



**DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS
FOR
THE RESERVE AT HECETA LAKE PHASE 2**

THIS DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE RESERVE AT HECETA LAKE PHASE 2 ("Declaration") is made this 2nd day of October, 2008, by HECETA LAKE JOINT VENTURE, an Oregon partnership ("Declarant").

A. Declarant owns the real property within Lane County, Oregon, described in Exhibit A. Declarant proposes to develop this property as a residential planned development to be known as "The Reserve at Heceta Lake Phase 2."

B. Whereas Declarant previously recorded Declarations of Covenants, Conditions, and Restrictions for the Reserve at Heceta Lake ("Phase 1") in the Deed Records of Lane County Oregon, record number 2006-007886 on 2/03/06; (the "Declaration for Phase 1")

C. Whereas the Declaration for Phase 1 anticipated, but did not require the Declaration of Covenants, Conditions, and Restrictions for the Reserve at Heceta Lake Phase 2 to be annexed to Phase 1.

D. Now therefore Declarant hereby declares that all of the property described in Exhibit A, "The Reserve at Heceta Lake Phase 2", shall be subject to the provisions of the Declaration for Phase 1, and shall be part of the Reserve at Heceta Lake. Provided however, that notwithstanding any provision of the Declaration for Phase 1, Declarant and any subsequent owners of units in the Reserve at Heceta Lake Phase 2 reserve the right and

authority to amend this Declaration by the affirmative vote of 75% of the votes of the owners of units within Phase 2, each unit owner being allocated 1 vote per each unit owned.

IN WITNESS WHEREOF, the undersigned Declarant has executed this Declaration this 2nd day of OCTOBER, 2008.

HECETA LAKE JOINT VENTURE,
an Oregon partnership

By: [Signature]
Name: ROGER M. VAN
Its: MANAGING PARTNER

State of Oregon)
County of Clackamas) ss.

This instrument was acknowledged before me on Oct. 2nd, 2008,
by Roger M. Van as Managing Partner of
Heceta Lake Joint Venture, an Oregon partnership.



[Signature]
Notary Public for Oregon
My Commission Expires: Feb. 19, 2012

Division of Chief Deputy Clerk
Lane County Deeds and Records

2009-066926



\$102.00

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\$45.00 \$10.00 \$20.00 \$11.00 \$16.00