



After Recording Return To:

Tia M. Lewis
Suite 303
1070 NW Bond Street
Bend OR 97701

Amendment to Architectural Guidelines For Mountain Pines P.U.D.

The following are duly adopted Amendments to the Architectural Guidelines for Mountain Pines P.U.D. as recorded in the Official Records for Deschutes County on May 23, 2001, at Vol. 2001, Page 24413-54.

NOW THEREFORE, as authorized by Section 6.6 of the Declaration of Covenants, Conditions and Restrictions for Mountain Pines, P.U.D., as recorded in the Official Records of Deschutes County on May 23, 2001, at Vol. 2001, Page 24413-13, the Declarant hereby amends the Architectural Guidelines as follows:

(deletions are represented by a ~~line through~~, additions are *italicized*).

III. RESPONSIBILITIES OF THE HOMEOWNER(S)

* * * * *

Completion Time and Penalties

Time is of the essence with respect to all exterior construction and alterations. *Construction must commence within eighteen (18) months of purchase of a Lot and must be completed within one (1) year of the commencement of construction.*

All approvals issued by the ARC, except for landscaping, are valid for a period of one (1) year and all exterior construction or alterations, including construction cleanup and site restoration, ~~will~~ *must* be completed within the one (1) year period.

IV. ARCHICTURAL RULES AND GUIDELINES

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7. Driveways.

Driveway cuts onto Mountain Pines P.U.D. roads shall be limited to one per lot, unless otherwise approved by the ARC. Driveway widths shall be limited to one two car widths where possible and the amount of paved areas exposed to view from adjacent properties and roads shall be kept to a minimum. Driveways shall be of asphalt concrete. Driveway edge trim of rock, brick or pavers is encouraged.

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14. Fencing.

Fences are strongly discouraged, but may be considered under mitigating circumstances. A fence is defined as a structural barrier which separates one space from another to define property boundaries or which is constructed for ornamental purposes. Fences shall be made of wood or a combination of wood and river rock, not higher than five feet above grade, and shall be connected to the house structure. *All fences shall be constructed in accordance with the fence diagram attached as Exhibit A.*

As the Declarant of the Mountain Pines P.U.D., I hereby certify that the foregoing amendment is authorized and duly adopted in accordance with Section 6.6 of the Declaration of Covenants, Conditions and Restrictions for Mountain Pines P.U.D. as recorded in the official records for Deschutes County on May 23, 2001, at Vol. 2001, Page 24413-13.

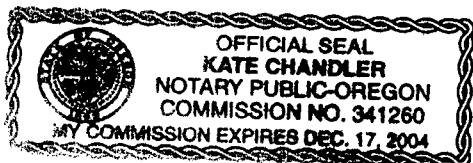
Heritage West, L.L.C.

August 15th, 2002
Date


R. Scott Smith
Member

STATE OF OREGON)
) ss.
County of Deschutes)

The foregoing instrument was acknowledged before me this 15th day of August 2002, by R. Scott Smith, Member of Heritage West, L.L.C., an Oregon Limited Liability Corporation, on behalf of the corporation.




Notary Public for Oregon

MOUNTAIN PINES
TYP. FENCE DETAIL

