

"HAZELWOOD"

LOCATED IN THE R.V. SHORT D.L.C. NO. 46 IN THE M.E. 1/4 OF SEC. 22, T.3S, R.1W, W.M.
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
 ZAROSINSKI-TATONE ENGINEERS, INC.
 3737 S.E. 8TH AVE., PORTLAND, OREGON 97202
 OCT. 16, 1991

I HEREBY CERTIFY THAT THIS TRACING IS AN EXACT COPY OF THE ORIGINAL.
 Chris Fischer, P.L.S.

DRIVEWAY LOCATIONS ON FOLLOWING LOTS ARE RESTRICTED AS FOLLOWS:
 LOT 2 - N.E. CORNER
 LOT 3 - N.E. CORNER
 LOT 4 - S.W. CORNER
 LOT 37 - N.E. CORNER
 LOT 38 - S.E. CORNER
 LOT 44 - N.W. CORNER
 LOT 53 - S.W. CORNER

PT. 107 L.A. BENT, TIED STRAIGHT PORTION-SET BY 15'-16"45" (FIELD)

30' WIDE GAS EMBANKMENT

SEE PAGE 2

INITIAL POINT

1" = 50'

SCALE - 1" = 50'

PT. 5/8" I.A. - 0.3 EXPOSED

N. 34° 20' 26" W. 0.3'

FIELD POST-EAST BOUNDARY

PT. 5/8" I.A. WITH GAP

ALPHA END, 111.900"

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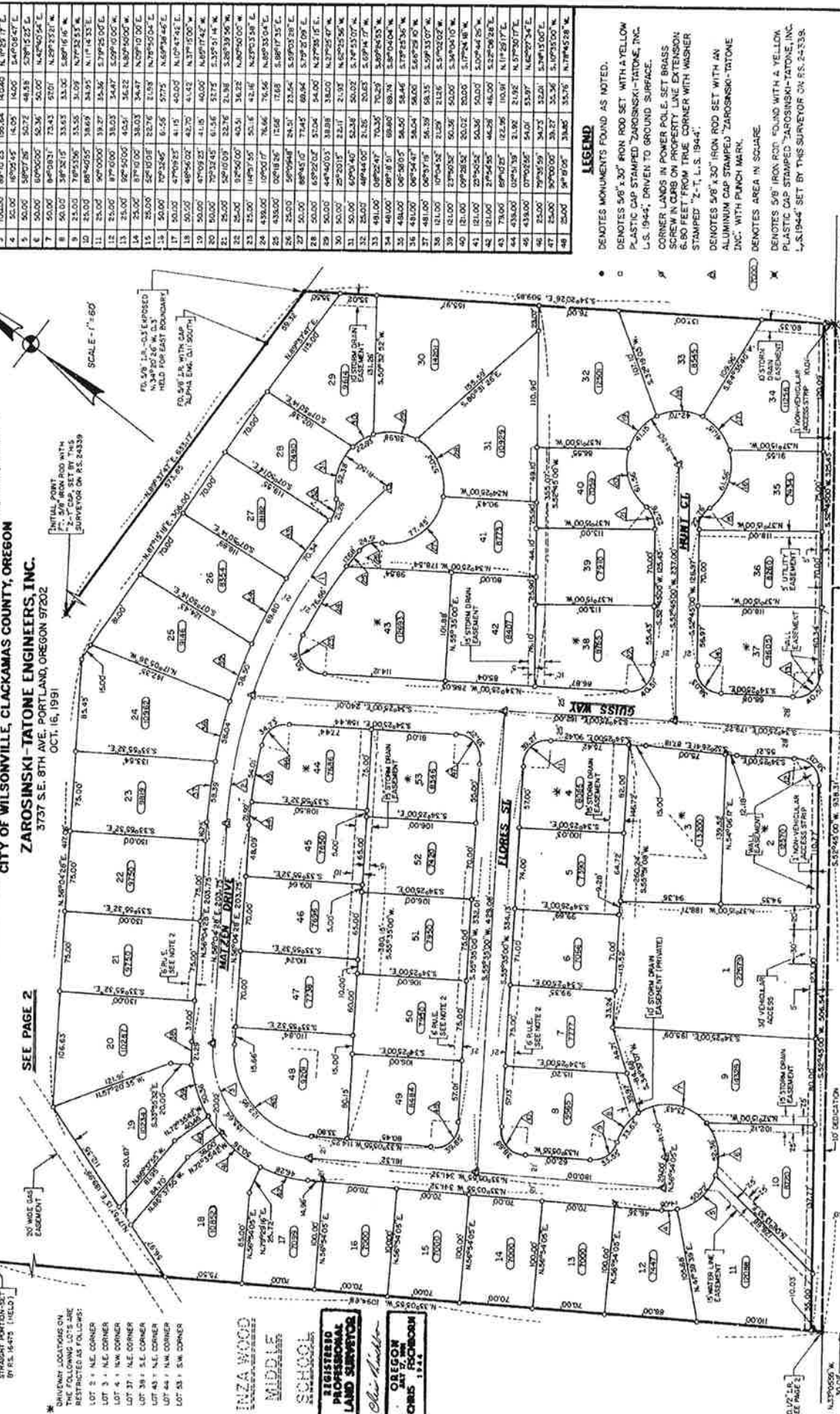
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NO.	RADIUS	CHORD	ARC	CHORD BEARING
1	460.00	291.937	285.65	232.89 N. 87° 56' 07" E.
2	460.00	194.54	182.36	142.02 N. 83° 24' 45" E.
3	100.00	89.123	106.64	142.02 N. 83° 24' 45" E.
4	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.
5	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.
6	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.
7	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.
8	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.
9	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.
10	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.
11	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.
12	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.
13	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.
14	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.
15	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.
16	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.
17	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.
18	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.
19	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.
20	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.
21	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.
22	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.
23	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.
24	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.
25	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.
26	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.
27	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.
28	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.
29	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.
30	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.
31	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.
32	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.
33	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.
34	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.
35	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.
36	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.
37	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.
38	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.
39	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.
40	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.
41	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.
42	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.
43	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.
44	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.
45	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.
46	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.
47	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.
48	50.00	46.994	54.09	142.02 N. 83° 24' 45" E.

