

VOL: 2000 PAGE: 9912
RECORDED DOCUMENT

STATE OF OREGON
COUNTY OF DESCHUTES



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DO NOT REMOVE THIS CERTIFICATE

(This certificate constitutes a part of the original instrument in accordance with ORS 205.180(2). Removal of this certificate may invalidate this certificate and affect the admissibility of the original instrument into evidence in any legal proceeding.)

I hereby certify that the attached instrument was received and duly recorded in Deschutes County records:

DATE AND TIME: Mar. 14, 2000; 3:07 p.m.

RECEIPT NO: 18310

DOCUMENT TYPE: Planned Community
Subdivision Amendment

FEE PAID: \$36.00

NUMBER OF PAGES: 2

A handwritten signature in cursive script that reads "Mary Sue Penhollow".

MARY SUE PENHOLLOW
DESCHUTES COUNTY CLERK

2000-9912-1

134966-JS COVERTESU
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NO LIABILITY ACCEPTED FOR
CONDITION OF TITLE OR VALIDITY,
SUFFICIENCY, OR EFFECT OF
DOCUMENT.

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AFTER RECORDING, RETURN TO:
North Pacific and Dana, L.L.C.
P.O. Box 1416
Clackamas, Oregon 97015
Attn: Jeff Dulcich

**AMENDED DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, EASEMENTS
~~AND RESTRICTIONS FOR HAWK'S RIDGE~~
AND RESTRICTIONS FOR HAWK'S RIDGE**

This Notice of Addition of Real Property (the "Notice") is made this 26th day of February, 2000, by NORTH PACIFIC AND DANA, L.L.C., an Oregon limited liability company ("Developer").

RECITALS

- A. Developer previously has executed a Declaration of Protective Covenants, Conditions, Easements and Restrictions for Hawk's Ridge dated December 17, 1997, and recorded under Fee No. 95-46843 in the Official Records of Deschutes County, Oregon (the "Declaration").
- B. Section 7.13 of the Declaration provides that Developer, at any time and from time to time, may add all or a portion of any land owned by Developer to the real property which is covered by the Declaration, with the provisions of the Declaration applying to such added land in the same manner as if such land were originally covered by the Declaration.
- C. Pursuant to Section 7.13 of the Declaration, Developer hereby desires to add the land described in Section 1 below to the real property which is covered by the Declaration so that the provisions of the Declaration apply to such added land in the same manner as if such land were originally covered by the Declaration, except as set forth otherwise below.

AGREEMENT

NOW THEREFORE, in accordance with the rights granted to Developer under the Declaration, Developer agrees as follows:

- 1. **Annexation of Additional Property.** The following real property (the "Annexed Property") is hereby added to the property covered by the Declaration and except as set forth in Section 2 below, the Declaration shall apply to such Annexed Property:

Lots 50 through 66, inclusive, Phase III Hawk's Ridge Subdivision in Deschutes County, as shown in the Plat Recorded in the Plat Records in Cabinet E, 127 and 128 of Deschutes County, Oregon.

The Annexed Property shall be sold, transferred, used, conveyed, occupied, mortgaged and otherwise encumbered pursuant to the provisions of the Declaration, as supplemented hereby, the encumbrance of which shall run with the title to the Annexed Property and shall be binding upon all persons having any right, title, or any interest in the Annexed Property, their respective heirs, legal representatives, successors, successors-in-title, and assigns.

2. **Design Guidelines.** Notwithstanding anything to the contrary set forth in Section 17 of the Design Guidelines attached to the Declaration as Exhibit "A" (the "Guidelines") the following other or different covenants, conditions and restrictions shall regulate and control the construction of improvements to be located upon the Annexed Property:

a. **Home Size.** Each dwelling to be constructed on the Annexed Property shall contain at least 1600 square feet of living area, exclusive of any garage, storage or decked areas. "Living area" shall be computed by measuring the area within the exterior face of outside walls.

b. **Exterior Walls and Trims.** For each dwelling constructed upon the Annexed Property, a minimum of 100 square feet of rock, river rock, manufactured rock or slate shall be used on the street front of the house or the street front of the garage.

Except as set forth herein, the Declaration, including the Guidelines attached thereto, remains unchanged and is in full force and effect.

EXECUTED this 26th day of February, 2000.

DEVELOPER:

NORTH PACIFIC AND DANA, L.L.C., an Oregon limited liability company

By: *Jeffrey F. Dulcich*
Name: Jeffrey F. Dulcich
Title: Managing Member

STATE OF OREGON)
) ss.
County of Multnomah)

This instrument was acknowledged before me this 10th day of March, 2000, by Jeffrey F. Dulcich, Managing Member of North Pacific and Dana, L.L.C., an Oregon limited liability company, on behalf of such limited liability company.



Martha L. McKinley
NOTARY PUBLIC FOR OREGON
My Commission Expires: 11/9/00