



D-CCR Cnt=1 Stn=2 AS  
\$15.00 \$11.00 \$61.00 \$10.00 \$6.00

01/29/2019 12:38 PM

After recording please return to:  
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ADDENDUM TO  
THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

(AMENDMENT AND NEW PROVISIONS)  
Coppermill Subdivision

THIS DECLARATION AMENDING AND CREATING NEW PROVISIONS TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE COPPERMILL SUBDIVISION, is made as of the 28<sup>th</sup> day of January, 2019, by COPPERMILL DEVELOPMENT, LLC, an Oregon nonprofit corporation (the "Declarant").

Recitals:

- A. The Declaration of Covenants, Conditions, and Restrictions for the Coppermill Subdivision was recorded on December 19, 2018, Deschutes County, Record number 2018-49768 (the "Declaration").
- B. The Declarant wishes to record an addendum (the "Addendum") to the above recorded Declaration to include the following amendments and new provisions.

**Relating to ARTICLE 4 (Lots and Homes)**

SECTION 4.1 is amended to read:

**Residential Use.** Lots may be used only for residential purposes which are defined in this Article 4 and by Rules and Regulations adopted by the Board. This Section does not prohibit home offices or other home businesses which are operated exclusively within the dwelling and do not cause **unreasonable foot or vehicle traffic** or other nuisances to other Owners. No trailer, van, bus, camper, truck, tent, barn, garage, shack or storage structure shall be used as a residence upon a Lot.

SECTION 4.6 is amended to read:

**Rental of Homes.** No owner may rent or lease any portion of their Lot for a period of less than 30 days, **except for any Accessory Dwelling Units (ADUS), which may be used as a Short Term Rental (STR) in accordance with any applicable government regulations.** All leases must be subject to the Declaration, Bylaws, and Rules and Regulations of the Association.



EXHIBIT A

BEGINNING AT THE INITIAL POINT, A 3 1/4 " DIAMETER BRASS CAP MARKED "T15S R12E 1/4 S10 S15 2011" LOCATED AT THE SOUTHWEST CORNER OF THE SE 1/4 OF SECTION 10, T15S, R12E, W.M.; THENCE N00°17'51"E - 2646.62 FEET ALONG THE WEST LINE OF SAID SE 1/4 TO THE NORTHWEST CORNER OF SAID SE 1/4; THENCE N00°18'40"E - 186.69 FEET ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 10 TO THE SOUTHERLY RIGHT-OF-WAY LINE FOR HIGHWAY 126; THENCE S72°11'53"E - 624.53 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE FOLLOWING THE ARC OF AN OFFSET SPIRAL CURVE TO THE RIGHT A DISTANCE OF 489.07 FEET (THE LONG CHORD OF WHICH BEARS S70°10'06"E - 488.81 FEET) SAID CURVE BEING OFFSET 100.00 FEET FROM A 500.00 FOOT TRUE SPIRAL WITH A CENTRAL ANGLE OF 06°15'00", ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE FOLLOWING THE ARC OF A 2191.83 FEET RADIUS CURVE TO THE RIGHT A DISTANCE OF 308.34 FEET (THE LONG CHORD OF WHICH BEARS S61°55'09"E - 308.09 FEET) ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 10; THENCE S00°19'21"W - 1010.06 FEET ALONG THE EAST LINE OF SAID NW 1/4 SE 1/4 TO THE NORTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 10; THENCE S00°20'40"W - 1292.67 FEET ALONG THE EAST LINE OF SAID SW 1/4 SE 1/4 TO THE NORTHERLY RIGHT-OF-WAY LINE FOR ANTLER AVENUE; THENCE N89°56'32"W - 794.18 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE S00°12'08"W - 30.00 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE N89°57'23"W - 533.28 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

PARCEL CONTAINS 79.059 ACRES SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHT-OF-WAY OF RECORD PERTAINING TO THE ABOVE DESCRIBED LANDS.