

After Recording Return To:
Ronald G. Tatone
1127 N. W. 12th Ave.
P.O. Box 114
Canby, OR 97013

93-22621

304 = 1765

AMENDMENT AND MODIFICATIONS
TO THE 1992
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
OBSIDIAN ESTATES SUBDIVISION

10-130485-12

The undersigned, RONALD G. TATONE, STEPHEN M. TATONE AND PATRICIA JENSEN, being owners and developers of more than two-thirds of the real property situated in Obsidian Estates subdivision, according to the duly recorded plat hereof on file in the office of the Clerk of Deschutes County, in order to inure that said Obsidian Estates Subdivision shall be developed and maintained in an orderly manner and to protect the value, desirability and attractiveness of the individual dwellings and the entire neighborhood, does hereby amend and modify the covenants, conditions and restrictions as recorded in Book 274, Pages 2317-2321 Deschutes County records and hereby subjects Lots 1 through 55, 57 and 58 Obsidian Estates subdivision to the following building and use restrictions:

Recital:

The purpose of this amendment is to provide a minimum standard to blend manufactured homes with the exterior appearance of site constructed homes.

Lots 56 and 59 will be required to conform with the following amendments in the event the existing pre-manufactured homes are removed from site or damaged more than 50% of value.

2. Specifications: Modify and amend to read as follows:

(a) Each residential unit must have a minimum of an enclosed double car garage of wood frame construction. Siding and roofing material to be compatible with the dwelling exterior with matching colors. Access driveway to garage shall be not less than full width of garage opening. Storage and accessory buildings shall have matching exterior material compatible with the residential unit.

(b) Plan approval required by developer prior to transfer to title of ownership.

3. Building Location: Add item "C" as follows:

(c) Construction approval letter must be obtained from developer prior to any construction

4. Fences and Hedges: Add the following:

Fences to be reviewed by developer for approval.

RECORDED BY FIRST AMERICAN TITLE CO. OF DESCHUTES
COUNTY AS AN ACCOMMODATION ONLY. NO LIABILITY IS
ACCEPTED FOR THE CONDITION OF TITLE OR FOR THE VALIDITY,
SUFFICIENCY, OR EFFECT OF THIS DOCUMENT.

7. Manufactured Homes: Change roof pitch from 3/12 to 5/12 in first paragraph.

Delete the second paragraph and add the following:

Manufactured homes placed on the property must be current year model new and unused as approved by the developer.

8. Color Combinations: Change paragraph to read as follows:

Color combinations must be compatible and maintained to be eye appealing with other homes within the subdivision.

11. Landscape Requirements: Add the following:

Not less than two street trees evenly spaced shall be planted and maintained on the street frontage of each lot. Trees shall conform to species and location in accordance with City of Redmond accepted standards.

Conclusion:

Except as herein amended and modified the Covenants, Conditions and Restrictions dated August 26, 1992 as recorded are hereby ratified and affirmed in all respects.

DATED this 28th day of June 1993.

Ronald G. Tatone
RONALD G. TATONE

Patricia Jensen by Ronald G. Tatone
PATRICIA JENSEN by Ronald G. Tatone
her attorney in fact

Stephen M. Tatone by Ronald G. Tatone
STEPHEN M. TATONE by Ronald G. Tatone
his attorney in fact

STATE OF OREGON)
County of Multnomah) ss.

BE IT REMEMBERED, That on this 28th day of June, 1993 before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named RONALD G. TATONE, as an individual and as Attorney in fact for PATRICIA JENSEN AND STEPHEN M. TATONE known to me to be identical individual described in and who executed the within instrument and acknowledged to me that he 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.



Royal H. Raymond
Notary Public for Oregon

My Commission expires 6-17-97

STATE OF OREGON)
COUNTY OF DESCHUTES)

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:

93 JUL -7 PM 3:32

MARY SUE PENHOLLOW
COUNTY CLERK

BY. J. Wallace DEPUTY
NO. 93-22621 FEE 10
DESCHUTES COUNTY OFFICIAL RECORDS