

VOL: 1999 PAGE: 23492
RECORDED DOCUMENT

STATE OF OREGON
COUNTY OF DESCHUTES



*1999-23492 * Vol-Page

Printed: 05/12/1999 11:17:44

DO NOT REMOVE THIS CERTIFICATE

(This certificate constitutes a part of the original instrument in accordance with ORS 205.180(2). Removal of this certificate may invalidate this certificate and affect the admissibility of the original instrument into evidence in any legal proceeding.)

I hereby certify that the attached instrument was received
and duly recorded in Deschutes County records:

DATE AND TIME: May. 12, 1999; 11:01 a.m.

RECEIPT NO: 5846

DOCUMENT TYPE: Covenants,
 Conditions & Restrictions

FEE PAID: \$150.00

NUMBER OF PAGES: 29

A handwritten signature in cursive script, reading "Mary Sue Penhollow".

MARY SUE PENHOLLOW
DESCHUTES COUNTY CLERK

Amended Protective Covenants, Conditions, and Restrictions

99-298 Courtney

for

RECORDED BY

WESTERN TITLE & ESCROW CO.

Oak Tree Subdivision Phase III
Deschutes County, Oregon

Whereas, the 1996 Amended Building and Use Restrictions allow amendment of the Protective Covenants by the recording of this document signed by the owners of 75% of the lots created by the final plats of Oak Tree Subdivision Phase I, Phase II, and Phase III, and

Whereas, said written consent has been obtained;

Now therefore, the Protective Covenants, as amended by Amending Documents, are amended as set forth in below. These amendments shall be effective upon recording of this document with the Deschutes County Clerk's Office.

AMENDMENTS TO PROTECTIVE COVENANTS FOR
OAKTREE SUBDIVISION PHASE III

Material being added to the Protective Covenants, as amended by Amending Documents, is highlighted in **bold face type**. Text being deleted is shown with a line through deleted text (deleted text).

Item 11 of the Protective Covenants, as amended by Amending Documents, is amended to read as follows:

11. LANDSCAPING [TIMING]

- a. All front yards shall be landscaped within six (6) months after the exterior of a residence is finished with no less than 40% of the front yard to be in grass, the rest to be natural or with bark chips in a professional looking manner, but in no event later than six (6) months after occupancy of the residence.
- b. ~~All front yards shall include a yard light constructed of the same type of masonry approved for the home constructed on the lot. The light shall be placed near the road and shall match the style and location of the yard lights found in the existing development at the time of application for ACC approval.~~
- c. All front yards shall include walkway lights on one side of the walkway from the house to the street. The lights shall be approved by the ACC.

The Owners of all property bound by the Protective Covenants hereby consent to amendment of the Protective Covenants, as amended, as set forth in this 1998 Amendment.

Lot(s) 6 and all other property owned by

that is bound by Protective Covenants

Michael Tennant

State of Oregon)
County of Deschutes) ss.

This instrument was acknowledged before me on February 15, 199~~8~~⁹ by

Michael Tennant


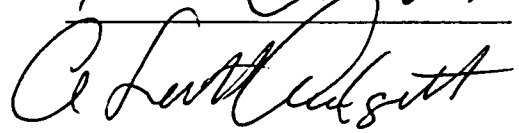


Camille M. Scott
Notary Public for Oregon
My Commission expires: 6-18-02

Lot(s) 8 and all other property owned by

A. Scott Padgett

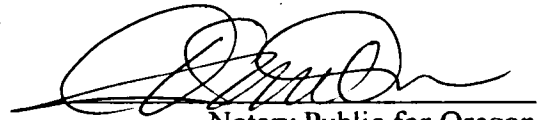
that is bound by Protective Covenants

State of Oregon)
 County of Deschutes) ss.

This instrument was acknowledged before me on 2-16-99
1/4/99, 1998 by

A. Scott Padgett



Notary Public for Oregon
 My Commission expires: 1-30-2000

99-23492-4

2 Phase I 17 Phase III
Lot(s) 30 Phase II and all other property owned by

Bret DeYoung + Angie DeYoung

that is bound by Protective Covenants

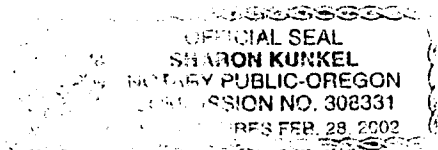
Bret DeYoung
Angie DeYoung

State of Oregon)
County of Deschutes) ss.

