### AFTER RECORDING, RETURN TO:

The Holt Group, Inc. Attention: Jared Dusha

PO Box 61426

Vancouver, WA 98666

Jackson County Official Records 2022-016545

R-AMD Stn=3 WARDRR

05/20/2022 08:32:09 AM \$164.00

\$35.00 \$10.00 \$13.00 \$11.00 \$11.00 \$60.00 \$4.00 \$20.00

I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk

Christine Walker - County Clerk

Reference Number(s) of Documents assigned or released: 2021-045443

Grantor:

EP HOF, LLC, an Oregon limited liability company

Grantee:

Eagle Point Estates HOA, an Oregon mutual benefit nonprofit

corporation

Abbrev. Legal:

Lot 545 (Reserve Acreage), Eagle Point Golf Community, Phase

16B, in the City of Eagle Point, Jackson County, Oregon,

according to the official Plat thereof, Recorded in Volume 47, Page

2, Plat Records.

Tax Parcel No.:

361W10BA1500

### FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR EAGLE POINT SUBDIVISION (Annexation of Eagle Point Phase 16B)

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR EAGLE POINT SUBDIVISION (this "First Amendment") is executed this sign day of April , 20 22 by EP HOF, LLC, an Oregon limited liability company ("Declarant") and Eagle Point Estates HOA, an Oregon mutual benefit nonprofit corporation.

### RECITALS

EP HOF, LLC. recorded that certain "Declaration of Covenants, Conditions and A. Restrictions for Eagle Point Subdivision" on October 27, 2021 in the Records of Jackson County, Oregon, as Document No. 2021-045443. The original form of declaration and all subsequent amendments are collectively referred to herein as the "Declaration."

- B. Declarant now wishes to record this First Amendment to annex additional property into Eagle Point as permitted by Section 2.2 of the Declaration.
- C. Except as otherwise set forth herein, all capitalized terms used in this First Amendment shall have the same meaning as defined in the Declaration.

### NOW, THEREFORE, the Declaration is hereby amended as follows:

- Partial Assignment of Declarant Rights; Annexation of Eagle Point Phase 16B Pursuant to Section 2.2 of the Declaration, Declarant hereby assigns to Eagle Point HOA, Plat. the declarant right of annexation for the limited purpose of annexing the plat of "Eagle Point Phase 16B, A Plat Community" (the "Eagle Point Phase 16B Plat") to the Declaration through this First Amendment, and subjects such real property to the terms and conditions contained The Eagle Point Phase 16B Plat was recorded under Auditor's File No. 23495 on November 19th, 2021 in the records of Jackson County, Oregon. Upon recordation of this First Amendment, the annexation of the real property in the Eagle Point Phase 16B Plat shall be effective and all annexed lots shall have the same rights and responsibilities under the Declaration as those lots created by the original Declaration and subsequent annexations and Phases.
- 3. <u>Lots, Tracts, and Easements</u>. The Eagle Point Phase 16B Plat contains Lots 545-562.
- a. Lot 545 contains a 10-foot-wide private utility easement granted to the adjacent property owner with the right of ingress and egress over that portion of the adjacent lands to install, maintain, repair, replace, rebuild, and operate the private utility.
- b. Lot 546 contains a 5-foot-wide private utility easement granted to the adjacent property owner with the right of ingress and egress over that portion of the adjacent lands to install, maintain, repair, replace, rebuild, and operate the private utility.
- c. Lots 545 and 546 contain a varying width ingress/egress access easement on a rear portion of the lots granted to the adjacent property owner with the right of ingress and egress over that portion of the adjacent lands to install, maintain, repair, replace, rebuild, and operate the driveway.
- d. Lot 562 contains an 8' wide Private Sanitary Sewer Easement (PSSE) on the rear portion of the lot for private sanitary sewer services to benefit Lots 562 and 561.
- 4. <u>Effect of Amendment</u>. Except as specifically set forth in this First Amendment, all other terms and conditions of the Declaration shall remain in full force and effect.

