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DESCHUTES COUNTY OFFICIAL RECORDS  
NANCY BLANKENSHIP, COUNTY CLERK

2005-27859



\$35.00

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\$10.00 \$11.00 \$10.00 \$5.00

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AFTER RECORDING, RETURN TO:

Lava Ridges Owners Association  
c/o Crystal Lake Property Management LLC  
PO Box 7384  
Bend OR 97708-7384

**SECOND AMENDMENT TO  
DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS  
FOR LAVA RIDGES**

**THIS SECOND AMENDMENT TO DECLARATION OF PROTECTIVE  
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAVA  
RIDGES is made this First day of May 2005, by LAVA RIDGES OWNERS  
ASSOCIATION (the "Association").**

**RECITALS**

- A. The Declaration of Protective Covenants, Conditions, Restrictions and Easements for Lava Ridges was recorded May 12, 2003, in the records of Deschutes County, Oregon as Document 2003-31442 (the "Declaration"). Association is the association of owners established pursuant to the Declaration.
- B. In accordance with Section 14.2 of the Declaration, by affirmative vote or written consent of Owners holding not less than seventy-five percent (75%) of the Association, together with the written consent of the Class B member, the Owners wish to amend the Declaration.

**AMENDMENTS**

Article 6 is hereby amended to include new item 6.31 listed below:

**Leasing and Rental of Living Units** No Owner may lease or rent his Living Unit for a period of less than thirty (30) days. All leases or rentals shall be by written lease agreement, which shall provide that the terms of the lease shall be subject in all respects to the provisions of this Declaration and the Articles of Incorporation and Bylaws of the Association, and any Leasing and Rental Guidelines established by the Association. Any failure by the lessee or tenant to comply with the terms of such documents shall be a default under the lease. If the Board of Directors finds that a lessee or tenant has violated any provision of such documents or rules and regulations, the Board may require the Owner to terminate such lease or rental agreement.

After recording, return to  
Amerititle  
15 OREGON AVENUE, BEND

LAVA RIDGES OWNERS ASSOCIATION

By: Cory Bittner  
Cory Bittner, President

CERTIFICATION

The undersigned President of Lava Ridges Owners Association hereby certifies that the within Second Amendment to Declaration of Protective Covenants, Conditions, Restrictions and Easements for Lava Ridges has been approved and adopted in accordance with Section 14.2 of the Declaration.

By: Cory Bittner  
Cory Bittner, President

STATE OF OREGON            )  
  )ss  
County of Deschutes        )

The foregoing was acknowledged before me this 1<sup>st</sup> day of May, 2005, by Cory Bittner, President of the Lava Ridges Owners Association.

Brady Hickman  
Notary Public for Oregon  
My Commission Expires: Feb. 8, 2009

