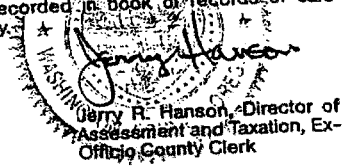


After recording return to:

Matrix Development Corporation
Plaza 2, Suite 200
6900 S.W. Haines Street
Tigard, OR 97223-2514

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.



Doc : 97058885
Rect: 189103
06/27/1997 11:20:12am 38.00

**DECLARATION OF PROTECTIVE COVENANTS
OF
STERLING PARK**

This Declaration of Protective Covenants is applicable to Lots 1 through 20, STERLING PARK.

WHEREAS, Matrix Development Corporation, hereinafter referred to as Declarant, is Owner in fee simple of certain real property located in the City of Beaverton, County of Washington and State of Oregon, known as STERLING PARK, a duly recorded subdivision.

NOW THEREFORE, the undersigned hereby declares that the following protective covenants, conditions, restrictions, reservations and easements shall run with the land, shall become and are hereby made a part of all conveyances of Lots 1 through 20 within the plat of STERLING PARK recorded plat Book 111 Pages 37-43 Washington County, Oregon, and shall by reference apply thereto as fully and with the same effect as if set forth at large therein.

ARTICLE I

Definitions

As used herein, the following capitalized terms shall have the following meanings unless the context of their usage clearly indicates otherwise:

- Declarant:** Matrix Development Corporation, its successors and assigns;
- Property:** The duly recorded plat of STERLING PARK.
- Tract:** Any lettered parcel of land shown upon any recorded plat of the property.
- Lot:** Any numbered parcel of land shown upon any recorded plat of the Property;
- Owner:** The owner of record, whether one (1) or more persons of fee simple title to any lot, whether or not subject to any mortgage or trust deed, but excluding those having such interest merely as security for the performance of an obligation. A contract purchaser under a recorded agreement of sale or contract for the sale of real property wherein legal title remains in the vendor thereunder shall be deemed to be the Owner. If title to a Lot is vested of record in a mortgagee, or beneficiary under a deed of trust by foreclosure, the mortgagee or beneficiary shall be deemed to be the Owner of record.
- Dwelling:** Any structure constructed on a Lot intended to be occupied by one family as a dwelling under applicable zoning and building laws and restrictions.
- Easements:** Those portions of the Property designated as such on the plat and in this Declaration of Protective Covenants which are reserved for a specific limited use or enjoyment.

1-6

ARTICLE II

Annexation of Additional Property

Declarant may, from time to time, and at its sole discretion, annex to STERLING PARK any adjacent property and/or future phases of the development now or thereafter acquired by it, and may also from time to time, and in its sole discretion, permit other holders of adjacent property to annex adjacent land owned by them to STERLING PARK. The annexation of such property shall be accomplished by recording a declaration which shall be executed by or bear the approval of Declarant, and shall describe the property to be annexed, shall establish any additional or different limitations, restrictions, Covenants and conditions, and shall declare that such Property is held and shall be held, conveyed, hypothecated, encumbered, used, occupied and improved subject to these Covenants. The Property included by any such annexation shall thereby become a part of the Property bound by these protective Covenants.

ARTICLE III

Residential Covenants

(1) Use: All lots in STERLING PARK shall be for single family residential use only. Any permanent multi-family, or communal use or temporary structure or vehicle for residential use is prohibited. No business venture shall be conducted in or about any Lot in STERLING PARK which is designated by exterior signs and create additional vehicle traffic; except that builders', Declarant's or real estate agents' temporary sales offices or model homes are permitted.

(2) Dwelling Size: Every residence constructed shall have a minimum of One Thousand Four Hundred (1,400) square feet of living space and a garage for not less than two (2) automobiles.

(3) Exterior Building Materials and Finish: Exterior materials and colors must be approved for use by the Architectural Control Committee in accordance with the provision of Article IV. The front and street sides of all dwellings shall have double wall construction with approved siding material. The remaining sides may be single wall construction with approved siding material.

Permitted roofing materials are wood shake, wood shingle, wood fiber products and tiles. Asphalt fiberglass roofing must be staggered shake shingle of a high density to create a dimensional appearance, be gray, black or brown and be approved by the Architectural Control Committee. Exterior brick veneer shell shall have a wrap around return of a minimum of 12" on all adjacent corners.