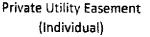
[Signatures to Follow]

Date: 04 05/2022	EP HOF, LLC, an Oregon limited liability company, by Hold Group Holdings LLC Lis: Sole Member		
	By: dty		
	Name: Michael Loomis		
	Title: authorized Signer		
Eagle Point Estates HOA, an Oregon mutual benefit nonprofit corporation			
	Ву:		
	Name: Michael Loomis		
	Title: Authorized Signer		
STATE OF WASHINGTON			
COUNTY OF CLARK			
This record was acknowledged before n			
EP HOF. LLC, soils member of Holt C			
NOTARY PUBLIC STATE OF WASHINGTON	James Duan		
COMMISSION NO. 2008/5	otary Public for the State of Washington		
MY COMMISSION EXPIRES M APRIL 18, 2023	y commission expires: 04/18/3033		
STATE OF WASHINGTON			
COUNTY OF CLARK			
This record was acknowledged before reby whichael Loomis	ne on April 5, 2022, as Anthorized Signer of		
Eagle Point Estates HOA.			
	otary Public for the State of Washington by commission expires: 04/18/2023		

 Dackson County Official Records
 2021\_052099

 R-E
 12/23/2021 08:45:24 AM

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Christine Walker County Clerk for Jackson Sounty Gregori certification instrument identified herein was recorded in the Clerk records
 Christine Walker - County Clerk

LYNNE E GRAY COMMISSION NO. 206878 MY COMMISSION EXPIRES APRIL 18, 2023

For value received the undersigned, Holt Opportunity Fund (Parallel I), LP 2013 (Grantor), does hereby grant to Dwayne and Terri Arino, its successors and assigns of that property described in instrument 2020-28586, Jackson County Official Records, (Grantee), a 5 foot wide private utility easement over Lot 546, a 10 foot wide private utility easement over Lot 545 and a varying width ingress/egress access easement over Lot 545 and Lot 546 as depicted on Exhibit A across and along the following described real property in Jackson County, State of Oregon, to wit:

Lot 545 and Lot 546 Jackson County Plat records and filed as survey 23495 Jackson County Surveyor's office.

The more particular location and course of said easements are shown in the attached sketch map labeled as Exhibit A and by this reference made a part thereof.

Together with the right of ingress and egress over the adjacent lands of the Grantor in order to install, maintain, repair, replace, rebuild and operate the driveway and private utility lines, fixtures and facilities, and to exercise all other rights herein granted.

Grantor shall have the right to use the lands subject to the above described easement for all purposes not inconsistent with the uses and purposes herein set forth, provided that Grantor shall not build or erect any structure upon said easement without prior written consent of the Grantee.

Dated this Cay of December, 2021.

Grantor Signature ANTHOLOGO ACCOUNT

State of Washington)

) ss:

County of Clark )

On this 15 date of December 2021, personal appeared before me a Notary Public in and for said State, the within named 100 county of Clark , to me known to be the identical person described therein and who executed the foregoing instrument and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein mentioned.

In witness thereof, I have hereunto set my hand and official seal the day and year above written.

Notary Public for Oregon

NOTARY PUBLIC STATE OF WASHINGTON

The (3) proposed easements shown hereon are for the sale benefit of that property described in instrument no. 2020—28586, Jackson County Official Records.

The northerly 10 feet of Lot 545, Eagle Point Golf Community, Phase 16B and filed as survey number 23495 Jackson County Surveyors office, as depicted hereon. Permonent Private Utility Easement:

Phase 2:

Permanent Private Utility Easement
The northwesterly 5 feet of Lot 546,
Eagle Point Golf Community, Phase 188 and filed as survey number 23495, Jackson County Surveyors office, as depicted hereon.

