

05-11-89

Board of Directors, and shall disburse funds of the Association upon properly authorized vouchers. The Treasurer shall perform all other duties incident to the office of Treasurer of an association and such other duties as may be assigned by the Board of Directors.

5.7 Execution of Instruments. All agreements, contracts, deeds, leases and other instruments of the Association, except checks, shall be executed by such person or persons as may be designated by general or special resolution of the Board of Directors and, in the absence of any general or special resolution applicable to any such instrument, such instrument shall be executed by the President. All checks and other vouchers shall be executed by both the President and the Treasurer.

5.8 Compensation of Officers. No officer who is a member of the Board of Directors, other than the Secretary or Treasurer, shall receive any compensation from the Association for acting as an officer, unless such compensation is authorized by a resolution duly adopted by a majority of the Lot Owners. The Board of Directors may fix any reasonable compensation to be paid to the Secretary or Treasurer and any officer who is not also a Director.

#### ARTICLE VI.

##### Budget, Expenses and Assessments

6.1 Budget. The Board of Directors shall, within thirty (30) days prior to the beginning of each calendar year, prepare a budget for the Association, estimate the common expenses expected to be incurred, less any previous overassessment, and assess the common expenses to each Lot Owner in the proportion set forth in the Declaration. The budget, which shall reflect comparable figures for the prior year as to all items therein, shall provide for an adequate reserve fund for maintenance, repairs and replacement of those Common Areas which must be maintained, repaired or replaced on a periodic basis. The Board of Directors shall advise, in writing, each Lot Owner of the amount of common expenses payable by each Lot Owner and furnish copies of each budget and amended budget on which such common expenses are based to all Lot Owners and, if requested, to their Mortgagees, at least fourteen (14) days prior to the annual meeting of the Association. Failure to deliver a copy of any budget or amended budget to each Lot Owner shall not affect the liability of any Lot Owner for any such assessment. Nothing contained herein shall be construed as restricting or limiting the right of the Board of Directors, at any time and in its sole discretion, to levy addi-

tional assessments if the budget or amended budget originally adopted shall appear to be insufficient to pay the costs and expenses of operation and management, or in the event of emergencies.

6.2 Determination of Common Expenses. Common Expenses are hereby defined to be and shall include:

- A. Expenses of administration;
- B. Cost of insurance or bonds obtained in accordance with these Bylaws;
- C. A general operating reserve;
- D. A reserve for replacement and deferred maintenance;
- E. Any deficit in common expenses for any prior period, any accrued interest or late charges thereon;
- F. Services of any person or firm to act on behalf of the Lot Owners in connection with any other matter where the respective interests of the Lot Owners are deemed by the Board of Directors to be similar and nonadverse to each other;
- G. Gardening, snow removal, waste removal, painting, cleaning, and maintenance, repair or replacement of the Common Areas;
- H. Any other materials, supplies, labor, services, expenses, maintenance, repairs, alterations or assessments which the Board of Directors is required to secure, pursuant to the terms of the Declaration or of these Bylaws or which in its opinion shall be necessary or proper for the maintenance and operation of the Project as a first-class residential community or for the enforcement of the restrictions contained in these Bylaws or the Declaration, which the Board of Directors determines should be assessed to the Lot Owners; and,
- I. Any and all other items properly chargeable as an expense of the Association.

6.3 Assessment of Common Expenses. All Lot Owners shall be obliged to pay, in advance and on an annual basis, common expenses assessed to them by the Board of Directors on behalf of



the Association pursuant to the Declaration and these Bylaws. Assessments may not be waived, limited or reduced due to limited or nonuse of or benefits from the Common Areas. Assessments shall commence upon the creation of the Association. The Board of Directors, on behalf of the Association, shall assess, from time to time, but at least annually, the common expenses against the Lot Owners and shall take prompt action to collect from any Lot Owner any common expense that remains unpaid by a Lot Owner for more than thirty (30) days from the due date for its payment.

