

ARTICLE III: GENERAL DEVELOPMENT PLAN

Section 1. Phased Development. Declarant proposes to develop, GOOSE HOLLOW SUBDIVISION, Phases 1, 2 and 3 collectively, as an independent phase of TUKWILA PLANNED COMMUNITY. The Remnant Parcel described on Exhibit B-4 may also be developed, to be included in one or more of the GOOSE HOLLOW SUBDIVISION Phases and in the TUKWILA PLANNED COMMUNITY.

Section 2. Residential Development. GOOSE HOLLOW SUBDIVISION may be platted for development as single family dwellings, townhouse-type residential units, row homes, duplex-type residential units, condominiums and related common elements, apartment buildings and related amenities, or other types of buildings for residential occupancy.

Section 3. Service Association. If all or a portion of a particular phase includes a condominium, a group of townhouses, or a similar grouping of related Living Units, the Declarant may form a separate Service Association in which may be vested the authority and responsibility to govern the particular condominium, townhouse, group of related Living Units, and any common areas which pertain thereto. The members of the Service Association may be assessed by the Service Association as well as by the Association. All such members shall remain bound by this Declaration.

Section 4. Common Property. The recorded GOOSE HOLLOW SUBDIVISION plat or plats depict the tracts, if any, which will be or may be transferred to the Association as Common Property. At such time as the Declarant shall deem the Association financially capable of operating and maintaining a tract of Common Property, it shall convey such tract to the Association; provided, that any tract so conveyed shall be free of debt encumbrance at the time of conveyance. The Association shall accept each such conveyance and shall thereafter be responsible to operate and maintain such tract of Common Property and any facilities and improvements thereon at the Association's expense. Prior to the conveyance, the Declarant shall be responsible to maintain such tract and facilities at Declarant's expense. The Common Property is more fully described in Article VI.

Section 5. Sidewalks and Adjoining Property. Each owner of a lot shall construct a sidewalk along the street frontage of his lot, if required by the City of Woodburn, in the location and to the specifications determined by the City of Woodburn and the Architectural Committee. The sidewalks shall be constructed prior to the issuance of any occupancy permit for a living unit constructed on the lot. Each owner shall then landscape, in grass or other landscaping materials approved by the Architectural Committee, any real property located between the sidewalk and the curb adjacent to the lot, whether or not such real property is owned by the lot owner, and shall install a sprinkling system sufficient to provide irrigation thereto. Thereafter, the owner shall maintain and repair the sidewalk.