8.01 feet; thence North 43'27'19" West, 83.8B feet to the point of beginning. 17:53'48" West, 25.00 feet to a point on the southwesterly line of Lot 546 of said subdivision; thence N56"45'56"W, along said southwesterly line, 69"29'55" East, 20.00 feet; thence South 43'09'55" East, 57.00 feet; 60'37'56" East, 51.77 feet; at the Southerly corner Lat 545, Eagle Point Gold Community, Phase 16B and filed as survey Permanent Private Ingress/Egress Easement: A parcel of land lying over a partion of Lot 545 and Lot 546, Eagle Point Colf Community, Phase line of soid Lot 545, 44.74 feet; thence South thence North 43'27'19" West, along the easterly number 23495, Jackson County Surveyors office; County Surveyors office as depicted hereon and more particularly described as thus Commencing 16B and filed as survey number 23495, Jackson thence, South thence South

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## ### December 31, 2022 JOHN R. PARM

Point Golf Community, Phase 16b, filed

The Basis of Bearing for this map is Eagle

BASIS OF BEARING:

7

N56'45'56"W, 8.01' N43'27'19"W, 44.74 S17:53:48"W

60°37′56″E 51.77°

Bearing/Distance S43'09'55"E, 57.0 S69'29'55"E, 20.0

57.00 25.00 20.00

survey 23495.

## Eagle Point Golf Community Phase 16b

NE 1, NW 1 Quarter Section 10, Township 36 South, Range 1 West, W.M

Dan September 1 Se agoud Jalo Inst. No. 2020-28586 361w03c TL3900 Dwayne/Terri Arino Bent SE, w/Cap Marked "MCMAHAN LS1913" per F.S. 18020 Found 5/8" Rebar Parcel 1: Private 10' Wide Utility Easement 15578±S.F 545 Portol 25, Wide Utility Ease! Parcel 3: Private Ingress, 546 12306±S.F. Egress Easemen 135.53 % % 113.35 N00'08'32"W ≲્≶

# Pariani Land Surveying

PROFESSIONAL NO SURVEYOR

GHEIBES

541-890-1131 Eagle Point, OR 97524 17 South Platt Avenue, Suite C

1" = 50 Scale: 2020-513 Job No.: Sheet: 1 of 1

December 15, 2021

Date

DATE III 18 Play SS
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JACKSON COUNTY

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 10 foot wide Public Utility Easement along each side of Woodland's Difre. Moodlands Drive 50.00 fool wide right of way

i hereby dealgnate paid autofixiatos as Esgla Point Gotf Community. Phese 188 a foot wide private sentrary sewer assement over a portion Lot 562 for the benefit of Lot 561.

( 26 H

County of assessed) S.S. Mag. Most lands ACKNOWLEDGEMENT.

Laymore E. Ghaya + 182 (2011) Noticy Public - Origin + 182 (2011) Noticy Public - Origin + 180 (2011) Actor Sprenge Comprission No.

My Commission Express

Affidavit of Consent:

MAT Benk, the protonigned beneficiary of a carsin trust deed, recorded Segtenber 23, 2020 as instantion number 2020;03940; "Jecusan County Official Seconds, effecting the tends described havin, harsby tribases from the jibn of agid clear), all property harson as dedicated to the public for the public use

Tille Vita Pira ideat

MAT Band, the undersigned exemblating of a extensional dead, necessive August 4, 2021 as instituted formings 2021-023042, Landson County Orders Records, destings the lands described from the reference, in order selected from the play of a selection (a Records) travers as destinated to the public for the public take.

" Vice Mresident

The following enraminances made in I can This Invasinge Company. Often Number 47325077925, with a sufficient base August 80, 2021, with a control of the Language St. 2021, and the does not affect the subject property or it a mibigroous in relative set to encourage of or it on the sufficient set.

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Instrument no. 94-28057, access exsentent for family careflery, Not drafted heraon

381W10ba tax lot 1500

TITLE REPORT

BURVEY NARRATIVE, In comply with OHE 2XIV.250 & ORE 92

Monuments were est in September, 2021.