This instrument was acknowledged before me on 2/10, 1998 by

Bret DeYoung + Angie DeYoung

Sharon Kunkel
Notary Public for Oregon
My Commission expires: 2-28-02



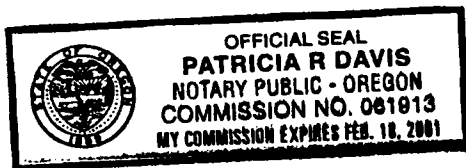
Lot(s) 35 & 40 and all other property owned by

THE KOLBE TRUST
Eugene F. Kolbe
Eugene F. Kolbe that is bound by Protective Covenants

State of Oregon)
 County of Deschutes) ss.

This instrument was acknowledged before me on November 25, 1998 by

Eugene F. Kolbe



Patricia R Davis
 Notary Public for Oregon
 My Commission expires: Feb. 18, 2001

Lot(s) #26 and all other property owned by

Roman Catholic Bishop of the Diocese of Baker
A Corporation Sole
 that is bound by Protective Covenants

Frankie Lanigan
Parish Administrator

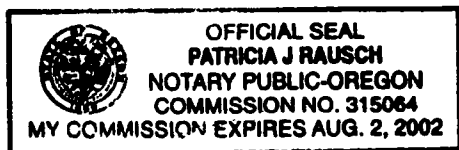
State of Oregon)
 County of Deschutes) ss.

This instrument was acknowledged before me on Nov. 30, 1998 by

Frankie Lanigan

Patricia J. Rausch
 Notary Public for Oregon

My Commission expires: August 2, 2002



ph 1 through 5 and, 17, 24 ph 17
 Lot(s) 25 ph 17 and all other property owned by
Kelly + Gayla Rogers

that is bound by Protective Covenants

Kelly Rogers

Gayla J. Rogers by Kelly W. Rogers
 her attorney-in-fact

State of Oregon)
 County of Deschutes) ss.

This instrument was acknowledged before me on Oct 5, 1998 by

Kelly W. Rogers, individually and as lawful attorney-in-fact for Gayla J. Rogers

Sharon Kunkel
 Notary Public for Oregon
 My Commission expires: 2/28/2002



99-23492-8

Lot(s) 5 phase I and all other property owned by

Floyd R. & Phyllis M. Garner

that is bound by Protective Covenants

Floyd R. Garner
Phyllis M. Garner

State of Oregon)
County of Deschutes) ss.

This instrument was acknowledged before me on Oct 5, 1998 by

Floyd R. Garner and Phyllis M. Garner



Sharon Kunkel
Notary Public for Oregon
My Commission expires: 2/28/2002

Lot(s) 12 and all other property owned by

ANDREW P. HARRILD AND DIANE L. HARRILD

that is bound by Protective Covenants

Andrew P. Harrild

Diane L. Harrild

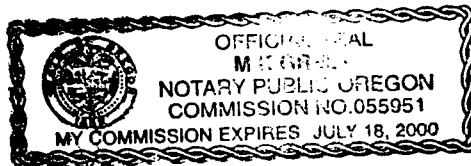
State of Oregon)

County of Deschutes) ss.

This instrument was acknowledged before me on OCT 6., 1998 by

ANDREW P. HARRILD AND DIANE L.

HARRILD



[Signature]
Notary Public for Oregon
My Commission expires: JULY 18, 2000

Lot(s) 13 and all other property owned by

Jerry A. Waugh

that is bound by Protective Covenants

x Jerry A. Waugh

State of Oregon)
County of Deschutes) ss.

This instrument was acknowledged before me on Oct 6, 1998 by

Jerry A. Waugh



Sharon Kunkel
Notary Public for Oregon
My Commission expires: 2/28/2002

99-23492-11

Lot(s) 14 and all other property owned by

JOSEPH W & PAULINE Y LA CASSE

that is bound by Protective Covenants

Joseph W. LaCasse
Pauline Y. LaCasse

State of Oregon)
County of Deschutes) ss.

This instrument was acknowledged before me on OCT 5, 1998 by

Joseph W. LaCasse and Pauline Y. LaCasse

Sharon Kunkel
Notary Public for Oregon
My Commission expires: 2/28/2002



99-23492-12

Lot(s) 15 and all other property owned by

oak Tree Phase III

that is bound by Protective Covenants

Roy B. Wilms

Dolores M. Wilms

State of Oregon)
County of Deschutes)

ss.

