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



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After recording, please return to:
Vial Fotheringham LLP
7000 SW Varns St.
Portland, OR 97223

AMENDMENT TO
ARTICLE XI OF THE AMENDED
AND RESTATED DECLARATION OF
COVENANTS, CONDITIONS
AND RESTRICTIONS
OF KING CITY HIGHLANDS,
A PLANNED COMMUNITY

This Amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions of King City Highlands, a Planned Community, ("Amendment") is made this 1st day of June, 2006, by the King City Highlands Homeowners' Association, Inc., an Oregon nonprofit corporation ("Association").

EXPLANATION

- A. King City Highlands is a planned community located in Washington County, Oregon, governed by Amended and Restated Declaration of Covenants, Conditions and Restrictions of King City Highlands, a Planned Community, recorded December 10, 1998 as Document No. 98139702.1, Records of Washington County, Oregon (the "Amended and Restated Declaration). The property subject to the Amended and Restated Declaration is described in attached **Exhibit A**.
- B. Association is King City Highlands Homeowners Association, Inc., an Oregon nonprofit corporation, governed by Bylaws of King City Highlands Homeowners Association, recorded August 23, 1988 as Document Number 88-37320.
- C. The Association incurs fees and costs associated with the sale or transfer of a lot or unit.
- D. The current governing documents of the Association provide that upon the sale of a lot or living unit, \$300 shall be paid to the Association. The Board of Directors of the Association has determined that this amount is not sufficient.

- E. This Amendment will amend the Amended and Restated Declaration of Covenants recorded as document number 98139702.1 in the records of Washington County, Oregon.

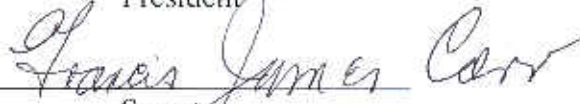
NOW, THEREFORE, pursuant to Article XVI of the Amended and Restated Declaration, with the consent or approval of at least three-fourths (3/4) of all members, the Association hereby amends Article XI to read as follows:

AMENDMENT

Section 6. Transfer Fee. In addition to the annual assessments authorized above, the Association will assess a special fee referred to as a TRANSFER FEE. Such fee shall be imposed upon the sale of any Lot or Living Unit closing after June 1, 2006. The fee shall be in the amount of \$750, and shall be paid to the King City Highlands Home Owners Association by the party acquiring the property within thirty (30) days of the closing of the transaction. This non-refundable fee will be deposited in the Replacement Reserve Account.

KING CITY HIGHLANDS HOMEOWNERS' ASSOCIATION, INC.

By: 
President

By: 
Secretary

CERTIFICATION

The undersigned President and Secretary of King City Highlands Homeowners' Association, Inc., hereby certify that the within Amendment to Amended and Restated Declaration Covenants, Conditions and Restrictions of King City Highlands, a Planned Community has been approved by the owners in accordance with Article XVI of the Amended and Restated Declaration and ORS 94.590.

KING CITY HIGHLANDS HOMEOWNERS' ASSOCIATION, INC., an Oregon Corporation

By: [Signature]
President

By: [Signature]
Secretary

STATE OF OREGON)
) ss
County of Washington)

The foregoing instrument was acknowledged before me this 15th day of June, 2006 by J.J. Arthur, President, and F.J. Carr, Secretary, of King City Highlands Homeowners' Association, Inc., an Oregon nonprofit corporation, on its behalf.

Notary Public for Oregon [Signature]
My Commission Expires: Nov 28, 2008



EXHIBIT A

The following described property located in Washington County, Oregon is subject to Amended and Restated Declaration:

KING CITY HIGHLANDS, recorded in Book 67, Page 22, Plat Records.

KING CITY HIGHLANDS NO. 2, recorded in Book 69, Page 34, Plat Records

KING CITY HIGHLANDS NO. 3, recorded in Book 70, Page 24, Plat Records

KING CITY HIGHLANDS NO. 4, recorded in Book 78, Page 34, Plat Records

KING CITY HIGHLANDS NO. 5, recorded in Book 83, Page 7, Plat Records

KING CITY HIGHLANDS NO. 6 recorded Book 84, Page 51, Plat Records

BOURBON ACRES recorded in Book 103, Page 25, Plat Records, a portion of Lot 1, LAMBERTS ADDITION TO PEACHVALE, described as follows:

Beginning at the point that is South 0°07'14" West, 568.66 feet, from the Section corner common to Sections 9, 10, 15, and 16, Township 2 South, Range 1 West, Willamette Meridian; thence South 89°28'30" West, 181.5 feet to the East right of way line of SW 128th Ave.; thence along said right of way line South 0°18'30" East, 181.5 feet to a point; thence North 0°18'10" West 240 feet to the point of beginning.

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