LEGEND
 DENOTES MONUMENTS FOUND AS NOTED.
 DENOTES 5/8" x 30" IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED ZAROSINSKI-TATONE, INC. L.S. 1944, DRIVEN TO GROUND SURFACE.
 CORNER LINDS IN POWER POLE SET BRASS SCREW IN CURB ON PROPERTY LINE EXTENSION 6.80 FEET FROM TRUE CORNER WITH WASHER STAMPED "Z-T, L.S. 1944".
 DENOTES 5/8" x 30" IRON ROD SET WITH AN ALUMINUM CAP STAMPED ZAROSINSKI-TATONE INC. WITH PUNCH MARK.
 DENOTES AREA IN SQUARE.
 DENOTES 5/8" IRON ROD FOUND WITH A YELLOW PLASTIC CAP STAMPED ZAROSINSKI-TATONE, INC. L.S. 1944 SET BY THIS SURVEYOR ON P.S. 24-239.

PT. 107 L.A. BENT, TIED STRAIGHT PORTION-SET BY 15'-16"45" (FIELD)

30' WIDE GAS EMBANKMENT

SEE PAGE 2

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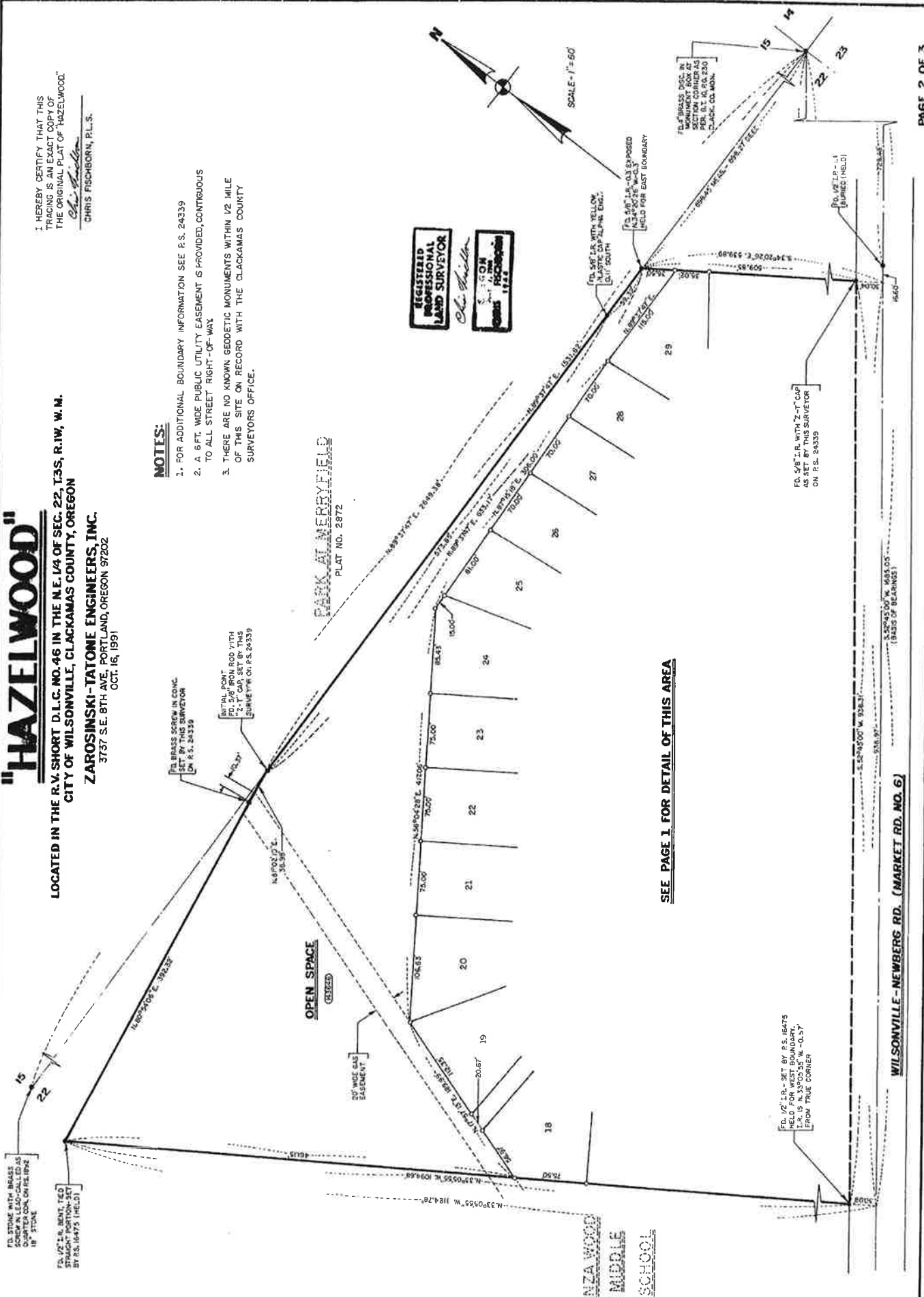
"HAZELWOOD"

LOCATED IN THE R.V. SHORT D.L.C. NO. 46 IN THE N.E. 1/4 OF SEC. 22, T.3S, R.1W, W.M.
 CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON
ZAROSINSKI-TATONE ENGINEERS, INC.
 3757 S.E. 8TH AVE., PORTLAND, OREGON 97202
 OCT. 16, 1991

I HEREBY CERTIFY THAT THIS
 TRACING IS AN EXACT COPY OF
 THE ORIGINAL PLAT OF "HAZELWOOD".
Chris Fishborn
 CHRIS FISHBORN, P.L.S.

NOTES:

1. FOR ADDITIONAL BOUNDARY INFORMATION SEE P.S. 24339
2. A 6 FT. WIDE PUBLIC UTILITY EASEMENT IS PROVIDED, CONTIGUOUS TO ALL STREET RIGHT-OF-WAY.
3. THERE ARE NO KNOWN GEODETIC MONUMENTS WITHIN 1/2 MILE OF THIS SITE ON RECORD WITH THE CLACKAMAS COUNTY SURVEYORS OFFICE.