This instrument was acknowledged before me on Nov 3, 1998 by

Roy B. Wilms and Dolores M. Wilms



Sharon Kunkel
Notary Public for Oregon
My Commission expires: 2-28-02

Lot(s) 18 and all other property owned by
Olin Loy Helmly and Ann E. Helmly

that is bound by Protective Covenants

Olin Loy Helmly
Ann E. Helmly

State of Oregon)
 County of Deschutes) ss.

This instrument was acknowledged before me on OCT 5, 1998 by

Olin Loy Helmly and Ann E. Helmly



Sharon Kunkel
 Notary Public for Oregon
 My Commission expires: 2/28/2002

99-23492-14

Phase III - 19, 20, 23, 24, 25 + 6

Lot(s) _____ and all other property owned by

Palmer Homes ^{by} Gretchen M. Palmer

that is bound by Protective Covenants
Vernon C. Palmer, Incorporated

by: Gretchen M. Palmer
Secretary

State of Oregon)
County of Deschutes) ss.

This instrument was acknowledged before me on October 5, 1998 by

Gretchen M. Palmer, as Secretary of Vernon C. Palmer, Incorporated



Sharon Kunkel
Notary Public for Oregon
My Commission expires: 2/28/2002

99-23492-15

Lot(s) 22 and all other property owned by

CURT & DINA MORSE

that is bound by Protective Covenants

[Signature]
Dina L. Morse

State of Oregon)
County of Deschutes) ss.

This instrument was acknowledged before me on Oct 5, 1998 by

Curt Morse and Dina Morse



[Signature]
Notary Public for Oregon
My Commission expires: 2/28/2002

Lot(s) 28 Phase II and all other property owned by

STEVE COATS / DANNETTE COATS

that is bound by Protective Covenants

[Signature]

State of Oregon)
County of Deschutes) ss.

This instrument was acknowledged before me on Oct 5, 1998 by

Steve Coats



[Signature]
Notary Public for Oregon
My Commission expires: 2/28/2002

99-23492-17

Lot(s) 29 Phase II and all other property owned by

WAHL GENE BARRETT
PRISCILLA M. BARRETT
that is bound by Protective Covenants

Wahl Gene Barrett
Priscilla M. Barrett

State of Oregon)
County of Deschutes) ss.

This instrument was acknowledged before me on Oct 5, 1998 by

Wahl Gene Barrett and Priscilla M. Barrett



Sharon Kunkel
Notary Public for Oregon
My Commission expires: 2/28/2002

99-23492-18

Lot(s) 42 Phase I and all other property owned by

Michael G Roberts Lori K Roberts

that is bound by Protective Covenants

[Signature]
Lori K Roberts

State of Oregon)
County of Deschutes) ss.

This instrument was acknowledged before me on Oct 5, 1998 by

Michael Roberts and Lori K. Roberts



[Signature]
Notary Public for Oregon
My Commission expires: 2/28/2002

Lot(s) _____ and all other property owned by

that is bound by Protective Covenants

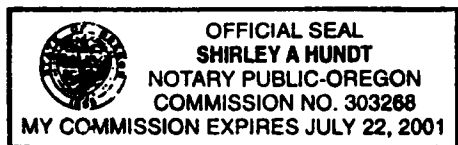
Michael Davis

State of Oregon)
County of Deschutes) ss.

This instrument was acknowledged before me on December 8, 1998 by

Michael Davis

Shirley A. Hundt
Notary Public for Oregon
My Commission expires: July 22, 2001



99-23492-20

Lot(s) 10 9 and all other property owned by

WALT & SHIRLEY MILLER

that is bound by Protective Covenants

Walter F. Miller

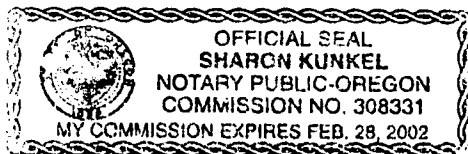
Shirley L. Miller

State of Oregon)
County of Deschutes) ss.

This instrument was acknowledged before me on Feb 9, 1998 by

WALTER F Miller and Shirley L. Miller

Sharon Kunkel
Notary Public for Oregon
My Commission expires: 2-28-02



Lot(s) 16 Phase III and all other property owned by

Allen + Lisa Pfeiffer

that is bound by Protective Covenants

Lisa Pfeiffer

State of Oregon)
County of Deschutes) ss.

