

20

95-25838

498 - 2084

**AMENDMENT TO AMENDED DECLARATIONS  
RESTRICTIONS, PROTECTIVE COVENANTS AND CONDITIONS  
FOR  
HAPPY ACRES SUBDIVISION**

The Amended Declarations, Restrictions, Protective Covenants and Conditions for Happy Acres Subdivision dated June 19, 1978, were recorded in Volume 277, Page 98, Official Records, Deschutes County, Oregon.

Article VI, Section 1 provides that the Declarations may be amended upon written instrument signed by at least 75% of all lot owners.

Below are the signatures of at least 75% of the lot owners within Happy Acres Subdivision, to amend Article V, Section 11 of the Amended Declarations, Restrictions, Protective Covenants and Conditions for Happy Acres Subdivision, and the same is hereby amended to read as follows:

**ARTICLE V  
RESTRICTIONS ON USE OF PROPERTY**

(11) Setback lines shall be at least 50' from any lot property line for any structure, with the exception of a fence, which shall not be over 72" in height and be of such materials to harmonize with the surroundings; provided, however, that Lot One (1), Block Two (2) shall be allowed a 20' building setback from Kentucky Road, as shown on the Official Plat of Happy Acres.

IN WITNESS WHEREOF, the undersigned owners have executed this instrument on this 19<sup>th</sup> day of May, 1998.

Mark A. Tompkins  
MARK A. TOMPKINS, Lot 4, Block 1

Dennis W. Lipscomb  
DENNIS W. LIPSCOMB, Lot 3, Block 1

Karen S. Tompkins  
KAREN S. TOMPKINS, Lot 4, Block 1

Christine K. Lipscomb  
CHRISTINE K. LIPSCOMB, Lot 3, Block 1

Paige M. Perkins  
PAIGE M. PERKINS, Lot 2, Block 1

Mark V. Herbert  
MARK V. HERBERT, Lot 1, Block 2

James E. Tucker  
JAMES E. TUCKER, Lot 2, Block 2

Karen E. Thompson  
KAREN E. THOMPSON, Lot 1, Block 1

1 - Amendment to Amended Declarations (RSL:HAPPY.006)

*alone*

Denise D. Tucker  
DENISE D. TUCKER, Lot 2, Block 2

William R. Queen  
WILLIAM R. QUEEN, Lot 4, Block 2

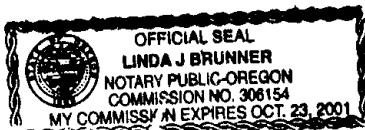
Sharon M. Queen  
SHARON M. QUEEN, Lot 4, Block 2

Wesley C. McNeil  
WESLEY C. McNEIL, Lot 3, Block 2

Christine P. Menefee  
CHRISTINE P. MENELEE, Lot 3, Block 2

STATE OF OREGON, County of Deschutes ) ss.

Personally appeared the above-named MARK A. TOMPKINS and KAREN S. TOMPKINS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me this 19<sup>th</sup> day of May, 1998.



Linda J. Brunner  
Notary Public for Oregon  
My Commission Expires: 10/23/2001

STATE OF OREGON, County of Deschutes ) ss.

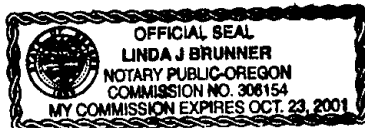
Personally appeared the above-named DENNIS W. LIPSCOMB and CHRISTINE K. LIPSCOMB, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me this 19<sup>th</sup> day of May, 1998.



Linda J. Brunner  
Notary Public for Oregon  
My Commission Expires: 10/23/2001

STATE OF OREGON, County of Deschutes ) ss.

Personally appeared the above-named PAIGE M. PERKINS and acknowledged the foregoing instrument to be her voluntary act and deed. Before me this 19 day of May, 1998.



Linda J. Brunner  
Notary Public for Oregon  
My Commission Expires: 10/23/2001

STATE OF OREGON, County of Deschutes ) ss.

Personally appeared the above-named MARK V. HERBERT and acknowledged the foregoing instrument to be his voluntary act and deed. Before me this 19<sup>th</sup> day of May, 1998.



Linda J. Brunner  
Notary Public for Oregon  
My Commission Expires: 10/23/2001

STATE OF OREGON, County of Deschutes ) ss.

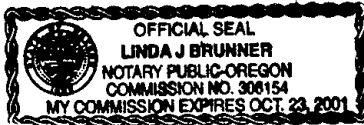
Personally appeared the above-named JAMES E. TUCKER and DENISE D. TUCKER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me this 19<sup>th</sup> day of May, 1998.



Linda J. Brunner  
Notary Public for Oregon  
My Commission Expires: 10/23/2001

STATE OF OREGON, County of Deschutes ) ss.

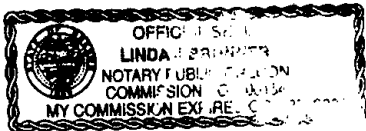
Personally appeared the above-named KAREN E. THOMPSON and acknowledged the foregoing instrument to be her voluntary act and deed. Before me this 19<sup>th</sup> day of May, 1998.



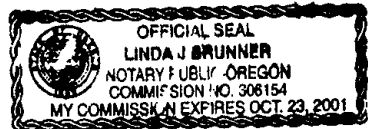
Linda J. Brunner  
Notary Public for Oregon  
My Commission Expires: 10/23/2001

STATE OF OREGON, County of Deschutes ) ss.

Personally appeared the above-named WESLEY C. McNEIL and CHRISTINE P. MENEFFEE, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me this 19<sup>th</sup> day of May, 1998.



Linda J. Brunner  
Notary Public for Oregon  
My Commission Expires: 10/23/2001



3 - Amendment to Amended Declarations (RSL:HAPPY.006)

498 - 2087

STATE OF OREGON, County of Deschutes ) ss.

Personally appeared the above-named WILLIAM R. QUEEN and SHARON M. QUEEN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me this 19<sup>th</sup> day of May, 1998.



Linda J. Brunner  
Notary Public for Oregon  
My Commission Expires: 10/23/2001

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 JUN 17 PM 3:22

MARY SUE PENHOLLOW  
COUNTY CLERK

BY: [Signature] DEPUTY  
NO. 98-25838 FEE 40-  
DESCHUTES COUNTY OFFICIAL RECORDS

4 - Amendment to Amended Declarations (RSL:HAPPY.006)