SEE PAGE 1 FOR DETAIL OF THIS AREA

WILSONVILLE-NEWBERS RD. (MARKET RD. NO. 6)

"HAZELWOOD"

LOCATED IN THE R.V. SHORT D.L.C. NO. 46 IN THE N.E. 1/4 OF SEC. 22, T.13S, R.1W, W.M. CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

ZAROSINSKI-TATONE ENGINEERS, INC.

3737 S.E. 8TH AVE., PORTLAND, OREGON 97202

OCT. 16, 1991

SURVEYOR'S CERTIFICATE:

I, CHRIS FISCHBORN, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS REPRESENTED ON THE ADJOINING MAP TO BE KNOWN HENCEFORTH AS "HAZELWOOD" LOCATED IN THE R.V. SHORT DONATION LAND CLAIM NO. 46, IN THE NORTHEAST ONE QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN IN THE CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON, SAID PARCEL OF LAND BEING ALL OF THAT PARCEL OF LAND CONVEYED TO RUSSELL L. GUISS AND NORMA M. GUISS AND RECORDED APRIL 20, 1966, IN BOOK 672, PAGE 799, RECORD OF DEEDS, CLACKAMAS COUNTY, OREGON, THAT AT THE INITIAL POINT OF SAID SURVEY I FOUND A 5/8 INCH BY 30 INCH LONG IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "ZAROSINSKI-TATONE, INC." SET BY THIS SURVEYOR ON P.S. 24339. SAID INITIAL POINT BEING ON THE NORTHERLY LINE OF SAID GUISS PROPERTY AND THE NORTHERLY LINE OF SAID SECTION 22 AT A POINT THAT BEARS SOUTH 89°37'47" WEST ALONG THE NORTHERLY LINE OF SAID SECTION 22, A DISTANCE OF 1531.62 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 22.

THENCE FROM SAID INITIAL POINT, NORTH 89°37'47" EAST ALONG THE NORTHERLY LINE OF SAID SECTION 22 AND THE NORTHERLY LINE OF SAID GUISS PROPERTY A DISTANCE OF 633.17 FEET TO THE NORTHEASTERLY CORNER OF SAID GUISS PROPERTY; THENCE SOUTH 34° 20'26" EAST ALONG THE EASTERLY LINE OF SAID GUISS PROPERTY A DISTANCE OF 509.85 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE WILSONVILLE - NEWBERG ROAD (MARKET ROAD NO. 6); THENCE SOUTH 52°45'00" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 938.31 FEET TO THE SOUTHWESTERLY CORNER OF SAID GUISS PROPERTY; THENCE NORTH 33°05'55" WEST ALONG THE WESTERLY LINE OF SAID GUISS PROPERTY A DISTANCE OF 1094.69 FEET TO THE NORTHWESTERLY CORNER OF SAID GUISS PROPERTY; THENCE NORTH 80°54'06" EAST ALONG THE NORTHERLY LINE OF SAID GUISS PROPERTY A DISTANCE OF 392.32 FEET; THENCE NORTH 81°02'10" EAST ALONG THE NORTHERLY LINE OF SAID GUISS PROPERTY A DISTANCE OF 36.98 FEET TO THE INITIAL POINT OF BEGINNING OF THE HEREIN DESCRIBED "HAZELWOOD".

I HEREBY CERTIFY THAT THIS TRACING IS AN EXACT COPY OF THE ORIGINAL PLAT OF "HAZELWOOD".

