

AUG 19 1994

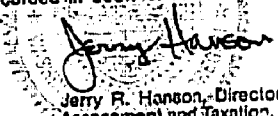
94077157

Washington County

Page 1 of 5

STATE OF OREGON }  
County of Washington } SS

I, Jerry R. Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.



Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk

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Rect: 128561 20.00  
08/19/1994 03:14:23PM



AFTER RECORDING RETURN TO:

Daniel P. Semmens  
Ball, Janik & Novack  
101 S.W. Main Street, Suite 1100  
Portland, OR 97204

SECOND AMENDMENT TO DECLARATION OF PROTECTIVE  
COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
GLENCOE OAKS  
CITY OF HILLSBORO, OREGON

PRIMA DONNA DEVELOPMENT COMPANY, a California corporation, dba Prima Homes ("Declarant") is the Declarant under a Declaration of Protective Covenants, Conditions and Restrictions for Glencoe Oaks, City of Hillsboro, Oregon, dated May 19, 1992, recorded under Fee No. 92-035964, Washington County Records, as amended by First Amendment to Declaration of Protective Covenants, Conditions and Restrictions for Glencoe Oaks and Certificate of Amendment, dated July 7, 1992, recorded under Fee No. 92-047234, Washington County Records (collectively, the "Declaration"). The Declaration relates to and affects certain real property in Washington County, Oregon legally described on the attached Exhibit A.

The purpose of this Amendment is to amend the Declaration to comply with the requirements of the United States Department of Housing and Urban Development and the United States Department of Veterans Affairs. Pursuant to Article 10, Section 10.2 of the Declaration, which authorizes Declarant to amend the Declaration to conform to certain regulatory requirements, the Declaration is amended as follows:

1. Article 4 of the Declaration is amended by adding thereto the following section:

"4.3 Access to Common Areas. Every owner shall have a right and easement of enjoyment to the Common Areas, which is appurtenant to the title to the Lot. In the event that ingress or egress by an Owner to or from his or her Lot is across or over Common Areas, any conveyance or encumbrance of such Common Areas shall be subject to such Owner's access rights to his or her Lot."

2. Article 7, Section 7.10 of the Declaration is amended to read as follows in its entirety:

"7.10 Title to Common Areas. Declarant shall convey to the Association fee title to the Common Areas free and clear of liens and encumbrances (excepting those related to or arising out of the requirements of Article 4, Section 4.3 hereof) on the earlier of: (i) the date on which Class B membership in the Association ceases and is converted to Class A membership as described in Section 7.2(b) or (ii) a date chosen by Declarant."

3. Article 7 of the Declaration is amended by adding thereto the following Section:

"7.12 Mortgage or Conveyance of Common Area. The Association shall not mortgage or convey the Common Areas without the consent of not less than two-thirds (2/3) of the Class A votes, together with the consent of the Class B member, if any."

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4. Article 10 of the Declaration is amended by adding thereto the following Section:

"10.14. HUD/VA Approval. So long as there is a Class B member in the Association, the approval of the United States Department of Housing and Urban Development or the United States Department of Veterans Affairs is necessary before Declarant or the Association annexes additional property to the Initial Development, dedicates additional Common Areas, or amends the Declaration."

5. Except as expressly provided herein, the Declaration remains unamended and in full force and effect.

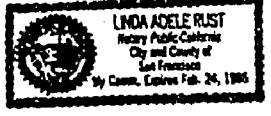
IN WITNESS WHEREOF, Declarant has executed this Second Amendment to Declaration of Protective Covenants, Conditions and Restrictions for Glencoe Oaks, City of Hillsboro, Oregon, on this 17<sup>th</sup> day of August, 1994.

PRIMA DONNA DEVELOPMENT COMPANY, a California corporation, dba Prima Homes

By [Signature]  
Its President

STATE OF California )  
County of San Francisco ) ss.

The foregoing instrument was acknowledged before me on this 17<sup>th</sup> day of August, 1994, by Michael M. Chiu who is the President of Prima Donna Development Company, a California corporation, dba Prima Homes, on behalf of the corporation.



[Signature]  
Notary Public for San Francisco County, State of California  
My Commission expires: 2-24-95

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EXHIBIT "A"

A tract of land situated in the Northeast 1/4 of Section 25, Township 1 North, Range 3 West, W.M., City of Hillsboro, Washington County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of said Section 25; thence along the easterly line of said section,  $800^{\circ}25'36''E$ , 709.24 feet to the northeast corner of that tract of land described in deed to Laverne and Shirley Neacham in Book 410, Page 362, Washington County Deed Records and as monumented in Survey Number 24,710, Washington County Survey Records; thence along the northerly line of the Neacham Tract,  $888^{\circ}05'20''W$ , 1203.36 feet to the centerline of N.W. Glencoe Road (C.R. No. A-146 1/4); thence along said centerline,  $N00^{\circ}00'00''E$ , 565.67 feet to an angle point; thence continuing along said centerline,  $N00^{\circ}25'23''W$ , 144.69 feet to the north line of said Section 25; thence leaving said centerline and along the north line of said Section 25,  $N88^{\circ}08'11''E$ , 1198.90 feet to the point of beginning.

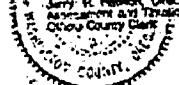
Containing 851,913 square feet, gross.

Excepting from all lands lying within the right of way of N.W. Glencoe Road (C.R. No. A-146 1/4).

STATE OF OREGON }  
County of Washington } SS

I, Jerry R. Hanson, Director of Assessment and Taxation and Chief Assessor-Recorder of County of Washington, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.

Jerry R. Hanson, Director of Assessment and Taxation, Esq.  
Clatsop County Clerk



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CONSENT

Effective as of this 17<sup>th</sup> day of August, 1994,  
the undersigned hereby consents to execution and/or recording of  
(1) Second Amendment to Declaration of Protective Covenants,  
Conditions and Restrictions for Glencoe Oaks, City of Hillsboro,  
Oregon, the form of which is attached as Exhibit A; and  
(2) Amendment to Bylaws of Glencoe Oaks Homeowners Association,  
the form of which is attached as Exhibit B.

IN WITNESS WHEREOF, the undersigned have executed this  
Consent as of the day and year first set forth above.

PRIMA DONNA DEVELOPMENT COMPANY, a  
California corporation, dba Prima  
Homes

By *Glenn Rice*  
Its President

