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12/31/2014 10:13:02 AM

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\$10.00 \$11.00 \$21.00 \$10.00 \$6.00

After Recording Return to:  
Joanna Johns  
POB 2047  
Sunriver, Oregon 97707

Reserved for Recorder

**Caldera Springs Owners Association**  
**Amendment to CC&R's**  
**Original CC&R's Recording 2006 11383**

*Caldera Springs Owners Association Declaration*  
Section 2.7 Transitional Advisory Committee

Declarant or the Owners shall form a transitional advisory committee (the "Transitional Advisory Committee") to provide for the transition from administrative responsibility by Declarant for the planned community of Caldera Springs to administrative responsibility by the Association. Not later than the sixtieth (60<sup>th</sup>) day after Declarant has conveyed to the Owners other than Declarant Lots representing fifty (50) percent or more of the Lots then existing in Caldera Springs, Declarant shall call a meeting of Owners for the purpose of selection of the Transitional Advisory Committee. The Transitional Advisory Committee shall consist of three (3) or more members. The Owners, other than the Declarant, shall select two (2) or more members. Declarant may select no more than one (1) member. The Transitional Advisory Committee shall have reasonable access to all information and documents that Declarant is required to turn over to the Association under ORS 94.616(3) or applicable successor provisions. Owner members of the Transitional Advisory Committee shall serve for a term of two (2) years and a maximum of two consecutive terms for a total of four (4) years and shall then be off the Committee for at least two (2) years. No owner member shall serve more than four (4) years in any six (6) year period.

Section 5.1 Design Review Committee

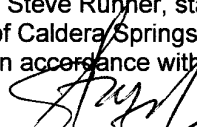
A committee known as the Design Review Committee (the "DRC") shall be established consisting of the number of members as determined by the Board, except that the DRC shall consist of not less than three (3) members. DRC members need not be members of the Association.

5.1.1 The members of the DRC shall be appointed, terminated and/or replaced by the Declarant until the earlier to occur of the following: (i) the date of expiration of the Initial Term of this Declaration; or (ii) the date on which Declarant records an instrument in the real property records of Deschutes County stating that it is turning over control of architectural review, including appointment of DRC members, to the Association, which shall occur no earlier than the date of the Turnover Meeting, but which may occur later than the date of the Turnover Meeting. Thereafter, the Board shall appoint the members of the DRC. After Declarant has turned over control of architectural review, members of the DRC may be terminated and/or replaced by the Board with or without cause. Individuals may serve as members of the Board and members of the DRC simultaneously. The Board may elect to compensate members of the DRC who are not Owners for such members' service to the DRC. (iii) Owner members of the DRC shall serve for a term of three (3) years and a maximum of two consecutive terms for a total of six (6) years at which time a break of at least two (2) years shall be required. Owner members of the DRC shall not serve more than six (6) years in any eight (8) year period.

Section 3.8 Transitional Advisory Committee

Declarant or the Owners shall form a transitional advisory committee (the "Transitional Advisory Committee") to provide for the transition from administrative responsibility by Declarant for the Property to administrative responsibility by the Association. Not later than the sixtieth (60<sup>th</sup>) day after Declarant has conveyed to the Owners other than Declarant Lots representing fifty (50) percent or more of the Lots in the Property, Declarant shall call a meeting of Owners for the purpose of selection of the Transitional Advisory Committee. The Transitional Advisory Committee shall consist of three (3) or more members. The Owners, other than the Declarant, shall select two (2) or more members. Declarant may select no more than one (1) member. The Transitional Advisory Committee shall have reasonable access to all information and documents that Declarant is required to turn over to the Association under ORS 94.616(3) or applicable successor provisions. If the Members do not select committee members for the Transitional Advisory Committee, Declarant shall have no further obligation to form the Transitional Advisory Committee. Owner members of the Transitional Advisory Committee shall serve for a term of two (2) years and a maximum of two consecutive terms for a total of four (4) years and shall then be off the Committee for at least two (2) years. No owner member shall serve more than four (4) years in any six (6) year period.

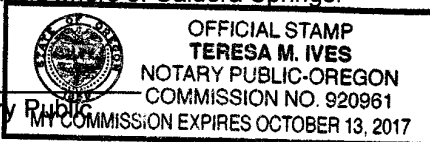
I, Steve Runner, state and certify that I am the President of the Association of Unit Owners of Caldera Springs ("Association") and that the above referenced amendment was duly adopted in accordance with the Bylaws of the Association and ORS 100.410.

  
\_\_\_\_\_  
Steve Runner, President

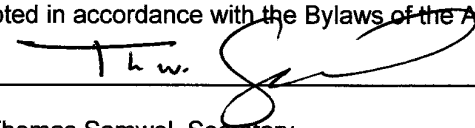
State of Oregon     )  
                                  )  
County of Deschutes )

This instrument is acknowledged before me on this 18 day of Dec 2014 by Steve Runner, as President of the Association of Unit Owners of Caldera Springs.




  
OFFICIAL STAMP  
TERESA M. IVES  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 920961  
MY COMMISSION EXPIRES OCTOBER 13, 2017

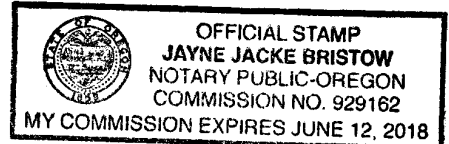
I, Thomas Samwel, state and certify that I am the Secretary of the Association of Unit Owners of the Caldera Springs ("Association") and that the above referenced amendment was duly adopted in accordance with the Bylaws of the Association and ORS 100.410.

  
\_\_\_\_\_  
Thomas Samwel, Secretary

State of Oregon     )  
                                  )  
County of Deschutes )

This instrument acknowledged before me on this 19<sup>th</sup> day of December, 2014 by Thomas Samwel, as Secretary of the Association of Unit Owners of Caldera Springs.

  
\_\_\_\_\_  
Notary Public

  
OFFICIAL STAMP  
JAYNE JACKE BRISTOW  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 929162  
MY COMMISSION EXPIRES JUNE 12, 2018