6.4 Reserve Funds and Special Assessments.

A. Capital Improvements. In the case of any duly authorized capital improvement to the Common Areas, the Board of Directors may by resolution establish separate assessments for the same, which may be treated as capital contributions by the Lot Owners, and the proceeds of which shall be used only for the specific capital improvements described in the resolution.

B. Reserve Fund. A reserve fund for major repairs and replacements of Common Areas and assets of the Association shall be established in the name of the Association by allocating a portion of the common expenses collected from each Lot Owner. The common expenses shall be calculated on the basis of expected repair and replacement costs and life expectancy of the items comprising the Common Areas and the assets of the Association such that the amount of the reserve fund is reasonably calculated to provide sufficient funds for major repair and replacement of Common Areas and assets of the Association. The Association shall administer the reserve fund and shall adjust at regular intervals the amount of the periodic payments into it to recognize changes in current replacement costs over time. Any funds set up for the purposes hereof shall be deemed to be a reserve fund notwithstanding that it may not be so designated by the Board of Directors. The amount of the reserve fund shall constitute an asset of the Association and shall not be distributed to any Lot Owner except upon termination of the Association. The Board of Directors may borrow funds from the reserve fund to meet expected seasonal cash flow needs or other temporary expenses of the Association provided all such borrowings are later repaid from special assessments or regular assessments. The reserve fund may be invested by the Board of Directors subject to such investments being prudent and reasonable.

C. Contingency Fund. The Board of Directors may also establish and maintain a reasonable reserve for contingencies and replacements not covered by the foregoing subsections. Extraordinary expenditures not originally included in the annual estimate which may become necessary during the year may be charged against such reserve. If the estimate cash requirement proves inadequate for any reason, including nonpayment of any Lot Owner's assessment, the Board of Directors may at any time levy a further assessment of common expenses. The Board of Directors shall serve notice of such further assessment on all Lot Owners by a statement in writing giving the amount and reasons therefor, and such further assessment shall become due and payable within ten (10) days after the delivery or mailing or such notice of further assessment.

6.5 Default in Payment of Common Expenses. In the event of default by a Lot Owner in paying to the Association the assessed common expenses, including, but not limited to, any and all other special or other assessments, such Lot Owner shall be obligated to pay interest on such common expenses at the annual rate of eighteen percent (18%) or the maximum legal rate of interest permitted by the laws of the State of Oregon, whichever is less, from the due date thereof, together with any and all expenses, including attorneys' fees, whether or not legal proceedings are commenced and both at trial and on appeal, incurred by the Association in collecting such unpaid expenses. The Board of Directors may also establish and impose late charges for late payments of assessments. No interest or late charges will be assessed on common expenses paid within fifteen (15) days after the due date thereof. The Board of Directors shall have the right and duty to recover for the Association such common expenses, together with interest thereon, late charges, if any, and expenses, including attorneys' fees, by an action brought against such Lot Owner or by foreclosure of the lien upon the Lot created by the Declaration. The Board of Directors shall notify the holder of any first Mortgage upon a Tract of any default not cured within thirty (30) days of the date of notice of default.

6.5 Foreclosure of Liens for Unpaid Common Expenses. The lien for unpaid assessments shall have the same attributes and shall be foreclosed in the manner as a lien created by ORS 94.709. The Board of Directors, acting on behalf of the Association, shall have the power to purchase such Lot at the foreclosure sale and to acquire, hold, lease, Mortgage, vote the votes appurtenant to, convey, or otherwise deal with the Lot. An action to recover a money judgment for unpaid common expenses may



be maintainable without foreclosing any lien securing the same. The remedies provided herein are cumulative, and the Association may pursue any of them, as well as any other remedies which may be available under law although not expressed herein.

6.7 Statement of Common Expenses. The Board of Directors shall promptly provide to any Lot Owner who makes a request therefor in writing a written statement of such Lot Owner's unpaid common expenses.