Exterior trim, fences, doors, railings, decks, eaves, gutters and the exterior finish of garages and other accessory buildings shall be designed, built and maintained to be compatible with the exterior of the Dwelling they adjoin. Requirements for fences are specified in Section 15. All deck support posts to be no less than 5-1/2" x 5-1/2" in size.

The Architectural Control Committee reserves the right to grant any variance to the minimum requirements to provide for any solar materials, new product or specific design requirements.

(4) Easements: Easements for installation and maintenance of utilities and drainage facilities are reserved on Lots as shown on the recorded plat. Within these Easements, no structure, planting or other materials shall be placed or permitted to remain which may damage or interfere with the flow of water through drainage channels in the easements. The Easement area of each Lot and all improvements in it shall be maintained continuously by the Owner of the Lot except for those improvements for which a public authority utility company or maintenance committee or other party is responsible. Each Lot Owner shall be responsible for removal of any fencing or vegetation in the event a utility company makes such a request.

(5) Maintenance of Dwelling and Grounds: Each Owner shall maintain their Lot and improvements in a clean and attractive condition, in good repair and in such a fashion as not to create a hazard of any kind. Such maintenance shall include, without limitation, painting or staining, repair, replacement and care of roofs, gutters, downspouts, surface water drainage, walks and other exterior improvements and glass surfaces. In addition, each Owner shall keep shrubs, trees, grass and plantings of every kind neatly trimmed, properly cultivated and free of trash, weeds and other unsightly materials. The provisions of this section include the areas between the property line of any Lot and the nearest curb, including sidewalks and street trees.

(6) Animals: No animals, including poultry, shall be raised or kept on any Lot except that dogs, cats or other household pets may be kept, provided they are not raised or kept for commercial purposes and are not permitted to cause damage or discomfort to neighbors and neighboring Lots. As stipulated in paragraph 15 below, all dogs shall be fenced on all sides visible to other properties with wood fencing material.

(7) Garbage and Refuse Disposal: No Lot shall be used as a dumping ground for garbage, rubbish or other waste. All garbage and trash shall be kept in sanitary containers and out of public view.

(8) Signs: No signs shall be erected or maintained on any Lot, except that "For Sale," "For Lease" or "For Rent" signs may be placed by the Owner, Declarant, Builder or Real Estate Agent, provided such signs are uniform in design and approved by the Architectural Control Committee, and the temporary placement of "political" signs is permissible. "Block Home" signs are also permissible.

(9) Parking and Storage of Equipment: Boats, trailers, truck-campers, motor homes, commercial vehicles and like equipment shall be parked inside a garage and shall not be parked or stored on any public ways.

Exception is such equipment when not owned by a resident Owner, and shall be allowed to be parked in the driveway servicing a Dwelling or on public streets adjacent thereto for a period not to exceed forty-eight (48) hours in any thirty (30) day period.

(10) **Offensive Activities:** No noxious or offensive activity or condition shall be permitted upon any part of the Property nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood.

(11) **Antennas and Service Facilities:** No exterior antennas, aerials or satellite dishes larger than 24" shall be permitted on any part of the Property. Clotheslines, approved satellite dishes, and other service facilities shall be screened so as not to be viewed from the street.

(12) **Completion of Construction:** The construction of any Dwelling, including painting and all exterior finish, shall be completed within eight (8) months from the beginning of construction so as to present a finished appearance when viewed from any angle. In the event of undue hardship due to extraordinary weather conditions, this provision may be extended for a reasonable length of time upon written approval from the Architectural Control Committee. The building area and streets shall be kept reasonably clean and in workmanlike order during the construction period, and the Owner of each Lot shall be responsible for any and all damage to curbs, streets and utilities during construction.

(13) **Landscape Completion:** All front yard and street frontage landscaping must be completed within three (3) months from the completion of the Dwelling thereon. All remaining landscaping to be completed within 1 year of occupancy. In the event of undue hardship due to weather conditions, this provision may be extended upon written approval of the Architectural Control Committee. Landscape completion shall also include provision for adequate surface water drainage to prevent unnecessary discharge onto adjoining Lots.

