

**COVENANTS, CONDITIONS AND RESTRICTIONS  
OF  
JANTZEN BEACH MOORAGE, INC.  
an Oregon Non-profit Corporation**

WHEREAS, JANTZEN BEACH MOORAGE, INC an Oregon Non-profit Corporation is the owner of certain real property and improvements thereon situated in Multnomah County, Oregon more particularly described as follows:

Lot 3, Block 1, JANTZEN BEACH WEST, in the City of Portland, County of Multnomah, State of Oregon

together with all easements, riparian rights including rights under those certain Submerged and Submersible Land Leases No. ML-14758 and No. ML-14759 with Oregon Department of State Lands, and water rights appurtenant thereto, together with the pilings, ramps, slips, walkways and similar structures in and on the waterway known as the Oregon Slough adjacent to the above described real estate, comprise a residential floating home moorage with associated parking commonly known as Jantzen Beach Floating Home Moorage (the "Moorage").

WHEREAS, DECLARANT desires to declare of public record notice of certain protective covenants, conditions and restrictions.

THEREFORE, DECLARANT DOES HEREBY declare that the following protective covenants, conditions and restrictions:

1. Shall become and are hereby made a part of any and all conveyances, encumbrances, hypothecations, improvements, occupations and uses of the Moorage and any portion thereof;

2. Shall by reference become part of any and all conveyances, encumbrances, hypothecations, improvements, occupations and uses of the Moorage and any portion thereof, shall run with the property, shall be binding on all parties having or acquiring any right, title or interest therein and shall apply thereto as fully and with the same effect as if set forth fully therein.

**ARTICLE I  
DEFINITIONS**

1.01 "**ASSOCIATION**" shall mean and refer to **JANTZEN BEACH MOORAGE, INC.** an Oregon non-profit corporation.

1.02 "**DECLARANT**" shall mean **JANTZEN BEACH MOORAGE, INC.** an Oregon non-profit corporation, its successors and assigns.

1.03 "**BOARD**" or "**BOARD OF DIRECTORS**" shall mean the Board of Directors of **JANTZEN BEACH MOORAGE, INC.** an Oregon non-profit corporation.

## **ARTICLE II OWNERS ASSOCIATION**

This Association is organized under the provisions of the Oregon Non-profit Corporation Act primarily for the acquisition, management, operation, maintenance, care and improvement of Association property, and for the enforcement of the provisions of the Associations Articles, Bylaws, Rules and Regulations, and these protective covenants, conditions and restrictions.

## **ARTICLE III GENERAL NOTICE**

These protective covenants, conditions and restrictions include by reference thereto all **ARTICLES, BYLAWS, RULES and REGULATIONS** of the Association as may be in force from time to time. Current **ARTICLES, BYLAWS, RULES and REGULATIONS** may be viewed, or copies obtained at a reasonable cost at the principle offices of the Association:

11919 N Jantzen, Suite 355  
Portland, OR 97217

or at such address as may be designated by the Board of Directors from time to time.

IN WITNESS WHEREOF, the Declarant caused its name to be subscribed by its Board of Directors on this 30th day of **SEPTEMBER, 1997.**

JANTZEN BEACH MOORAGE, INC.  
an Oregon Non-profit Corporation

By: \_\_\_\_\_ By: \_\_\_\_\_  
By: \_\_\_\_\_ By: \_\_\_\_\_  
By: \_\_\_\_\_ By: \_\_\_\_\_

On this 30th day of September, 1997, before me appeared

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

to me personally known, who being duly sworn, did say that they are the Officers and Directors of Jantzen Beach Moorage, Inc., and that the seal affixed to the foregoing instrument is the corporate seal of said Corporation and that the instrument was signed and sealed on behalf of said Corporation. Before me.

\_\_\_\_\_  
Notary Public for Oregon. My commission  
expires \_\_\_\_\_ ccr/9/97