Survey For: Survey By:
Hot Group, Inc
PO Box 51478
PO Box 51478
Vencouver, WA, 98666 Shudy Cove, OR 97539

Examined and approved as required by CRS 82 100 the \_ijeth day of ijetpaber\_...... 2021

APPROVALS:
Approximate or other chappen as regaland by ONS 52.000 has been paid in full as of the 1911 day of 1912-1915 (1915) and 1915 (1915)

Assessor, Department of Assessment

Approved by Rogue Velloy Sewer Services

Date

11/17/2021

SURVEYOR'S CERTIFICATE.

( John R. Perinn), a duly regislared Professional Land Surveyor of the State of Ovegor, do hereby cardly that this map correctly represents a survey made by me and that load with the proper manuficiate as provided by law.

County Commissions/Administrator

11/12/21

City Planning Director

\*\*\*\*\*\*

Certod This 152 day of suboutsides 20.21

Examined and approved by the Planning Director of the City of Engin Point, Jackson County, Oregon.

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This purpose of the develop is to survey a position of that property described in instruments in under the 2015 201622 Science County Control Records and County Control Records and County Control Records and County County Phase (See In this City of Eight Polit, Indiana County Stage In the Child All Part Reviews County Edwards (See Indiana 47).

Page 2 The According to the Childred Part Reviews County Edwards (See Indiana 47).

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uryaytag equipment used. Trimble 58, Auty robatic, total etation

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Lot (A4), Eagle Point 3olf Community, Phase 16A, in the City of Eagle Point, Jeonan Cownty, Chegon, accarding to the Official Phat thorself, now recorded in Veilune 47 of Platt at Page 02 of Records of Jackson County, Oreigns.



Examined and pispowed by the City Engineer of the City of Equip Point, Jackson County, Oregon David Inc. (1975)

xamined and approved this 19 day of Newtonker <u>F</u>

\*\*\*\*\*\*\*\*\*\*\*\*\*\*

Jackesin County Surveyor

\*\*\*\*\*\*\*

Find for record this 19 th gray of Managary Wala 22 all # 3. 174 P.M. and recorded in Volume 41.1, of Piati on page 414 of the Records of Jackson County, Oregon. RECORDER'S CERTIFICATE:

Chiding by Live likely Dup J. Morgan

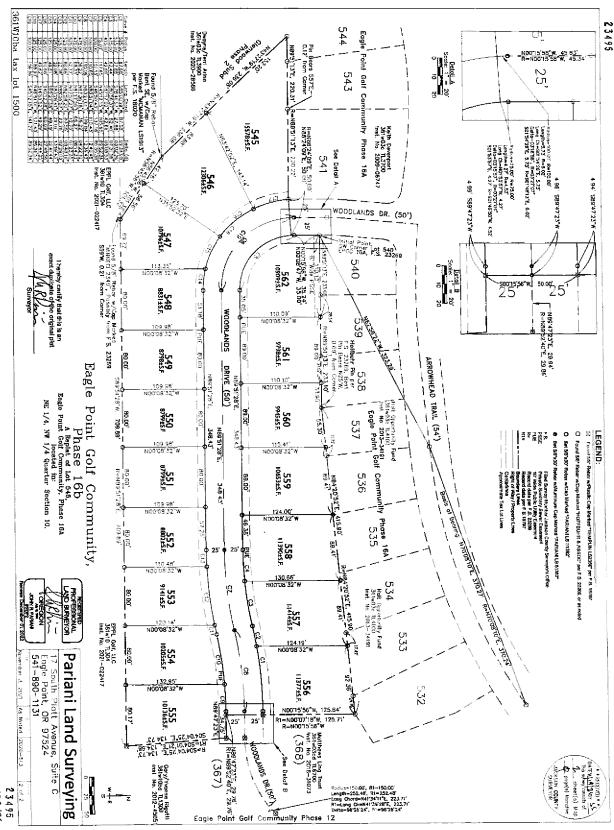
( hereby certify that this is an sect dyplicate of the original plat

Pariani Land Surveying

17 South Platt Avenue, Suite C
Eggle Point, Oregon 97524
541-890-1131
Tisses Laboro Navamber 3 2021 None

Jab No. 2020-513 1 01 2

23495 17R/26



17R/26