6.8 First Mortgages. Any lien of the Association against a Lot for common expenses shall be subordinate to tax and assessment liens and to any first Mortgage lien. For the purposes of this section and these Bylaws, a Mortgage shall mean a first mortgage, first deed of trust, first trust deed or first contract for the sale of a Lot and a Mortgagee shall mean a mortgagee, deed of trust beneficiary, trust deed beneficiary, vendor, guarantor or insurer of any of the instruments described herein. Where the purchaser or mortgagee of a Lot obtains title to the Lot as a result of foreclosure of a first Mortgage, such purchaser or mortgagee and the purchaser's or mortgagee's successors and assigns, shall not be liable for any of the common expenses chargeable to such Lot which may become due prior to the acquisition of title to such Lot by such purchaser or mortgagee, except that such unpaid share of common expenses shall be a common expense of all the Lot Owners including any such purchaser or mortgagee.

6.9 Violation by Lot Owners; Remedies. The breach of any covenant or provision contained in the Declaration or in these Bylaws, shall give the Board of Directors the right to: (1) enter upon that part of the Project where such violation or breach exists and summarily abate and remove, at the expense of the defaulting Lot Owner, any structure, thing or condition that may exist thereon to the intent and meaning of the provisions of said documents, and the Board of Directors, or its agents, shall not thereby be deemed guilty in any manner of trespass; or, (2) enjoin, abate or remedy by appropriate legal proceedings the continuance of any breach. All expenses of the Board of Directors in connection with such violation and such action or proceedings, including engineering, architectural and other professional fees and costs, court costs, and attorneys' fees and other fees and expenses, including late charges, interest, and all damages, liquidated or otherwise, together with interest thereon until paid at the rate provided in Section 6.5 hereof, shall be charged to and assessed against such defaulting Lot Owner and shall be added to and deemed a part of that Lot Owner's respective share



of the common expenses. The Board of Directors shall have a lien for all of the same upon the Lot of such defaulting Lot Owner and upon all additions and improvements thereto and upon all of the personal property located upon and in such Lot or elsewhere in the Project. Any and all of such rights and remedies may be exercised at any time and from time to time, cumulatively or otherwise, by the Board of Directors. Any violations by a Lot Owner of the Declaration, Bylaws, or Rules or Regulations which are deemed by the Board of Directors to be a hazard to public health or safety may be corrected immediately as an emergency matter by the Association, and the cost thereof shall be charged to the offending Lot Owner as a specific item, which shall be a lien against the offending Owner's Lot with the same force and effect as if the charge was part of the common expenses attributable to such Lot. Any violation or breach by a Lot Owner's tenant, occupant, agent, servant, guest, invitee, licensee or employee shall be deemed a violation or breach of the Lot Owner.

6.10 No Waiver. The failure of the Association or of a Lot Owner to enforce any right, provision, covenant or condition which may be granted by any of the provisions of the Declaration, these Bylaws, or any Rules or Regulations shall not constitute a waive of the right of the Association or Lot Owner to enforce such right, provision, covenant or condition in the future. The receipt by the Board of Directors of payment of any assessment from a Lot Owner, with knowledge of any such violation or breach, shall not be deemed a waiver of such violation or breach; and no waiver by the Board of Directors or any provision hereof shall be deemed to have been made unless expressed in writing and signed by an authorized representative of the Board of Directors.

## ARTICLE VII.

### Records

7.1 General Records. The Board of Directors and its managing agent or manager, if any, shall keep detailed records of actions of the Board of Directors and its managing agent or manager, if any, minutes of the meetings of the Board of Directors and minutes of the meetings of the Association. The Board of Directors shall maintain a list of Lot Owners entitled to vote at meetings of the Association and a list of all Mortgagees.

7.2 Records of Receipts and Expenditures. The Board of Directors or its designee shall keep detailed and accurate records in chronological order of the receipts and expenditures affecting the Project, itemizing the maintenance and repair expenses of the Project and any other expenses incurred. Such

records and the vouchers authorizing the payments shall be available for examination by the Lot Owners and Mortgagees during normal business hours.

7.3 Assessment Roll. The assessment roll shall be maintained in a set of accounting records in which there shall be an account established for each Lot. Each such account shall designate the name and address of the Lot's Owner, the amount of each assessment against the Lot and its Owner, the dates and amounts in which the assessment comes due, the amounts paid upon the account and the balance due on the assessments.

