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## AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR GARDENSIDE

THIS AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITONS, AND RESTRICTIONS OF GARDENSIDE ("Amendment") is made as of this 11 day of october, 2006, by VERNON C. PALMER, INC., AN OREGON CORPORATION ("Declarant").

## Recitals

WHEREAS, Declarant is the Declarant under the Declaration of Covenants, Conditions and Restrictions for Gardenside recorded in the Records of Deschutes County, Oregon, as Document #2005-49003, ("Declaration"), recorded July 28, 2005.

WHEREAS, Declarant has recorded the "Plat of Gardenside" as Document No. 2005-49002 in Deschutes County.

WHEREAS, Pursuant to Sections 11.6 of the "Declaration", Declarant wishes to amend the above-referenced Declaration.

NOW, THEREFORE, Declarant hereby declares as follows:

## AMENDMENTS TO DECLARATION.

- 1. The following language shall be **added** to Article 4, as Section 4.3(e):
  - (e) <u>Fire Sprinkler Systems</u>. Declarant shall install fire sprinkler systems in each attached townhome constructed within Gardenside. The Association shall be responsible to maintain said systems, including obtaining any applicable government inspection or certification for the system.
- 2. Section 4.11 Parking, is hereby amended to read as follows:

"Parking of boats, trailers, motor homes, trucks (except pickups of ¾ ton weight or less), truck campers, motorcycles, or other recreational vehicles or similar equipment and vehicles shall not be allowed on any part of the property, common areas, public streets or alleys adjacent thereto for more than 48 hours, excepting only within areas designated for such purposes by the Board, in accordance with the terms of this Declaration, or within the confines of any enclosed garage or screened area. All plans for enclosed structures

must comply with applicable ordinances, agreements or land use approvals, and must be approved in writing by the ARC prior to construction. No portion of the same may project beyond the screened area, or area otherwise visible from the street. All parking in private alleys is prohibited."

3. Section 4.15 <u>Service Facilities</u>; <u>Utilities</u>, is hereby amended to read as follows: "...or phone facilities. No window air conditioning units will be installed or approved by the ARC."

IN WITNESS WHEREOF, the undersigned, as Declarant, certifies that the aforegoing amendment has been adopted in accordance with the Declaration amendment provisions in Section 11.6 of the Declaration.

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VERNON C. PALMER, INC., AN OREGON CORPORATION

	Vernon C. Blue	
	By: Vernon C. Palmer	
	Title: President	
STATE OF OREGON		
	)ss.	
County of Deschutes		
	trument was acknowledged before me this 11 day of october	
2006, by <u>Vernon C-</u> [	Palmer, the <u>President</u> , of Vernon	C
Palmer, Inc., an Oregon C	orporation.	

Notary Public for Oregon

My commission expires: 02-08-2008