

DESCHUTES COUNTY OFFICIAL RECORDS
NANCY BLANKENSHIP, COUNTY CLERK

2004-45734



\$61.00

00200316200400457340040044

08/02/2004 11:09:01 AM

D-CCR Cntwl Stnwl BECKEY

\$15.00 \$11.00 \$10.00 \$5.00 \$20.00

DESCHUTES COUNTY CLERK

CERTIFICATE PAGE



This page must be included
if document is re-recorded.
Do Not remove from original document.

3/4/13

61
41

**AMENDED
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR THE CLIFFS OF REDMOND, A PLANNED COMMUNITY**

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE CLIFFS OF REDMOND, A PLANNED COMMUNITY, recorded at 2003-61113 Deschutes County Official Records, Deschutes County, Oregon, are hereby amended as follows:

Page 1, Title:

AMENDED COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE CLIFFS OF REDMOND, A PLANNED COMMUNITY.

Page 1, Recitals, 2nd paragraph:

Declarant intends to develop the Property as a planned development, which shall be called The Cliffs of Redmond, and to impose mutually beneficial covenants, conditions, restrictions, easements, assessments and liens on the property under a comprehensive general plan of improvement and development for the benefit of all of the Owners, the lots and the Common Area within The Cliffs of Redmond.

Page 8, paragraphs 4.2.2 and 4.2.3:

4.2.2 Floor Area. The square footage area of a single-story Home shall not be less than seventeen hundred (1700) square feet on Lots 21-44 and not less than two thousand (2,000) square feet on Lots 1-20, exclusive of basements, attics, patios, decks, porches, balconies and garages.

4.2.3 Garages. A garage for housing at least two (2) cars must be constructed on the Lots 21-44. A garage for housing at least three (3) cars shall be constructed on Lots 1-20.

Page 10, paragraph 4.7.4: Shall be deleted in entirety..

Recorded by Western Title as an accommodation only. No liability accepted for condition of title or validity, sufficiency or affect of document. 12-0090804E

Page 11, paragraph 4:10:

4.10 Parking. Boats, trailers, commercial vehicles, mobile homes, campers and other recreational vehicles or equipment, regardless of weight, shall not be parked on any

Page 1 - AMENDED COVENANTS, CONDITIONS AND RESTRICTIONS

part of the Lot or Common Area for more than twenty-four (24) hours or such other period as may be permitted by the Association Rules and Regulations; provided, however, that boats, trailers, campers and other recreational vehicles may be stored in the Owners' garages out of the visibility of other Owners or in an area approved for storage by the Declarant or the Association. Parking may also be restricted by the Association or Declarant in the manner described in Section 5.8.4.

Page 12, paragraph 4.14:

4.14 Fences and Hedges. All fences/pet runs or boundary hedges shall have prior written approval of the ARC before installation.

Page 12, paragraph 4.17:

4.17 Exterior Lighting or Noisemaking Devices. Except with the consent of the ARC, no exterior lighting or noisemaking devices, other than security and fire alarms, shall be installed or maintained on any Lot. The ARC shall not unreasonably withhold its consent to exterior lighting along walkways, over entry doors and on patios/decks. All exterior lighting on Lots 1-20 shall be cast downward and shielded so that it does not shine into the Redmond Dry Canyon. Exterior lighting on lots shall be maintained by each Owner. The Declarant will install lighting in the Common Area cabanas. Common Area lighting shall, thereafter, be maintained and paid for by the Association.

Pages 12-13, paragraph 4.20:

4.20 Association Rules and Regulations. The Board from time to time may adopt, modify or revoke Rules and Regulations governing the conduct of persons and the operation and use of Lots and Common Areas as it may deem necessary or appropriate in order to assure the peaceful and orderly use and enjoyment of the Property. A copy of the Rules and Regulations, upon adoption, and a copy of each amendment, modification or revocation thereof, shall be delivered by the Board promptly to each Owner and shall be binding upon all Owners and Occupants of all Lots upon the date of delivery or actual notice thereof. The method of adoption of such Rules and Regulations shall be provided in the Bylaws.

Page 17, paragraph 5.8.4:

5.8.4 Power and Obligation of Declarant and Association to Impose No Parking Restrictions. No parking restrictions shall be applied as required by the City of Redmond or by the Association. The Association or Declarant shall mark the curbs

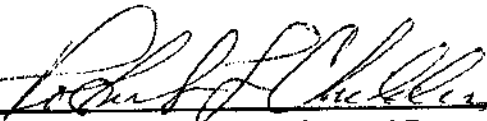
Page 2 - AMENDED COVENANTS, CONDITIONS AND RESTRICTIONS

with red paint to show where parking is prohibited or, if they wish, shall use such other method as is approved by the City of Redmond Community Development Department. On-street parking is for guest use only. The Association shall establish a system of fines, by adoption of rules and regulations (not to exceed \$250 per incident in 2002 dollars) that may be assessed against Owners, residents and guests who park in violation of the no parking restriction.

The remaining provisions of the previously filed CC&Rs, except to the extent they are inconsistent with these amendments, shall remain in full force and effect.

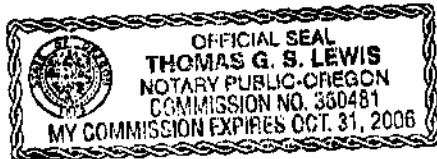
IN WITNESS WHEREOF, the undersigned being the Declarant herein, has executed this instrument this 30th day of July, 2004.

TRI-COUNTY INVESTORS II, LP

By: 
Robert L. Childers, General Partner

STATE OF OREGON)
) ss.
County of Deschutes)

This instrument was acknowledged before me on July 30th, 2004,
by Robert L. Childers, as General Partner of Tri-County Investors II, LP.





Notary Public for Oregon