

86-24145

AMENDMENT TO THE DECLARATION SUBMITTING MEADOW HOUSES NORTH  
TO OREGON UNIT OWNERSHIP LAW

The declaration submitting Meadow Houses North to the Oregon Unit Ownership law recorded November 16, 1972 in volume 190 at page 133 deed records Deschutes County of Oregon, is hereby amended as follows:

1. A new Section 13 is added to the Declaration to read as follows:

Section 13. Easement for Garages. A blanket easement is hereby granted on, over, and across all general common elements as the same are described herein for the placement of garage buildings now or hereinafter located upon said general common elements. The Board of Directors is hereby granted the authority to allow the construction of garage buildings on a portion of the general common elements. Provided, however, that no more than one garage unit shall be allowed for each unit within Meadows Houses North. Plans for construction shall be submitted to the Board of Directors for their prior approval as well as to the Sunriver Design Committee in accordance with Section 8 of the Sunriver Declaration Establishing Meadow Houses North and Annexing Meadow Houses North to Meadow Village, recorded in Volume 183, Page 141, Deed Records, Deschutes County, Oregon. The garage buildings, except for the interior surfaces and airspace therein, shall constitute limited common elements in accordance with Section 6 of this Declaration. The unit to which a garage building shall pertain shall be responsible for all maintenance of the garage building itself and shall be responsible for maintaining the garage building in a neat and clean condition and to make whatever repairs and maintenance that are reasonably required.

2. A new Section 15 is hereby added to the Declaration to read as follows:

Section 15. Easement for Decks. A blanket easement is hereby granted on, over, and across all general common elements as the same are described

herein for the placement of decks now or hereinafter located upon said general common elements. The Board of Directors is hereby granted the authority to allow the construction of decks on a portion of the general common elements. Provided, however, the following limitations are recognized: Model 'B': The front deck may be extended up to 14' from the point of the roof overhang. The deck may be widened to include the entire wall to wall width of the living room. The set-back golf shed approach may be decked and extended out to a maximum 3 foot over lap with the front deck. Front deck maximum size: 14' x 19'. Side deck maximum size: 13' x 6'. Model 'A': The front deck may be extended up to 14' from the point of the roof overhang. The deck may be widened to include the area in front of the "golf shed". Total maximum size: 14' x 19'. Model 'C': The front deck may not be extended further into the front common ground. It may be widened to include the golf shed approach area. Total maximum size: 14' x 22. Duplex Units: The front deck may be extended out into the common ground an additional 3 feet beyond the present deck and may be widened to the limit of the rear wall. Total maximum size: 15' x 19'. Master Bedroom Decks: All plans for any modification to a master bedroom deck shall be submitted directly to the Board of Directors as set forth herein and shall be approved only after unanimous consent of all Board members. Plans for construction shall be submitted to the Board of Directors for their prior approval as well as to the Sunriver Design Committee in accordance with Section 8 of the Sunriver Declaration Establishing Meadow Houses North and Annexing Meadow House North to Meadow Village, recorded in volume 183, page 141, Deed Records, Deschutes County, Oregon. Replacement and redesigned decks must preserve the planting areas now adjacent to present decks. Any designed built-in guard rails or benches may be no more than 18" high. No other built-in deck structures are permitted (e.g. flag poles, BBQ's tables/pits, hot tubs, bird feeders, etc.). The unit to which a deck shall pertain shall be responsible for all maintenance of the deck itself and shall be responsible for the maintaining of the

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deck in a neat and clean condition and to make whatever repairs and maintenance that are reasonably required.

DATED: 11-10-86

ASSOCIATION OF UNIT OWNERS  
OF MEADOW HOUSES NORTH

By: Howard Brune  
PRESIDENT

DATED: 11/10/86

ASSOCIATION OF UNIT OWNERS  
OF MEADOW HOUSES NORTH

By: Byron L. Larson  
SECRETARY

The president and the secretary, of the Association of Unit Owners of Meadow Houses North hereby certify that the above amendments to the Declaration submitting Meadow Houses North to the Oregon Unit Ownership law recorded November 16, 1972 in volume 190 page 133 deed records Deschutes County of Oregon, were approved by the written consent of not less than 75% of all the unit owners of units within the condominium.

ASSOCIATION OF UNIT OWNERS  
OF MEADOW HOUSES NORTH

By: Howard Brune  
PRESIDENT

By: Byron L. Larson  
SECRETARY

-3- AMENDMENT

GRAY, FANCHER, HOLMES,  
HURLEY & BISCHOF  
ATTORNEYS AT LAW

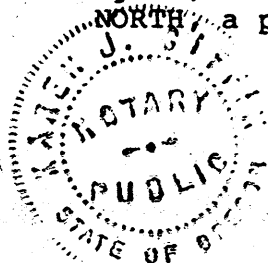
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STATE OF OREGON )  
COUNTY OF DESCHUTES ) ss.

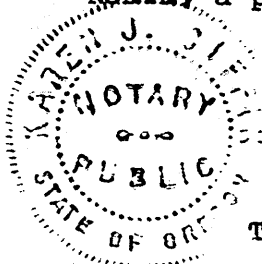
The foregoing instrument was acknowledged before me this 20th day of November, 1986, by Ridgepine, Inc., agent, on behalf of ASSOCIATION OF UNIT OWNERS OF MEADOW HOUSES NORTH, a partnership.



Karen J. Tiffin  
NOTARY PUBLIC FOR OREGON  
My commission expires: 7/19/88

STATE OF OREGON )  
COUNTY OF DESCHUTES ) ss.

The foregoing instrument was acknowledged before me this 20th day of November, 1986, by Ridgepine, Inc., agent, on behalf of ASSOCIATION OF UNIT OWNERS OF MEADOW HOUSES NORTH, a partnership.



Karen J. Tiffin  
NOTARY PUBLIC FOR OREGON  
My commission expires: 7/19/88

The foregoing amendments to the Declaration are hereby approved pursuant to ORS94.036 this 20th day of November, 1986.

-4- AMENDMENT

GRAY, FANCHER, HOLMES,  
HURLEY & BISCHOF  
ATTORNEYS AT LAW

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RECORDED STATE NAME  
MODE 70

STATE OF OREGON )  
COUNTY OF DESCHUTES ) SS.

I, MARY SUE PENNOLLO, COUNTY CLERK AND  
RECORDER OF CONVEYANCES, IN AND FOR SAID  
COUNTY, DO HEREBY CERTIFY THAT THE WITHIN  
INSTRUMENT WAS RECORDED THIS DAY:

1986 NOV 28 PM 1:20

MARY SUE PENNOLLO  
COUNTY CLERK

✓ Meadow House  
P.O. Box 3400  
Sevenson, Or.  
97707

BY B. Buck DEPUTY  
NO. 86-24145 FEE 17-  
DESCHUTES COUNTY OFFICIAL RECORDS