

Return to Annette Chunn
63573 J.D. Estates Dr.
Bond, OR 97701

97-17830

448 - 2915

**FOURTH AMENDMENT TO
DECLARATIONS, RESTRICTIONS, PROTECTIVE COVENANTS AND
CONDITIONS
FOR 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 Deed Records at Book 268, Page 576 and subsequently amended by instrument dated July 4, 1986 and recorded in Book 127, Page 697, Deschutes County Official Records and by Instrument dated September 5, 1990 and recorded in Book 217, Page 2126, Deschutes County Official Records, and by instrument dated April 17, 1995 and recorded in Book 371, Page 0048, Deschutes County Official Records, Article VI, Section B, Subsection (d) Roofs is hereby further amended, following an affirmative vote of 75% of the votes entitled to be cast, as follows:

Sub Sec (d) Roofs

Roofs must be of wood shakes/shingles, wood-like clay or cement tile, or composition, demensional fiberglass shakes/shingles. All products must conform to the earthtone color scheme, which includes shades of brown and gray.

If tile is used, it shall have a wood grain design made to resemble wood shakes. Color shall be earthtones. Examples of appropriate products would be Duralite shakes, Trulite shakes, Cedarlite shakes and Lifetile's Sequoia shakes.

Fiberglass composite products include materials such as GS "High Sierra", GS "Architect 80", Elk "Prestige Plus", Elk "Capstone", Timberline "Ultra" and Celotex "Presidential" or materials of like quality and appearance. Again, color shall be of an earthtone and shall be in harmony with the siding color. All products must have a minimum 30 year warranty and a class A fire rating.

Metal roofs, roll roof material (bited or standing seam) or any similiar product is not permitted.

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

Color selections, as well as the roofing product, will be reviewed by the ARC (Architectural Review Committee) on an individual basis. Bright, non-earthtone selections will be discouraged. Variations from earthtones (browns and grays) may be approved by the ARC on a case by case basis.

DATED this 23 day of May, 1997.

J-D RANCH ESTATES PROPERTY OWNERS ASSOCIATION

BY: Annette Chunn
President

STATE OF OREGON,
County of Deschutes } ss.

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE

BE IT REMEMBERED, That on this 23rd day of May, 1997, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Annette Chunn

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Michelle Dains
Notary Public for Oregon.
My Commission expires 10/6/97

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:

97 MAY 23 PM 2:30

MARY SUE PENHOLLOW
COUNTY CLERK

BY: J. S. [Signature] DEPUTY

NO. 97-17830 FEE 10

DESCHUTES COUNTY OFFICIAL RECORDS