7.4 Notice of Sale, Mortgage, Rent, or Lease. Immediately upon the closing of any sale, Mortgage, rental or lease of any Lot, the Owner thereof shall promptly notify the Secretary or manager of the Association of the name and address of the purchaser, Mortgagee, lessee, or tenant, as the case may be.

7.5 Association Documents. The Board of Directors shall maintain, at the office of the Association, a copy suitable for duplication of each of the following: the Declaration, these Bylaws, the most recent annual financial statement of the Association, the current operating budget of the Association, and any other documents required by the Board of Directors to be so maintained. Such documents shall be made reasonably available for inspection and duplication by Owners, Mortgagees, and prospective purchasers of Lots upon written request therefrom.

#### ARTICLE VIII.

##### Amendments to Bylaws

8.1 How Proposed. Amendments to these Bylaws shall be proposed by either a majority of the Board of Directors or by the Lot Owners holding at least twenty-five percent (25%) of the votes in the Association. The proposed amendment must be in writing and shall be included in the notice of any meeting at which action is to be taken thereon.

8.2 Adoption. A resolution adopting a proposed amendment may be proposed by either the Board of Directors or by the Lot Owners and may be approved by the Lot Owners at a meeting called for this purpose. Lot Owners not present at the meeting considering such amendment may express their approval in writing or by proxy delivered to the Board of Directors at or prior to such meeting. Subject to the applicable provisions of the Declaration and these Bylaws otherwise, any resolution adopting a proposed amendment shall be approved by Lot Owners holding at least sixty-



seven percent (67%) of the votes of the Association, except for amendments changing percentage voting requirements which shall require approval by Lot Owners holding seventy-five percent (75%) of the votes.

8.3 Execution and Recording. An amendment shall not be effective until certified by the President and the Secretary of the Association as being adopted in accordance with these Bylaws and recorded in the real estate records of Washington County, Oregon.

#### ARTICLE IX. Litigation

9.1 By Less than All Owners. If any action is brought by one or more, but less than all Lot Owners on behalf of the Association and recovery is upheld, the plaintiff's expenses, including reasonable attorneys' fees, shall be a common expense; provided, however, that if such action is brought against the Lot Owners or the Board of Directors, the officers, employees or agents of the Association, in their capacities as such, with the result being that the ultimate liability asserted would, if proved, be borne by all the Lot Owners, the plaintiff's expenses, including attorneys' fees, shall not be charged to or borne by the other Lot Owners, as a common expense or otherwise.

9.2 Complaints against the Association and Its Agents. Complaints brought against the Association, the Board of Directors or the officers, employees or agents of the Association, in their respective capacities as such or the Property as a whole, shall be directed to the Board of Directors, which shall promptly give written notice thereof to the Lot Owners and any Mortgagees. Such complaints shall be defended by the Board of Directors, and the Lot Owners and Mortgagees shall have no right to participate in such defense other than through the Board of Directors. Complaints against one or more, but not all the Lot Owners, shall be directed to such Lot Owners, who shall promptly give written notice thereof to the Board of Directors and to the Mortgagees affected by such and shall be defended by such Lot Owners.

#### ARTICLE X. Miscellaneous

10.1 Notices. All notices to the Association or to the Board of Directors shall be sent in care of the managing agent, or if there is no managing agent, to the principal office of the Association or to such other address as the Board of Directors



may hereafter designate from time to time by written notice thereof to each Lot Owner. All notices to any Lot Owner shall be sent to such addresses as may have been designated by the Lot Owner from time to time, in writing, to the Board of Directors, or if no address has been designated, then to the Owner's Lot.

10.2 Waiver. No restriction, condition, obligation, or provision contained in these Bylaws shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches thereof which may occur.

10.3 Invalidity; Number; Captions. The invalidity of any part of these Bylaws shall not impair or affect in any manner the validity, enforceability or effect of the balance of these Bylaws. As used herein, the singular shall include the plural, and the plural the singular. The masculine and the neuter shall each include the masculine, feminine and neuter, as the context requires. All captions used herein are intended solely for convenience of reference and shall in no way limit any of the provisions of these Bylaws.

