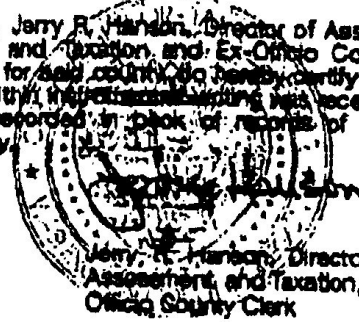


After Recording Return to:
Venture Properties Inc
4230 Galewood Street #100
Lake Oswego, OR 97035

MAR 07 2000

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 and foregoing instrument was received and recorded in book of records of said county.



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

Doc : 2000018088.1
Rect: 250264 32.00
03/07/2000 03:20:09pm

1st AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
QUAIL HOLLOW EAST

Quail Hollow Tigard, LLC, an Oregon limited liability company, filed of record certain Covenants, Conditions and Restrictions for Quail Hollow-East ("CC&R"), recorded May 28th, 1999 as Document No. 99065783.1 in the Washington County Deed of Records. Pursuant to Section 29 of the CC&R's, all rights of the Quail Hollow-East LLC, as Declarant, are automatically transferred and vested in Venture Properties, Inc. upon Venture Properties, Inc. closing of the first 20 lots in the Quail Hollow-East subdivision. Said closing occurred October 14, 1999 and therefore all rights of the Quail Hollow-East LLC have automatically transferred to Venture Properties, Inc.

The governing CC&R's for Quail Hollow-East are hereby amended by Venture Properties, Inc. as Successor Declarant, by deleting the existing language in Section 15 and replacing it with the following language:

15. SLOPE AREAS. Declarant has developed a Community Erosion Prevention and Sediment Control Plan ("Community Plan") that addresses water run-off for the entire property as opposed to run-off between individual lots. This means that unfiltered surface water and sediment can traverse other Lots before reaching a public storm water facility, with the understanding that prior to reaching a gutter, street or storm water facility, the water will be filtered. Silt fencing has been installed, in conjunction with the final site grading, in areas designated on the construction documents that meets the local storm water agency's guidelines for surface erosion control. Usually, the normal location for silt fencing is on or adjacent to the property line to protect rear and side sloping areas and adjacent to the curb to protect front sloping areas. It should be noted that the purpose of silt fencing is to control erosion only, and that storm water can be expected to travel downhill from higher elevation Lots through lower elevation Lots to its final destination in a public storm water facility. No structure, planting or other material shall be placed or permitted to remain or other activities undertaken which may damage or interfere with the grading plan and Community Plan developed by the Declarant. This includes altering the defined slope areas, attempting to change the storm water direction or performing any action that creates erosion. Once the Declarant has

MAR 07 2000

conveyed title to any subsequent purchaser, either to a homeowner or other homebuilder, that homeowner or homebuilder ("Owner") shall automatically be a party to the Community Plan (the "Community Plan") and subject to its restrictions. The established sloping areas of each Lot with in the Community Plan area and all improvements on each Lot shall be maintained continuously by each Owner and any subsequent Owner to preserve Declarant's designed drainage and grading plan and compliance with the Community Plan, excepting only those improvements for which a public authority or utility company is responsible.

DECLARANT:

Venture Properties, Inc.

By: Christy Wigzel
Its President

Date: 3/6/2000

State of Oregon, County of Clackamas}ss

Personally appeared Christy Wigzel who, being duly sworn, did say that she is the President of Venture Properties, Inc. and that said instrument was signed on behalf of said corporation by authority of its board of directors, and acknowledged said instrument to be its voluntary act and deed.

[Signature]
Notary Public for Oregon

My commission Expires NOV. 27, 2001