(14) **Drainage:** Landscape completion shall also include provisions for adequate drainage. Water must be directed away from the structure, and must not be allowed to pond on site. Water will be allowed to flow from an uphill lot to a downhill lot provided that there is no diversion, or channeling which results in the water flow being increased or concentrated in one area. It is understood that the downhill property owner is responsible for providing proper drainage for water flow which occurs in accordance with framing patterns which existed prior to home construction.

(15) **Fencing:** As used herein, fencing shall mean any barrier or wall. Plantings or site obscuring fences shall not exceed four (4) feet in height in the front yard or side Lot line forward of the building lines. Maximum height of site obscuring fences located on the remainder of the Lot are generally six (6) feet in height, and shall comply with City of Beaverton ordinance. Aesthetic restrictions are as follows:

a) All fences shall be of wood; shall be constructed in "good neighbor" style and shall be topped with a wood cap. Additionally, we recommend all fences to be sealed with a clear wood finish or stain. The entry monument and masonry wall are excepted from the provisions of this section.

b) As a part of the subdivision improvements, a masonry wall has been constructed by Declarant. Ownership, including the responsibility of maintenance, repair or replacement shall inure the Declarant until such time as an Owner's Committee is in place and active.

ARTICLE IV

ARCHITECTURAL CONTROLS

(1) **Construction:** No structure, including storage shelters, swimming pools, greenhouses, basketball hoops, or remodeling shall be commenced on any Lot until the plans and specifications have been submitted to and approved in writing by the Architectural Control Committee. The intent of this covenant is to insure quality of workmanship and material, harmony of external design with the existing and planned structures as to location with respect to topography and finish grade elevations, and to avoid plan repetition.

Standards for solar access, as may be required by the City of Beaverton, shall be the responsibility of Owner, and the Architectural Control Committee shall assume no responsibility nor shall it, in its review, approval or disapproval of such plans and specifications, make any recommendation or judgment as to compliance with the City of Beaverton's solar access requirements or any other code or requirement.

(2) **Procedure:** Prior to application for a building permit or commencement of any minor work, Owner shall prepare and submit one set of plans and specifications for the proposed work showing the location of all improvements, materials and colors, and be accompanied by a plot plan showing the location of the improvement on the Lot. The Architectural Control Committee shall render its decision, in writing, within ten (10) days after it has received said requested plans. In the event the Committee fails to render its approval or disapproval within twenty (20) working days after plans, specs and plot plan have been submitted to it, approval will be deemed to have been given.

(3) **Membership - Appointment and Removal:** The Architectural Control Committee shall consist of as many persons as the Declarant may from time to time appoint. The Declarant may remove any member of the Committee at any time and may appoint new or additional members at any time. The Declarant shall keep on file at its principal office a list of names and addresses of the members of the committee. The powers and duties of the Architectural Control Committee shall cease one (1) year after completion of the construction of all the

single-family Dwellings and the sale of said Dwellings to the initial Owner/Occupant on all of the Building sites within STERLING PARK.

(4) **Liability:** Neither the Declarant, the Architectural Committee nor any of its members shall be liable to any Owner, occupant or tenant, for any loss, damage, cost expense, (including but not limited to attorney fees), liability or prejudice suffered, or claimed, on account of any act or failure to act by the Declarant or the Committee or a member thereof so long as the Declarant or the Committee or member thereof was acting in the ordinary course of their duties as described in the Declaration.

In the event suit, action or arbitration is commenced against the Declarant, Architectural Committee or any of its members, to enforce or interpret this Declaration, the prevailing party shall be entitled to recovery of all reasonable attorney fees and costs upon trial or arbitration thereof, as well as upon appeal.

(5) **Action:** Any two (2) members of the Architectural Control Committee shall have power to act on behalf of the Committee, without the necessity of a meeting and without the necessity of consulting the remaining members of the Committee. The Committee may render its decisions only by written instrument setting forth the action taken by the members consenting thereto.

(6) **Nonwaiver:** Consent by the Architectural Control Committee to any matter proposed to it and within its jurisdiction under these Protective Covenants shall not be deemed to constitute a precedent or waiver impairing its rights to withhold approval as to any similar matter thereafter proposed or submitted to it for consent.

(7) **Effective Period of Consent:** The Architectural Control Committees' consent to any proposed work shall automatically be revoked one (1) year after issuance of consent unless construction of the work has been commenced or the owner has applied for and received an extension of time from the Architectural Control Committee.