10.4 Action Without a Meeting. Any action that the Declaration or the Bylaws requires or permits the Lot Owners or the Board of Directors to take at a meeting may be taken without a meeting if a consent in writing setting forth the action so taken is signed by all of the Lot Owners or Directors entitled to vote on the matter. The consent, which shall have the same effect as a unanimous vote of the Lot Owners or the Board of Directors, shall be filed in the records of minutes of the Association.

10.5 Conflicts. These Bylaws are intended to comply with the Declaration. In case of any irreconcilable conflict, the Declaration shall control over these Bylaws or any amendments hereto.

10.6 Parliamentary Rules. The latest edition of Robert's Rules of Order shall govern the conduct of Association and Board of Directors' proceedings when not in conflict with the Declaration, the Articles of Incorporation, these Bylaws or Oregon law.

10.7 Liability Survives Termination. The sale or other disposition of a Lot shall not relieve or release any former Owner thereof from any liability or obligation incurred or in any way connected to the use or ownership of such Lot, nor shall such disposition impair any rights or remedies which the Association may have against such former Lot Owner arising out of or in any









DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT SEXTON MOUNTAIN DEVELOPMENT CORPORATION, AN OREGON CORPORATION, DOES HEREBY MAKE, ESTABLISH, AND DECLARE THE ANNEXED MAP, SEXTON MOUNTAIN MEADOWS, AS DESCRIBED IN THE ACCOMPANYING SURVEY REPORT, TO BE A TRUE AND CORRECT PLAT THEREOF. ALL LOT LINES BEING THE DIMENSIONS SHOWN AND ALL STREETS AND EASEMENTS OF THE WITHIN SET FORTH, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE RIGHT OF WAY FOREVER ALL STREETS SHOWN ON SAID MAP. THERE IS NO WATER RIGHT PERTINENT TO THIS PROPERTY.

TRACTS "A" AND "B" ARE HEREBY CONVEYED TO THE CITY OF BEAVERTON.

SEXTON MOUNTAIN DEVELOPMENT CORPORATION  
ROBERT R. McALLISTER  
PRESIDENT

*Robert R. McAllister*  
ROBERT R. McALLISTER  
SECRETARY/TREASURER

ACKNOWLEDGEMENT

STATE OF OREGON

COUNTY OF WASHINGTON

THIS CERTIFIES THAT ON THIS 15 DAY OF July 1988, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY OF WASHINGTON, PERSONALLY APPEARED ROBERT R. McALLISTER AND ROBERT R. McALLISTER, PRESIDENT AND SECRETARY/TREASURER RESPECTIVELY OF SEXTON MOUNTAIN DEVELOPMENT CORPORATION, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID CORPORATION BY THE AUTHORITY OF ITS BOARD OF DIRECTORS, AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE OF THEIR OWN FREE ACT AND DEED.

I HEREBY CERTIFY THAT THIS TRACING IS A TRUE AND CORRECT COPY OF THE PLAT OF "SEXTON MOUNTAIN MEADOWS".

