

After recording return to:  
Robert S. Lovlien  
P.O. Box 1151  
Bend, OR 97709

523 - 1859

98-53755

**FIRST AMENDMENT TO PROTECTIVE COVENANTS,**  
**FOR**  
**EASTMONT ESTATES**

THIS AMENDMENT to the Protective Covenants is made this 24 day of NOVEMBER, 1998, by RHOMIE K. THOMPSON and BETTY LOU THOMPSON, ("Declarant"); and

WHEREAS, Declarant executed the Protective Covenants and Conditions for Eastmont Estates on August 31, 1998, which were recorded in Volume 282, Page 381, Official Records of Deschutes County, Oregon;

WHEREAS, the owners of at least two-thirds (2/3) of the lots of Eastmont Estates have consented in writing to the following First Amendment to the Declaration, which consents are on file with the Declarant; and,

NOW THEREFORE, the Protective Covenants for Eastmont Estates are further amended to add new Sections 4 and 5 to Article III of said Protective Covenants, as follows:

1. A new Section 4 is hereby added to Article III, to read as follows:

Section 10. ENFORCEMENT PROCEDURES. In the event that any owner constructs or permits to be constructed on said owner's property an improvement contrary to the provisions of the Eastmont Estates Protective Covenants, or of the Architectural Control Committee rules and guidelines for Eastmont Estates, or in the event that an owner maintains or permits any improvement, condition or other thing on his or her property contrary to the provisions of the Protective Covenants for Eastmont Estates, or the Architectural Control Committee rules and guidelines for Eastmont Estates, the Architectural Control Committee may, no sooner than sixty (60) days after delivery to such owner of written notice of the violation, order the owner to cease and desist all work, construction, repair, alteration, landscaping and excavation of any kind, until such breach is remedied, and certified in writing by the Architectural Control Committee. The stop work order shall continue until the violation has been corrected as authorized by the Architectural Control Committee, as certified in writing by the Committee. If the owner/contractor/subcontractor refuses to stop work, a certified letter shall be sent to the property owner who is in violation. The letter shall describe what the violation is and require that all work be discontinued until the problem is rectified. A limit shall be placed on the amount of time allowed to correct the problem. In most cases, the time limit will be set at either twenty-four (24) or forty-eight (48) hours. In the event the written notice is ineffective or is breached, the

1 - First Amendment to Protective Covenants (RSL:THOMPS-R.014)

Bryant Lovlien ■ Jarvis


ATTORNEYS AT LAW

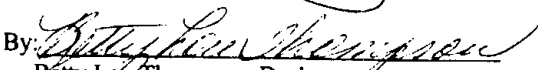
Architectural Control Committee may seek an injunction to force compliance.

2. A new Section 5 is hereby added to Article III, to read as follows:

Section 10. ATTORNEY FEES. In the event that legal suit or action is instituted for the enforcement of the Protective Covenants or for any remedy for the breach of the Protective Covenants, the prevailing party shall recover that party's reasonable attorney fees incurred in such suit or action (or any appeal therefrom) as adjudged by the trial or appellate court.

EASTMONT ESTATES

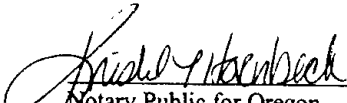
By:   
Rhomie K. Thompson, Declarant

By:   
Betty Lou Thompson, Declarant


STATE OF OREGON, County of Deschutes ) ss.

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of November, 1998, by Rhomie K. Thompson and Betty Lou Thompson, as Declarants of Eastmont Estates.



  
Notary Public for Oregon  
My Commission Expires: June 15, 2002

STATE OF OREGON )  
COUNTY OF DESCHUTES ) SS.  
I, MARY SUE PENHOLLOW, COUNTY CLERK AND  
RECORDER OF CONVEYANCES, IN AND FOR SAID  
COUNTY, DO HEREBY CERTIFY THAT THE WITHIN  
INSTRUMENT WAS RECORDED THIS DAY:  
98 NOV 25 PM 1:48  
MARY SUE PENHOLLOW  
COUNTY CLERK

BY:  DEPUTY  
NO. 98-53755 FEE 15  
DESCHUTES COUNTY OFFICIAL RECORDS

2 - First Amendment to Protective Covenants (RSL:THOMPS-R.014)