ARTICLE V

COVENANT FOR SIDEWALK INSTALLATION

(1) **Creation of the Lien and Personal Obligation of Installation:** The Declarant, for each Lot owned within the properties, covenants, and each Owner of any Lot, by acceptance of a deed or contract therefore (whether or not it shall be so expressed in such deed or contract) is deemed to covenant and agree, to pay for the installation of sidewalks together with interest, costs and reasonable attorney's fees, which amounts shall be a Lien on the Lot and shall be a continuing Lien upon the Lot until such time as Declarant, for each Lot owned within the properties, and each Owner of any other Lot, shall have installed said sidewalks. Each such obligation, together with interest, costs and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of such Lot at the time when the sidewalks must have been installed. The personal obligation for said obligation shall pass to his/her successors in title.

(2) **Effect of Non-installation of Sidewalks Remedies of Declarant:** Sidewalks shall be installed by the Owner of any Lot within one year from the date the Declarant transfers the Lot to the Owner. Any required sidewalks not installed within one year from the date of deed transfer from Declarant, may be subsequently installed by Declarant without prior notice to the Owner personally obligated to install same, and if the Declarant shall so elect, Declarant may then bring an action at law against the Owner personally obligated to install and pay same or foreclose the Lien against the property in the manner provided under Oregon law; and interest, costs and reasonable attorney's fees of any such action or on appeal thereof shall be added to the amount of such costs to Declarant for installation. No Owner may waive or otherwise escape liability for the installation provided for herein by non-use or abandonment of his/her Lot.

(3) **Subordination of Lien Extinguishment of Lien:** The Lien created by this Article V shall automatically be subordinated to the Lien of any mortgage or trust deed, whenever recorded, which, but for the Lien created by this Article V, would be in a first Lien position on the Lot.

ARTICLE VI

STERLING PARK OWNERS COMMITTEE

(1) **Landscape Easement:** A landscape easement is reserved on Tracts "A" and "B", STERLING PARK. Within this Easement, Declarant has constructed certain improvements for the benefit of all Owners of Lots in STERLING PARK. Maintenance and repair of the entry monument, flowers, shrubbery, irrigation or any other landscape improvements placed by Declarant shall be performed by Declarant until 80% of the lots in STERLING PARK have been conveyed to occupant Owners. Thereafter, maintenance shall be performed by the Owners or Owners Committee, as set forth in Paragraph 3 below.

(2) Declarant has also constructed a masonry wall and monument along with landscape improvements on Tracts "A" and "B". Maintenance and repair of the monument and wall shall also be the responsibility of the Owners or Owners Committee as set forth above.

(3) **STERLING PARK Owners Committee:**

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a) As developer and original Owner of all Lots in STERLING PARK, Declarant shall exclusively exercise all entry monument landscaping, signage, architectural and other duties prescribed under this Declaration of Protective Covenants until 80% of the Lots in STERLING PARK have been conveyed to occupant Owners. At such time as Declarant's interest in STERLING PARK is terminated, Declarant shall have recorded in the records of Washington County, a declaration stating that further controls over such duties shall be transferred to the STERLING PARK Owners or Owners Committee (SPOC).

b) The initial board of supervisors of SPOC shall meet within ten (10) days after their appointment by the Declarant and at that time adopt any governing documents, including bylaws, guidelines, procedures, and establish the amount of assessment to be levied to each Lot for the maintenance of the entry monument landscaping; said amount not to exceed \$100.00 per Lot per year. The board of supervisors for SPOC shall determine the legal entity for SPOC.

c) In the event Declarant is unsuccessful in aiding Owner's organization of the board of supervisors of SPOC within 30 days of conveyance of 80% of the Lots, Declarant shall have no further responsibilities relating to SPOC and the SPOC board of supervisors shall be organized exclusively by the Owners of Lots within STERLING PARK. Such failure of organization of the SPOC board of supervisors shall not affect the existence of SPOC or the effectiveness of the Declaration of Protective Covenants.

ARTICLE VII

GENERAL PROVISIONS

(1) **Duration and Amendment:** These covenants shall run with the land with respect to all property within STERLING PARK, and shall be binding on all parties and persons claiming under them for a term of twenty (20) years from the date herein, after which time, they shall automatically be extended for successive periods of ten (10) years. This Declaration of Protective Covenants can be terminated or amended only by duly recording an instrument which contains an agreement providing for termination or amendment, and which has been signed by at least sixty percent (60%) of the Owners of the platted Lots.