*Carl B. Remond*  
ROBERT OQUIST P.L.S. NO. 2008  
8/26/91

ROBERT OQUIST P.L.S. NO. 2008  
SURVEYOR'S CERTIFICATE

I, ROBERT OQUIST, FIRST BEING DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH 5/8" x 30" IRON RODS WITH PLASTIC CAPS INSCRIBED "OQUIST PLS 2008" ALL LOT CORNERS, CURVE POINTS AND BOUNDARY LINE CORNERS OF THE WITHIN DESCRIBED TRACTS REPRESENTED ON THE ANNEXED MAP OF "SEXTON MOUNTAIN MEADOWS" LOCATED IN THE NE 1/4 OF SECTION 29, T.18., R.1W., CITY OF BEAVERTON, WASHINGTON COUNTY, OREGON. THAT AS THE POINT OF BEGINNING SURVEY, I DROVE A GALVANIZED IRON PIPE, 3" IN DIAMETER, 36" IN LENGTH, 6" BELOW THE SURFACE OF THE GROUND, WITH A 5/8" IRON ROD CORNER OF 5/8" x 45.00 FEET FROM THE MONUMENT MARKING THE NORTH CORNER OF SECTION 29; THENCE FROM THE SECTION CORNER ALONG THE CENTERLINE OF MURRAY BLVD. (C. R. 2018), 80°02'46"W, 825.89 FEET; THENCE LEAVING SAID CENTERLINE, N89°57'14"W, 30.00 FEET; WITH AND 45.00 FEET DISTANT SET TO AN ANGLE POINT; THENCE PARALLEL TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A 16.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST THROUGH A CENTRAL ANGLE OF 93°44'05", A DISTANCE OF 26.18 FEET (CHORD BEARS N46°49'16"W, 23.35 FEET) TO A POINT OF TANGENCY; THENCE ALONG THE ARC OF 41.00 FOOT RADIUS CURVE CONCAVE TO THE NORTH THROUGH THE ARC OF 41.00 FOOT RADIUS TO A POINT OF TANGENCY; THENCE ALONG THE ARC OF 118.13 FEET TO A POINT OF TANGENCY; THENCE BEARS N64°38'23"W, 128.97 FEET; TO A POINT OF TANGENCY; THENCE BEARS N64°38'23"W, 128.97 FEET; TO A POINT OF TANGENCY; THENCE BEARS N46°49'16"W, 23.35 FEET; THENCE N12°42'34" FEET TO THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 29; THENCE N12°47'15"W, 307.70 FEET; THENCE ALONG SAID LINE, N89°46'51" E, 819.37 FEET TO THE NORTHEAST CORNER OF SAID SECTION 29, BEING THE POINT OF BEGINNING, CONTAINING 112693 ACRES GROSS.

AS PER ORS 92.070(2), I, ROBERT OQUIST, ALSO SAY THAT THE POST MONUMENTATION OF THE INTERIOR MONUMENTS WITHIN THIS SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING COMPLETION OF PAVING IMPROVEMENTS OR ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER OCCURS FIRST, IN ACCORDANCE WITH ORS 92.060.

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 DAY OF JUNE 1988.

*Robert M. Oquist*  
ROBERT M. OQUIST  
NOTARY PUBLIC

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 DAY OF JUNE 1988.

*Robert M. Oquist*  
ROBERT M. OQUIST  
NOTARY PUBLIC

SEXTON MOUNTAIN MEADOWS

A PORTION OF LOTS 24 & 27, ADRICH ACRES LOCATED IN THE NE 1/4 OF SECTION 29, T.18., R.1W., W.H., CITY OF BEAVERTON, WASHINGTON COUNTY, OREGON

ENGINEERING BY:  
CONSULTING ENGINEERING SERVICES  
CENTERLINE CURVE DATA  
1255 S.W. CENTER STREET  
BEAVERTON, OREGON 97005

Table with columns: CURVE, DELTA, RADIUS, ARC, CHORD, BEARING. Rows 1-5.

Table with columns: LOT, DELTA, RADIUS, ARC, CHORD, BEARING. Rows 1-41.

APPROVED THIS 11 DAY OF August, 1988  
CITY OF BEAVERTON PLANNING COMMISSION

APPROVED THIS 15th DAY OF November, 1988  
WASHINGTON COUNTY SURVEYOR

APPROVED THIS 10th DAY OF November, 1988  
WASHINGTON COUNTY HEALTH DEPARTMENT

APPROVED THIS 15th DAY OF November, 1988  
WASHINGTON COUNTY BOARD OF COMMISSIONERS

APPROVED THIS 15th DAY OF November, 1988  
DIRECTOR OF ASSESSMENT AND TAXATION (WASHINGTON COUNTY ASSESSOR)

APPROVED THIS 15th DAY OF November, 1988  
DIRECTOR OF ASSESSMENT AND TAXATION (WASHINGTON COUNTY CLERK)

STATE OF OREGON }  
COUNTY OF WASHINGTON }  
DEPUTY

I DO HEREBY CERTIFY THAT I HAVE COMPARED THE WITHIN PLAT WITH THE ORIGINAL THEREOF THAT THE SAME IS A FULL, TRUE, AND CORRECT TRANSCRIPT THEREOF AND THE WHOLE THEREOF AS THE SAME APPEARS OF RECORD IN PLAT BOOK 88, PAGES 17 & THEREOF.

