.”

Whereas, a majority of the Owners of the Lots in The Summit At Oak Knoll No.3 desire to restate and amend the Declaration, to declare of public record the changes to the Declaration, and to affirm their intention to impose certain restrictive covenants and conditions to the ownership of said Property, all of which are for the purpose of enhancing and protecting the value, livability and aesthetic quality of the Property in The Summit At Oak Knoll No.3.

NOW, THEREFORE, the Owners of a majority of the Lots in The Summit At Oak Knoll No.3, do hereby certify and declare that the following Amendments to the Declaration shall supersede the terms and conditions of the Declaration as previously declared, and shall become and are hereby made a part of all conveyances of Lots within the plat of The Summit At Oak Knoll No.3 of the plat Records of Yamhill County, Oregon and that the following restrictions, conditions and covenants shall by reference become a part of any conveyance and shall apply thereto as fully and with the same effect as if set forth at large therein.

1. Article III ‘Architectural Approvals’, of the Declaration is hereby deleted in its entirety and replaced with the following new Section:

   Article III ‘Building and Development Criteria’. No fence, retaining wall, building or any other structure shall be erected, placed or altered on any lot if not within the full compliance of the City of Newberg Building, Design and Development Code.
2. Article II Section (1) ‘Land Use and Building Type’ sentence #2 is hereby deleted in its entirety and replaced with the following new sentence:

All buildings and structures shall comply with the height restrictions as stated in the City of Newberg Building and Site Design Standards.

IN WITNESS WHEREOF, the undersigned, being a majority of the Owners of Lots in The Summit At Oak Knoll No.3, have hereunto set their hand and adopt this Amended and Restated Declaration of Restrictions, Conditions and Covenants Applicable to The Summit At Oak Knoll No.3 this 5th day of December, 2011.

Lots #2, 3, 4, 5, 6, 7, 8 and 9:

[Signature]
Earl E Sandager, Trustee
of the Mary E. Sandager Revocable Living Trust

Dated: 12-5-11

STATE OF OREGON
County of Yamhill

Signed and sworn to before me on December 5, 2011, by the above named.

Notary Public of Oregon
My Commission Expires: August 4, 2014

Lot #17:

[Signature]
James A. Allison
Dated: 12-14-11

STATE OF OREGON
County of Yamhill

Signed and sworn to before me on December 14, 2011, by the above named.

Notary Public of Oregon
My Commission Expires: 5/14/2013
Lot #16:

Michael A. Magill

Lisa L. Magill

Dated: 12/14/2011

STATE OF OREGON
County of Yamhill

Signed and sworn to before me on December 14, 2011, by the above named.

Janet L. Winder
Notary Public of Oregon
My Commission Expires: 5/8/2013

Lot #22:

Christopher C. Schneider

Sharleen M. Schneider

Dated: December 14th, 2011

STATE OF OREGON
County of Yamhill

Signed and sworn to before me on December 14th, 2011, by the above named.

Janet L. Winder
Notary Public of Oregon
My Commission Expires: 5/8/2013

Lot #14:

James D. Worthington

Carolyn Worthington

Dated: December 14, 2011

STATE OF OREGON
County of Yamhill

Signed and sworn to before me on December 14th, 2011, by the above named.

Darlene Morris
Notary Public of Oregon
My Commission Expires: August 2014

3/3
THE SUMMIT AT OAK KNOLL NO. 3
BEING A SUBDIVISION OF LOT 12 & TRACT "D", "THE SUMMIT AT OAK KNOLL"
LOCATED IN THE WILLIAM T. WALDIE DONATION LAND CLAIM, NO. 17
IN THE NORTHEAST QUARTER OF SECTION 7 AND NORTHWEST QUARTER OF SECTION 8
TOWNSHIP 3 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN
CITY OF NEWBERG, YAMHILL COUNTY, OREGON

February 6, 2001

NARRATIVE

The purpose of this survey is to divide lot 12 & tract "D", "The Summit at Oak Knoll", the boundary of said tract was surveyed by said plat and verified at this time by the found monuments as shown herein, the basis of bearing for this plat is the northeast corner of tract "D" as shown herein, the bearing was taken from said plat of the "Summit at Oak Knoll".