Chris Fischborn

CHRIS FISCHBORN, P.L.S. 1944



DECLARATION:

I KNOW ALL PEOPLE BY THESE PRESENTS THAT PAT SONNEN AND CLAUDIA SONNEN, LONNIE WILLIAMS AND CAROL WILLIAMS, RUSSELL L. GUISS AND NORMA M. GUISS, OWNERS OF THE LANDS REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, DO HEREBY DECLARE THE ANNEXED MAP OF "HAZELWOOD" TO BE A CORRECT MAP AND PLAT OF SAID PROPERTY AND THAT WE HAVE CAUSED THIS SUBDIVISION PLAT TO BE PREPARED AND THE PROPERTY SUBDIVIDED AS SHOWN ON SAID PLAT, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF OREGON REVISED STATUTES, FURTHERMORE WE DO HEREBY DEDICATE TO THE PUBLIC FOREVER THE STREETS AND UTILITY EASEMENTS AS SHOWN AND NOTED ON SAID MAP. THERE ARE NO WATER RIGHTS APPURTENANT TO THIS PROPERTY.

Pat Sonnen LONNIE WILLIAMS *Russell L. Guiss*
PAT SONNEN RUSSELL L. GUISS
Claudia Sonnen CAROL WILLIAMS *Norma M. Guiss*
CLAUDIA SONNEN NORMA M. GUISS

ACKNOWLEDGEMENT:

STATE OF OREGON S.S.
COUNTY OF CLACKAMAS

BE IT REMEMBERED, THAT ON THIS 31st DAY OF October, 1991, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF OREGON, PERSONALLY APPEARED PAT SONNEN AND CLAUDIA SONNEN, LONNIE WILLIAMS AND CAROL WILLIAMS, RUSSELL L. GUISS AND NORMA M. GUISS, KNOWN TO ME TO BE THE PERSONS NAMED IN THE FORGOING DOCUMENT, WHO BEING FIRST DULY SWORN, DID ACKNOWLEDGE TO ME THAT THEY EXECUTED THE FORGOING DOCUMENT FREELY AND VOLUNTARILY, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THE DAY AND YEAR FIRST IN THIS CERTIFICATE WRITTEN.

Russell L. Guiss
NOTARY PUBLIC FOR THE STATE OF OREGON
MY COMMISSION EXPIRES 10-17-93

CITY OF WILSONVILLE APPROVALS:

APPROVED THIS 24th DAY OF DECEMBER, 1991
CITY OF WILSONVILLE SURVEYOR/CITY ENGINEER

BY *George Jacobs*

APPROVED THIS 20th DAY OF DECEMBER, 1991
CITY OF WILSONVILLE PLANNING DIRECTOR

BY *Wayne A. Hansen*

APPROVED THIS 20th DAY OF DECEMBER, 1991
CITY OF WILSONVILLE COMMUNITY DEVELOPMENT DIRECTOR

BY *Steve Carter*

APPROVED THIS 16th DAY OF FEBRUARY, 1992
CLACKAMAS COUNTY SURVEYOR FOR COMPLIANCE WITH ORS 209.250 ONLY.

BY *Scottie Sapp*

PURSUANT TO O.R.S. 92.095, I HEREBY CERTIFY THAT ALL TAXES HAVE BEEN PAID THROUGH JULIE 30TH 1992

APPROVED THIS 10th DAY OF FEBRUARY, 1992

ASSESSOR & TAX COLLECTOR *Ray Erland*

BY *Carol Tatone*



APPROVED THIS 10 DAY OF February, 1992
CLACKAMAS COUNTY COMMISSIONERS

BY *Yvonne Nammo*

BY *Pat Sonnen*

BY *Carol Williams*

ATTEST THIS 10 DAY OF February, 1992

CLACKAMAS COUNTY CLERK

BY *Sherry Braght*

ACKNOWLEDGEMENT:

STATE OF OREGON S.S.

I DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS RECEIVED FOR RECORD ON THE 11th DAY OF Feb., 1992, AT 3:00 O'CLOCK P.M., AND RECORDED ON PAGE 97 IN BOOK 9 OF RECORDS & PLATS OF SAID COUNTY.

CLACKAMAS COUNTY CLERK *John Kautzman*

DEPUTY *Sherry Braght*

02-7597

CHICAGO TITLE INSURANCE COMPANY OF OREGON
HAS RECORDED THIS INSTRUMENT AS AN ACCOM-
MODATION ONLY AND ASSUMES NO LIABILITY FOR
ERRORS OR OMISSIONS HEREIN, NOR DOES
CHICAGO TITLE REPRESENT THAT IT WILL CREATE
THE ESTATE OR INTEREST IN REAL PROPERTY
WHICH IT PURPORTS TO CREATE.

