

DECLARATION OF RESTRICTIONS, PROTECTIVE
COVENANTS AND CONDITIONS FOR
LANE KNOLLS ESTATES PHASE II

By instrument dated Feb. 13, 1991 and recorded 1/26/89, in Volume 177, Page 2670, Official Records of Deschutes County, Oregon, WARD ROAD PARTNERS, a partnership, established the Declaration of Covenants, Conditions and Restrictions for LANE KNOLLS ESTATES.

The Declaration of Covenants, Conditions and Restrictions for LANE KNOLLS ESTATES contemplated that developer would, at any time during the term of the Declaration, add all or a portion of any land now or hereafter owned by Declarant to the property which was covered by said Declaration.

Declarant now wishes to subject the area known as LANE KNOLL ESTATES Phase II to the Declaration of Covenants, Conditions and Restrictions for LANE KNOLLS ESTATES to annex such property to LANE KNOLLS ESTATES and to make provisions for the conditions upon which such property may be used.

NOW, THEREFORE, Declarant does hereby declare and provide as follows:

SECTION 1. DEFINITIONS

1.1 INCORPORATION BY REFERENCE: Each of the terms defined in Article 1 of the Declaration for LANE KNOLLS ESTATES shall have the meanings set forth in such Article 1.

1.2 The "property" shall mean LANE KNOLLS ESTATES Phase II, as described in Exhibit "A" attached hereto.

1.3 Declaration for LANE KNOLLS ESTATES shall mean that certain document entitled "Declaration of Covenants, Conditions and Restrictions for LANE KNOLLS ESTATES" dated 25 JAN 1988 recorded 26 JAN 1988, in Volume 177, Page 2670, Official Records of Deschutes County, Oregon.

1.4 "LANE KNOLLS ESTATES Phase II", shall mean the area described on Exhibit "A" attached hereto.

SECTION 2. SUBJECTION OF LANE KNOLLS ESTATES PHASE II TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LANE
KNOLLS ESTATES

2.1 ANNEXATION: Declarant hereby declares that LANE KNOLLS ESTATES, Phase II, shall be part of that certain residential

community known as LANE KNOLLS ESTATES as referred to the Declaration of Covenants, Conditions and Restrictions for LANE KNOLLS ESTATES.

2.2 DECLARATION OF RESTRICTIONS: The covenants and conditions set forth in Articles II through XII, inclusive, of the Declaration of Covenants, Conditions and Restrictions for LANE KNOLLS ESTATES shall be applicable within the property except as may be restricted in this instrument. The property shall be held, conveyed, hypothecated, encumbered, used, occupied and improved only in accordance with the provisions made in this instrument and the Declaration of Covenants, Conditions and Restrictions for LANE KNOLLS ESTATES.

SECTION 3. MISCELLANEOUS

3.1 AMENDMENT AND REPEAL: Any provisions of this Declaration at any time may be amended or repealed. The provision may be added by any of the methods provided in the Declaration of Covenants, Conditions and Restrictions for LANE KNOLLS ESTATES.

3.2 DURATION: These covenants and provisions contained herein shall continue to remain in full force and effect in accordance with Article XII of the Declaration for LANE KNOLLS ESTATES.

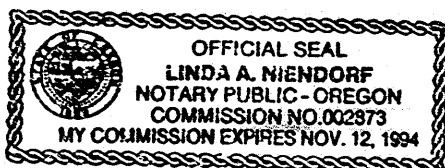
IN WITNESS WHEREOF, LANE KNOLLS ESTATES has executed this Declaration this 13 day of February, 1991.

WARD ROAD PARTNERS
a partnership

By 

STATE OF OREGON, County of Deschutes, ss:

On FEBRUARY 13, 1991, the undersigned, a Notary Public in and for said County and State, personally appeared DONALD N. BAUMFELDER known to me to be a partner of the partnership that executed the within instrument and acknowledged to me that such corporation executed the same.




