



After Recording Return To:

Pioneer Business Park, LLC
1510 NW West Hills Avenue
Bend, OR 97701

Amendment to
Declaration of Covenants, Conditions and Restrictions
And Common Areas Easements
For Pioneer Business Park

The following are duly adopted Amendments to the Declaration of Covenants, Conditions and Restrictions for Pioneer Business Park, LLC as recorded in the Official Records for Deschutes County on July 20, 2006.

1. Amendment to Section 3.1. Section 3.1 is hereby amended by adding the following text: (additions are *italicized* and deletions are represented by a line through).

(a) **Monument Signs Common Areas.** Declarant hereby declares an easement on each of Lot 1 and Lot 13 (in the precise areas designated on the final subdivision plat) for the placement of monument signs for the Business Park (the "**Monument Sign Common Area**"). The Monument Sign Common Area shall be maintained as part of the Common Areas pursuant to Article 8.

(a) **Hemlock Frontage Common Area.** Declarant hereby declares a boundary fence and landscape easement over and across the southerly 10-feet of Lot 1, Lot 7, Lot 8 and Lot 13 along Hemlock Avenue (in the precise location identified on the final subdivision plat) (the "**Hemlock Frontage Common Area**"). *This also includes the area in the right of way between the property line and the sidewalk. This may also include the Monument Sign.* The Hemlock Frontage Common Area shall be maintained as part of the Common Areas pursuant to Article 8.

(a) **N.E. 9th Street Frontage Common Area.** Declarant hereby declares a boundary fence and landscape easement over and across the *area in the right of way between the property line and the sidewalk* easterly 6-feet of Lot 12, Lot 13, Lot 19, and any additional lots that are annexed to Pioneer Business Park in the future along N.E. 9th Street (the "**Ninth Street Frontage Common Area**"). The Ninth Street Frontage Common Area shall be maintained as part of the Common Areas pursuant to Article 8.

(b) **Shared Driveway Easement.** Declarant hereby declares for the benefit of the Owner of Lots 11 and 13, a 30-feet wide access easement for the construction of a 20-feet wide shared driveway along the westerly boundary line of Lot 12 (in the precise areas designated on the final subdivision plat). The easement area shall be paved and maintained. All costs associated with the ~~initial paving and~~ long term maintenance of this shared driveway easement shall be shared equally by the each Owner

1 - Amendment to Declaration of Covenants, Conditions and Restrictions and Common Areas Easements For Pioneer Business Park

of Lot 11, Lot 12 and Lot 13. *If lots 11 and/or 12 choose to not access this driveway, then they will be excluded from sharing the costs associated with the long term maintenance of this shared driveway easement.*

2. Amendment to Section 8.5. Section 8.5 is hereby amended by revoking current text and reinstating it in its entirety as follows:

8.5 Proportionate Share of Common Area Expenses

“Assessments shall be spread to all Sites in proportion to the square footage of all Sites in the Business Park. Declarant may also apportion the assessment amounts among the Sites using other factors if it determines that such apportionment would be appropriate.”

3. Amendment to Section 9.3. Section 9.3 is hereby amended by revoking current text and reinstating it in its entirety as follows:

9.3 Rate of Assessment

“Each Owner’s share (the “Proportionate Share”) of total combined general Common Area Expenses for any particular period shall be borne as follows:

Lot Number	Proportionate Share	Lot Number	Proportionate Share
1	5.7%	11	2.7%
2	5.7%	12	5.7%
3	3.8%	13	10.2%
4	3.8%	14	3.8%
5	3.8%	15	5.0%
6	5.7%	16	5.0%
7	5.7%	17	5.0%
8	5.5%	18	6.4%
9	5.5%	19	8.3%
10	2.7%		

As additional lands are brought into the subdivision the “Proportionate Shares” will be reallocated.”

As the Declarant of Pioneer Business Park LLC, I hereby certify that the foregoing amendment is authorized and duly adopted in accordance with section 6.6 of the Declaration of Covenants, Conditions and Restrictions for Pioneer Business Park LLC as recorded in the official records for Deschutes County on July 20, 2006, at Vol. 2006, Page 49772.

DECLARANT:

PIONEER BUSINESS PARK, LLC

By: D. F. Ward

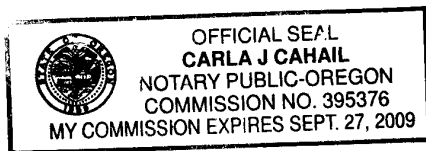
Its: Managing Member

STATE OF OREGON)

) ss.

COUNTY OF DESCHUTES)

The foregoing instrument was acknowledged before me this 12th
day of Sept, 2006, by
Dixon Ward, as the Managing Member of
Pioneer Business Park, LLC.



Carla J. Cahail
Notary Public for Oregon
My commission expires: 9-27-09