DIRECTOR OF ASSESSMENT AND TAXATION  
EX-OFFICIO COUNTY CLERK.

APPROVED THIS 15th DAY OF August, 1988  
WASHINGTON COUNTY HEALTH DEPARTMENT

APPROVED THIS 15th DAY OF November, 1988  
WASHINGTON COUNTY BOARD OF COMMISSIONERS

APPROVED THIS 15th DAY OF November, 1988  
DIRECTOR OF ASSESSMENT AND TAXATION (WASHINGTON COUNTY ASSESSOR)

APPROVED THIS 15th DAY OF November, 1988  
DIRECTOR OF ASSESSMENT AND TAXATION (WASHINGTON COUNTY CLERK)

STATE OF OREGON }  
COUNTY OF WASHINGTON }  
DEPUTY

I DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS RECEIVED FOR RECORD ON THE 15th DAY OF August, 1988, AND RECORDED ON PAGE 17 IN BOOK 88 OF RECORDS OF PLATS OF SAID COUNTY.

DIRECTOR OF ASSESSMENT AND TAXATION OF EX-OFFICIO COUNTY CLERK

APPROVAL

APPROVED THIS 11 DAY OF August, 1988  
CITY OF BEAVERTON PLANNING COMMISSION

APPROVED THIS 15th DAY OF August, 1988  
CITY OF BEAVERTON ENGINEER  
DEPT. OF PUBLIC WORKS

APPROVED THIS 10th DAY OF November, 1988  
WASHINGTON COUNTY SURVEYOR

APPROVED THIS 15th DAY OF November, 1988  
WASHINGTON COUNTY HEALTH DEPARTMENT

APPROVED THIS 15th DAY OF November, 1988  
WASHINGTON COUNTY BOARD OF COMMISSIONERS

APPROVED THIS 10th DAY OF November, 1988  
DIRECTOR OF ASSESSMENT AND TAXATION (WASHINGTON COUNTY ASSESSOR)

APPROVED THIS 15th DAY OF November, 1988  
DIRECTOR OF ASSESSMENT AND TAXATION (WASHINGTON COUNTY CLERK)

STATE OF OREGON }  
COUNTY OF WASHINGTON }  
DEPUTY

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DIRECTOR OF ASSESSMENT AND TAXATION  
EX-OFFICIO COUNTY CLERK.

APPROVED THIS 15th DAY OF August, 1988  
WASHINGTON COUNTY HEALTH DEPARTMENT

APPROVED THIS 15th DAY OF November, 1988  
WASHINGTON COUNTY BOARD OF COMMISSIONERS

APPROVED THIS 15th DAY OF November, 1988  
DIRECTOR OF ASSESSMENT AND TAXATION (WASHINGTON COUNTY ASSESSOR)

APPROVED THIS 15th DAY OF November, 1988  
DIRECTOR OF ASSESSMENT AND TAXATION (WASHINGTON COUNTY CLERK)

STATE OF OREGON }  
COUNTY OF WASHINGTON }  
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DIRECTOR OF ASSESSMENT AND TAXATION  
EX-OFFICIO COUNTY CLERK.

APPROVED THIS 15th DAY OF August, 1988  
WASHINGTON COUNTY HEALTH DEPARTMENT

APPROVED THIS 15th DAY OF November, 1988  
WASHINGTON COUNTY BOARD OF COMMISSIONERS

APPROVED THIS 15th DAY OF November, 1988  
DIRECTOR OF ASSESSMENT AND TAXATION (WASHINGTON COUNTY ASSESSOR)

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DIRECTOR OF ASSESSMENT AND TAXATION OF EX-OFFICIO COUNTY CLERK