DECLARATION OF PROTECTIVE COVENANTS
CONDITIONS AND RESTRICTIONS FOR
HAZELWOOD SUBDIVISION

THIS DECLARATION is made this 14th day of April, 1992,
by Lonnie and Carol Williams, Declarants.

Declarants own Lots 4 through 53 in Hazelwood, Plat Book
No. 97, Page 9, Clackamas County Plat Records.

Declarants desire to subject the property described in
such plat to the conditions, restrictions and charges set forth
herein for the benefit of such property and its present and
subsequent owners.

NOW, Declarants hereby declare that the property described
in the plat of Hazelwood shall be held, sold and conveyed subject
to the following easements, covenants, restrictions and
charges, which shall run with such property and shall be binding
upon all parties having or acquiring any right, title or interest
in such property or any part.

(1)

92 25072

CHICAGO TITLE INSURANCE CO 3-9204-30

ARTICLE 1

DEFINITIONS

As used in this Declaration, the terms set forth below shall have the following interpretations:

1.1 "Master Plan" means the Master Plan of Hazelwood approved by the City of Wilsonville.

1.2 "Association" means the nonprofit corporation to be formed to serve as the owners association.

1.3 "Initial Development" means the property developed as "Hazelwood".

1.4 "Architectural Review Committee" means the committee appointed to review all plans for landscaping, building, or remodeling.

1.5 "Common Area" means those tracks designated as open spaces on any plat of the property.

1.6 "Common Maintenance Areas" means those areas designated as such in this declaration.

1.7 "Improvement" means every structure or improvement of any kind.

1.8 "Lot" means a platted or partitioned lot within the Property.

1.9 "Owner" means the person or persons, including Declarants, owning any Lot in the Property, but does not include a tenant or holder of a leasehold interest or a person holding only a security interest in a Lot. The rights, obligations and other status of being an Owner commence upon acquisition of the ownership of a Lot and terminate upon disposition of such ownership, but termination of ownership shall not discharge an Owner from obligations incurred prior to termination.

1.10 "Sold" means that legal title has been conveyed or that a contract of sale has been executed and recorded under which the purchaser has obtained the right to possession.

1.11 "The Property" means Hazelwood.

1.12 "This Declaration" means all of the easements, covenants, restrictions and charges set forth herein, together with any rules or regulations set forth herein. These may be amended or supplemented from time to time in accordance with the provision hereof.

1.13 "Hazelwood" means the Initial Development.

ARTICLE 2

PROPERTY SUBJECT TO THIS DECLARATION

2.1 Initial Development, Declarants hereby declare that all of the real property described below is owned and shall be owned, conveyed, used, occupied and improved subject to this Declaration.

All that real property located in the City of Wilsonville, Clackamas County, Oregon, in that certain plat entitled "Hazelwood" filed in the plat records of Clackamas County, Oregon, on the 11th day of February 1992 in Plat Book 97, Page 9.

The initial development contains 53 single-family lots and will contain not more than 53 dwelling units.

2.2 Withdrawal of Property. Declarants may withdraw property from Hazelwood only by duly adopted amendment to this Declaration, except this Declaration may withdraw all or a portion of any property above at any time prior to the sale of the first Lot in the property. Such withdrawal shall be a declaration executed by Declarants and recorded in the deed records of Clackamas County. If a portion of the property is so withdrawn, all voting rights otherwise allocated to Lots being withdrawn shall be eliminated. Such right of withdrawal shall not expire except upon sale of the first Lot within the applicable phase of the property as described above.

2.3 Declaration of Exclusion Lots 1, 2, and 3 are withdrawn from all rules and regulations regarding this declaration. These lots are not subject to any of the Covenants, Conditions, and Restrictions as stated in this declaration. Owner of these lots has none of the rights and privileges of ownership in Hazelwood.

ARTICLE 3

USE RESTRICTIONS

3.1 Structure Permitted. No structures shall be erected

(3)

3