(2) **Enforcement:** Should any person violate or attempt to violate any of the provisions of these Protective Covenants, the Declarant or any other person or persons owning any Lots within STERLING PARK, at its or their option, but without obligation, shall have the full power and authority to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any of the Covenants, either to prevent the doing of such or to recover damages sustained by reason of such violation. Failure by any other to enforce any Covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

(3) **Voting Rights:** Each member shall be entitled to one (1) vote for each lot owned except for Declarant who is entitled to five (5) votes for each lot owned. When more than one (1) person holds an interest in any lot, all such persons shall be members. The vote for such lot shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to any lot.

(4) **Severability:** Invalidation of any one of these protective covenants shall in no way affect any of the other provisions which shall remain in full force and effect.

(5) **Limitation of Liability of Declarant:** Neither Declarant nor any officer or director thereof shall be liable to any Owner or on account of any action or failure to act of Declarant in performing its duties or rights hereunder, provided that Declarant has, in accordance with actual knowledge possessed by it, acted in good faith.

(6) **Notice:** Any notice required to be sent to any Owner under the provisions of this Declaration of Protective Covenants shall be deemed to have been properly sent when mailed, postage prepaid, to the last known address of the person who appears as the Owner of record at the time of such mailing.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand this 25th day of VINE, 1997.



MATRIX DEVELOPMENT CORPORATION

by: _____
David L. Oringdolph
President

STATE OF OREGON)
) SS.
County of Washington)

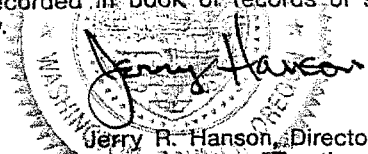
On this 25th day of June, 1997, personally appeared DAVID L. ORINGDULPH, who being duly sworn, did say that he is the President of MATRIX DEVELOPMENT CORPORATION and that the foregoing instrument was signed and sealed on behalf of Matrix Development Corporation by authority of its Board of Directors.



Peg Molony
Notary Public For Oregon

My Commission Expires: OCT. 20, 1999

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

528 EA

After recording return to:

Matrix Development Corporation
Plaza 2, Suite 200
6900 S.W. Haines Street
Tigard, OR 97223-2514

Doc : 97099331
Rect: 196611 13.00
10/23/1997 10:40:45am

**AMENDMENT NO. 1
OF DECLARATION OF PROTECTIVE COVENANTS
OF STERLING PARK**

1. Declarant recorded a Declaration of Protective Covenants for Sterling Park subdivision on June 27, 1997 in the Official Records of Washington County, Oregon as Document No. 97058885 ("Declaration").

2. The Declaration provides, at Article II, that the Declarant may add additional property to Sterling Park subdivision.

3. Declarant has determined to add Sterling Park No. 2 (the "Annexed Property") to the subdivision, consisting of Lots 21 through 98 and Tracts "F" and "G", Sterling Park Phase 2. The Annexed Property is hereby made subject to all terms, covenants, conditions and restrictions of the Declaration, and all of the Annexed Property shall be held, conveyed, hypothecated, encumbered, used, occupied, and improved subject to the Declaration. As a result of this annexation, the Annexed Property is hereby considered to be part of the "Property" as that term is defined in the Declaration.

4. As provided in Article II of the Declaration, upon recording of this Amendment, the Annexed Property shall be subject to all terms and conditions of the Declaration.

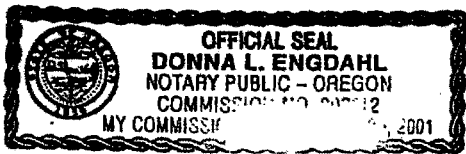
DATED this 21 day of October 1997.

MATRIX DEVELOPMENT CORPORATION

By: 
David L. Oringdulph, President

STATE OF OREGON)
) SS.
County of Washington)

This instrument was acknowledged before me on October 21, 1997 by David L. Oringdulph as President of Matrix Development Corporation.




NOTARY PUBLIC FOR OREGON

My Commission Expires: July 20, 2001