SURVEYOR'S CERTIFICATE

I, Roger J. Campbell, a registered land surveyor in the state of Oregon, do hereby say that I have correctly surveyed and marked with lawful monuments the land represented on the attached map of the Summit at Oak Knoll lot 3 and as the initial point and true point of beginning, I held a 3/4 iron rod on the south line of the corner of the Summit at Oak Knoll, said iron rod marking the northeast corner of that tract of lands described in film volume 220 page 2196, Yamhill county deed records. Thence with the north line of said tract described in film volume 220 page 2196 east 55.05 feet to a 3/8 iron rod marking the southeast corner of parcel 2, said corner on parcel 2, said corner on parcel 2 marked by said iron rod. Thence with the south line of said tract described in film volume 220 page 2196 north 109.86 feet to a 3/8 iron rod on the south line of that tract of land described in film volume 220 page 2214, Yamhill county deed records. Thence with the west line of said tract described in film volume 220 page 2214 south 109.86 feet to a 3/8 iron rod on the west line of that tract of land described in film volume 220 page 2214, east 238.99 feet to a 3/8 iron rod marking the northeast corner of lot 3, "The Summit at Oak Knoll". Thence with the north line of said lot 3, the following courses: South 80.00 feet west 84.27 feet to a 3/8 iron rod in south 60.00 feet west 7.72 feet to a 3/8 iron rod marking the northeast corner of lot 3, "The Summit at Oak Knoll", west 128.35 feet to a 3/8 iron rod on the west right of way of Knoll drive, thence with the north right of way of Knoll drive, the following courses: South 60.00 feet west 143.28 feet to a 3/8 iron rod, with a curve to the right having a radius of 20.00 feet through a central angle of 60.00 degrees and a length of 31.42 feet (Chord bears South 45°00'00" West 28.28 feet) to a 3/8 iron rod on the north right of way of Alexander drive, thence with said north right of way of Alexander drive north 45°00'00" West 43.96 feet to a 3/8 iron rod on the east line of that tract of land described in film volume 220 page 2196. Yamhill county deed records, thence with said east line of said tract described in film volume 220 page 2196 north 180.00 feet west 120.00 feet to the point of beginning containing 345,086 square feet of land.

Mike Harris, president, AM Resources, Ltd.

ACKNOWLEDGMENT

State of Oregon
Yamhill County

Know all men by these presents, on this 25th day of May, 2001 before me, a notary public in and county of Yamhill, duly commissioned, I, Mike Harris, president of AM Resources, Ltd., hereinafter referred to as "representative of the grantor" do hereby testify as follows:

1. The above-mentioned parcel of land "The Summit at Oak Knoll" was recorded in film volume 220 page 2196, Yamhill county deed records. Thence with the north line of said tract described in film volume 220 page 2196 east 55.05 feet to a 3/8 iron rod marking the southeast corner of parcel 2, said corner on parcel 2, said corner on parcel 2 marked by said iron rod. Thence with the south line of said tract described in film volume 220 page 2196 north 109.86 feet to a 3/8 iron rod on the south line of that tract of land described in film volume 220 page 2214, Yamhill county deed records. Thence with the west line of said tract described in film volume 220 page 2214 south 109.86 feet to a 3/8 iron rod on the west line of that tract of land described in film volume 220 page 2214, east 238.99 feet to a 3/8 iron rod marking the northeast corner of lot 3, "The Summit at Oak Knoll". Thence with the north line of said lot 3, the following courses: South 80.00 feet west 84.27 feet to a 3/8 iron rod in south 60.00 feet west 7.72 feet to a 3/8 iron rod marking the northeast corner of lot 3, "The Summit at Oak Knoll", west 128.35 feet to a 3/8 iron rod on the west right of way of Knoll drive, thence with the north right of way of Knoll drive, the following courses: South 60.00 feet west 143.28 feet to a 3/8 iron rod, with a curve to the right having a radius of 20.00 feet through a central angle of 60.00 degrees and a length of 31.42 feet (Chord bears South 45°00'00" West 28.28 feet) to a 3/8 iron rod on the north right of way of Alexander drive, thence with said north right of way of Alexander drive north 45°00'00" West 43.96 feet to a 3/8 iron rod on the east line of that tract of land described in film volume 220 page 2196. Yamhill county deed records, thence with said east line of said tract described in film volume 220 page 2196 north 180.00 feet west 120.00 feet to the point of beginning containing 345,086 square feet of land.

Mike Harris, president, AM Resources, Ltd.

CONSENT AFFIDAVIT

An affidavit of consent to the declaration by Theodore R. Harris and Betty R. Harris, as trustees of the Theodore R. Harris trust and by Betty R. Harris and Theodore R. Harris, as trustees of the Betty O. Harris trust, trust deed beneficiaries was recorded in film volume 220 page 2214, Yamhill county deed records.

Yamhill County Clerk / Recorder