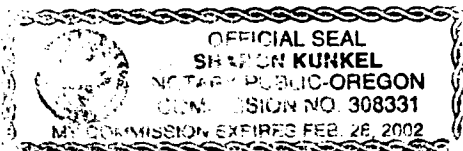
This instrument was acknowledged before me on Feb 9, 1998⁹ by

Lisa Pfeiffer

Sharon Kunkel

Notary Public for Oregon

My Commission expires: 2/28/02



99-23492-22

Phase I

Lot(s) 7 and all other property owned by

Robert & Kristi J. Goslin

that is bound by Protective Covenants

Robert Goslin

Kristi Goslin

State of Oregon)
County of Deschutes) ss.

This instrument was acknowledged before me on Feb 9, 1998 by

Robert Goslin and Kristi J. Goslin

Sharon Kunkel

Notary Public for Oregon

My Commission expires: 2/28/02



Lot(s) 33 Phase I and all other property owned by
Keith H. Studwell Sue J.F. Studwell

that is bound by Protective Covenants

Keith H. Studwell
Sue J.F. Studwell

State of Oregon)
 County of Deschutes) ss.

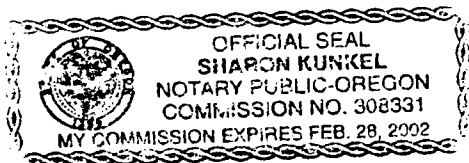
This instrument was acknowledged before me on 9th Feb, 1999 by

Keith H. Studwell and Sue J.F. Studwell

Sharon Kunkel

Notary Public for Oregon

My Commission expires: 2-28-02



99-23492-24

Lot(s) 36 Phase and all other property owned by

that is bound by Protective Covenants

Tim Marney

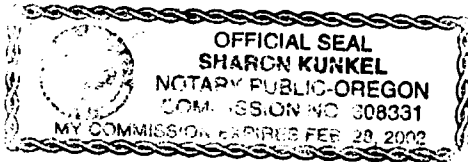
State of Oregon)
County of Deschutes) ss.

This instrument was acknowledged before me on Feb 9, 1999, 1998 by ^{9th}

Tim Marney

Sharon Kunkel

Notary Public for Oregon
My Commission expires: 2-28-02



99-23492-25

Lot(s) 8 Phase II and all other property owned by

Wayne L. & Margaret A Atchison

that is bound by Protective Covenants

Wayne L. Atchison

State of Oregon)
County of Deschutes)

ss.

This instrument was acknowledged before me on Feb 9, 1998 by 9 L

Wayne L. Atchison.



Sharon Kunkel
Notary Public for Oregon
My Commission expires: 2/28/02

99-23492-26

Lot(s) 38 and all other property owned by

DARLENE M. HEILMAN

that is bound by Protective Covenants

Darlene M. Heilman

State of Oregon)
County of Deschutes) ss.

This instrument was acknowledged before me on Feb 9, 1998 by ^{9th}

Darlene M. Heilman



Sharon Kunkel
Notary Public for Oregon
My Commission expires: 2-28-02

99-23492-27

Lot(s) 3 Phase I and all other property owned by

Larry + Grace J. Morrison

that is bound by Protective Covenants

Larry Morrison

Grace J. Morrison

State of Oregon)

County of Deschutes) ss.

This instrument was acknowledged before me on Feb 9, 1998⁹ by

Larry Morrison + Grace J. Morrison

Sharon Kunkel

Notary Public for Oregon

My Commission expires: 2-28-02



99-23492-28

Lot 42, OAK TREE, Phase II and all other
property owned by Kurt Reynolds

that, is bound by Protective Covenants

Kurt I. Reynolds 5-5-99

State of Oregon
County of Deschutes

This instrument was acknowledged before me on May 5, 1999 by Kurt Reynolds



Sharon Kunkel

99-23492-29

Lot(s) 21 and all other property owned by

BRAD MULVIHILL, Lolly TWEED

that is bound by Protective Covenants

Brad Mulvihill

Lolly Tweed

State of Oregon)
County of Deschutes) ss.

This instrument was acknowledged before me on Oct 5, 1998 by

Brad Mulvihill and Lolly Tweed

Sharon Kunkel

Notary Public for Oregon

My Commission expires: 2/28/2002

