

THIS IS THE SECOND AMENDMENT TO THE C.C.&R.s OF J.D. RANCH ESTATES.

Pursuant to ARTICLE VIII-SECTION 4 of the Declarations, Restrictions, Protective Covenants and Conditions for J.D. Ranch Estates dated March 1, 1979, and filed in Deschutes County, Oregon deed records at Book 268; Page 576,

ARTICLE VI of said Declarations, Restrictions, Protective Covenants and Conditions is hereby further amended following an affirmative vote of Seventy Five (75%) of votes entitled to be cast.

Said ARTICLE VI; SECTION 8; SUB SECTIONS (b) through (h) is amended to read as follows:

Sub Sec (b), Set Backs and Clearances.

No building or structure may be placed on any lot closer than forty (40) feet from the front property line, unless the terrain of the lot prohibits this set back because of berms, rock barriers, or other natural conditions.

Side clearances may not be less than ten (10) feet from the property line on either side of the structure.

Rear yard clearances may not be less than twenty (20) feet from the rear property line.

The house, or residence should be placed on the lot so that it is compatible with the individual lot on which the structure will be built.

Any exceptions to the foregoing set backs and clearances must be approved in writing by the Architectural Review Committee.

The set backs and clearances above shall apply only to structures placed after the filing of this amendment, and shall not apply to buildings and structures already in place.

Sub Sec (c) Siding.

All buildings constructed on any lot shall be sided with wood cedar. T-1-11 or full sheet plywood sidings are not permitted on the exterior of the buildings.

Stains used on sidings and trims shall be of natural earth tone colors. Earth tone color is defined as light through dark browns; medium through dark grays; and tans.

Sub Sec (d) Roofs.

Roofs shall be of Wood Cedar Shakes; or of Woodlike composite Tile designed to resemble wood type shakes.

Tile, if used, must have a wood grain design, and be of earth tone color, and shall be in harmony with the siding color.

All structures on any lot must have the same type of roofing material. Roof pitch on all structures shall be in harmony with adjacent structures already built in the area.

Sub Sec (e) A.P.C. Approval.

All new structures, or additions to structures; variations in colors as defined in Sub Sec (c); or roof material changes shall conform to current building codes in place at the time of construction, and no home, work shop, storage building or other structure shall be placed on any lot without the written approval of the Architectural Review Committee.

Builders and/or Owners of new construction are responsible for providing the Architectural Review Committee with copies of all building plans for approval before construction begins.

Sub Sec (f) A.R.C. Votes.

No member currently serving on the Architectural Review Committee may participate in a vote concerning his or her own property.

In such event the third vote of the committee will be cast by the president of the Association.

Sub Sec (g) Status Clause.

No provision of this amendment shall be retroactive beyond the date of filing of this amendment in the Deschutes County Hall of Records.

( Please see Page 3 )

Sub Sec (h) Certification.

The Secretary of the Association certifies that a poll has been taken of the membership, and that each member has voted either for approval or for disapproval of this ammendment.

Dated this 5th day of Sept 1990.

*John McKinzie*  
John McKinzie- Secretary  
J.D. RANCH ESTATES  
PROPERTY OWNERS ASSOCIATION

STATE OF OREGON )  
                          ) ss. 9-5- 1990.  
COUNTY OF DESCHUTES )

Personally appeared the above named John McKinzie, Secretary of the J.D. Ranch Estates Property Owners Association and acknowledged the foregoing instrument to be true and correct.



*Judy Petullo*  
Notary Public  
My Commission Expires on 2-18-92 P.  
D.P.

✓  
*John McKinzie*  
63582 Dickens Ct.  
Bend, Or 97701

STATE OF OREGON ) ss.  
COUNTY OF DESCHUTES )  
I, MARY SUE FENHOLLER, COUNTY CLERK AND  
RECORDS DEPARTMENT, DO HEREBY  
CERTIFY THAT THE ABOVE INSTRUMENT  
WAS RECORDED THIS DAY.

90 SEP -5 AM 11:54  
MARY SUE FENHOLLER  
COUNTY CLERK

BY: *Juan* DEPUTY  
NO. 50-26200 REC-5  
DESCHUTES COUNTY OFFICIAL RECORDS