Notary Public for Oregon
My Commission Expires 11-12-94

- 2 - DECLARATION (RSL:WARR04)

Gray Fancher Holmes Hurley Bryant & Lovlien
Attorneys At Law

40 N.W. Greenwood P.O. Box 1151 Bend, Oregon 97709-1151 (503) 382-1331 Telecopier (503) 389-3386

AMENDMENT TO DECLARATIONS, RESTRICTIONS,
PROTECTIVE COVENANTS AND CONDITIONS
FOR
LANE KNOLLS ESTATES

The undersigned being at least 75 percent of the Class A members of Lane Knolls Estates Associations, Inc., and the Declarant, Ward Road Partners, hereby amend those certain Declarations, Restrictions, Protective Covenants and Conditions for Lane Knolls Estates recorded 1/26/89, in Volume 177, Page 2670, Official Records of Deschutes County, Oregon, as follows:

1. Article I, Section 8 of the Declarations is hereby amended to read as follows:


"Section 8. 'Lot' shall mean a portion of the Properties other than the Common Area intended for any type of independent ownership and use as may be set out in this Declaration and as shall be shown on the plats filed with this Declaration or amendment thereto. Where the context indicates or requires, the term Lot includes any structure on the Lot. Wherever the word Unit shall appear in the Declarations, it shall be construed to mean Lot as the same is defined herein."

2. Article VII, Section 10 (b) is hereby deleted.

3. Article VII, Section 11 (a) is hereby amended to read as follows:

(a) After the commencement of assessment payments as to any Lot, Declarant, if any, covenants and agrees to pay the full amount of the annual assessment for any Lot which has a residential unit located thereon; notwithstanding anything contained herein to the contrary, the Declarant shall be required to pay only fifty percent (50%) of the annual assessment for any Lot which has not been developed and which it owns."

IN WITNESS WHEREOF, the undersigned have executed this Amendment to Declarations this 13 day of February, 1991.



AMENDMENT TO DECLARATIONS, RESTRICTIONS,
PROTECTIVE COVENANTS AND CONDITIONS
FOR
LANE KNOLLS ESTATES

The undersigned being at least 75 percent of the Class A members of Lane Knolls Estates Associations, Inc., and the Declarant, Ward Road Partners, hereby amend those certain Declarations, Restrictions, Protective Covenants and Conditions for Lane Knolls Estates recorded 1/26/89, in Volume 177, Page 2670, Official Records of Deschutes County, Oregon, as follows:

WHEREBY, the Property Description of Lane Knolls Estates, attached hereto as Exhibit "A" shall be Exhibit "A" for those certain Declarations, Restrictions, Protective Covenants and Conditions for Lane Knolls Estates, and;

WHEREBY the Property Description of Lane Knolls Estates Phase II, attached hereto as Exhibit "B" shall be Exhibit "B" for those certain Declarations, Restrictions, Protective Covenants and Conditions for Lane Knolls Estates.

IN WITNESS WHEREOF, the undersigned have executed this Amendment to Declarations this 13 day of February, 1991



EXHIBIT A

Property Description
LANE KNOLLS ESTATES

A 193.60 acre parcel in Section 7 of Township 18 South and Range 13 East of the Willamette Meridian in Deschutes County, Oregon being fully described as follows:

