EXHIBIT "A"

Keith Whitmore hereby further dedicates and declares that Tracts "A" and "B" as designated on the plat of "Whitmore Estates", are common areas to be owned in common by the owners of lots within "Whitmore Estates", subject to an easement of limitation hereby created and dedicated to the public and the City of Sherwood. Said easement for benefit of the public and the City of Sherwood shall be perpetual and shall limit grantors and grantee's successors and assigns use of the easement area as follows:

Said area shall be loamed and planted with at least one row of deciduous and/or evergreen trees, spaced not more than 20 feet apart, and one or more rows of bushy shrubs or hedging capable of attaining but not substantially exceeding a height of five feet. Planting shall be hardy, appropriate for use in the location and planted so as to thrive with normal maintenance. Planting and maintenance of the easement area shall be done by and at the expense of grantor, his successors and assigns.

No building or structure shall be located within said tracts except one sign. No refuse disposal shall be located within said tracts, nor shall the tracts be used as any sort of recreation or service area, and same shall be used, kept and maintained only as a landscaped open space to enhance the visual appearance of Whitmore Estates for the benefit of lot owners and the public.

In the event grantor and grantor's successors and assigns fail to maintain the area and landscaping with Tracts "A" and "B" in a reasonable well kept manner, free of weeds, dead and diseased trees and shrubs and accumulations of trash and debris, then the City of Sherwood, in addition to all other rights and remedies, as beneficiary of said easement of limitation, may at its option from time to time enter upon said tracts and remedial action to conform the areas and landscaping to the requirements hereof. The City City may apportion the cost of said work equally to the owner or owners of each lot within "Whitmore Estates", bill said sum with the City Water billing or separately, and the City shall have a lien against each lot until said sum is paid, without necessity of prior notice or hearing. Said liens may be foreclosed in like manner as provided for other municipal liens pursuant to Chapter 223, Oregon Revised Statutes, Sections 223.505 et seq.