Beginning at a 2-1/2" brass cap on a 2-1/2" galvanized iron pipe concreted into bedrock at the northwest corner of the southwest quarter of the northwest quarter of said Section 7; thence North 89°55'18" East 2690.57 feet to a 3" Deschutes County aluminum cap on a 5/8" iron rod at the southeast corner of the northeast quarter of said northwest quarter; thence South 16°55'05" West 1617.72 feet to a 5/8" iron rod; thence South 0°00'00" East 40.00 feet to a 5/8" iron rod; thence South 15°22'13" West 2457.37 feet to a 5/8" iron rod; thence South 00°29'32" West 5.04 feet to a 5/8" iron rod on the south line of the southwest quarter of said Section 7; thence South 89°29'00" West 1088.86 feet to a 5/8" iron rod at the southeast corner of that parcel recorded in 188-R-0816 of the Deschutes County Deed Records; thence North 70.52 feet to a 5/8" iron rod; thence North 81°41'09" West 40.33 feet to a 5/8" iron rod; thence 289.42 feet along the arc of a 380.00 foot radius curve right (the long chord of which bears North 59°51'59" West 282.48 feet) to a 5/8" iron rod; thence North 38°02'49" West 38.63 feet to a 5/8" iron rod; thence South 24°04'58" West 276.44 feet to a 5/8" iron rod on the south line of said southwest quarter; thence South 89°29'00" West 107.17 feet to a 3" Deschutes County aluminum cap on a 1-1/2" iron rod at the southwest corner of said southwest quarter; thence North 00°41'51" East 2648.95 feet to a 3" brass cap on a 2-1/2" galvanized iron pipe at the northwest corner of said southwest quarter; thence North 00°41'51" East 1324.47 feet to the point of beginning.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

David K. Bateman

OREGON
JULY 30, 1976
DAVID K. BATEMAN
1068

February 11, 1991

DAVID EVANS AND ASSOCIATES, INC.
ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
OFFICES IN OREGON, WASHINGTON AND CALIFORNIA
709 N.W. WALL STREET, SUITE 102
BEND, OREGON 97701-2712
(503) 389-7614

EXHIBIT B
Property Description
LANE KNOLLS ESTATES
PHASE II

A 171.35 acre parcel in Section 7 of Township 18 South and Range 13 East of the Willamette Meridian in Deschutes County, Oregon being fully described as follows:

Beginning at a 2" galvanized iron pipe with 2½" brasscap marking the northeast corner of the southwest quarter of the northeast quarter of said Section 7; and running thence South 00°10'55" West a distance of 1330.46 feet to a 2" galvanized iron pipe with a 3" brass cap marking the southeast corner of the southwest quarter of said northeast quarter; thence South 00°01'03" West 2628.73 feet to a 5/8" iron rod with a 3" aluminum cap marking the southeast corner of the southwest quarter of the southeast quarter of said Section 7; thence North 89°49'33" West 1323.98 feet to a 1-1/2" iron pipe with a 3" aluminum cap marking the southeast corner of the southwest quarter of said Section 7; thence South 89°29'00" West along the South line of said southwest quarter 1109.91 feet to a 5/8" iron rod at the southeast corner of LANE KNOLLS ESTATE; thence leaving said South line North 00°29'32" East following the easterly boundary of said subdivision 5.04 feet to a 5/8" iron rod; thence North 15°22'13" East 2457.37 feet to a 5/8" iron rod; thence North 00°00'00" West 40.00 feet to a 5/8" iron rod; thence North 16°55'05" East 1617.72 feet to a 5/8" iron rod with a 3" aluminum cap marking the northwest corner of the southwest quarter of said northeast quarter and the northeast corner of said subdivision; thence leaving said easterly line North 39°52'18" East 1316.72 feet to the point of beginning.

DCN

WARD ROAD PARTIALS
 1/4 PENDING DEVELOPMENT CO.
 1070 NW BOND ST. BEND, OR 97701

ATTN: JAMES W. BARNES

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

David K. Bateman

OREGON
 JULY 12, 1988
 DAVID K. BATEMAN
 1068

STATE OF OREGON)
) SS.
 COUNTY OF DESCHUTES)

I, MARY SUE PENHOLLOW, COUNTY CLERK AND
 RECORDER OF CONVEYANCES, IN AND FOR SAID
 COUNTY, DO HEREBY CERTIFY THAT THE WITHIN
 INSTRUMENT WAS RECORDED THIS DAY:

91 FEB 13 PM 4:35

MARY SUE PENHOLLOW
 COUNTY CLERK

BY: *[Signature]* DEPUTY
 NO. 91-03662 FEE 30-
 DESCHUTES COUNTY OFFICIAL RECORDS

DAVID EVANS AND ASSOCIATES, INC.
 ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
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