

DECLARATIONS, RESTRICTIONS,
PROTECTIVE COVENANTS AND CONDITIONS
FOR
PONDEROSA PINES PROPERTY OWNERS ASSOCIATION.

WHEREAS, the DECLARATION, RESTRICTIONS, PROTECTIVE COVENANTS OF THE PONDEROSA PINES PROPERTY OWNERS, DESCHUTES COUNTY, were recorded on July 9, 1970, in VOLUME 170, page 763, Deed Records, Deschutes County Oregon, hereinafter referred to as "BY-Laws"; and

WHEREAS, the undersigned person is a member and owner of property subject to the "BY-LAWS" of the PONDEROSA PINES PROPERTY OWNERS ASSOCIATION, and is a MEMBER OF THE BOARD OF DIRECTORS for the PONDEROSA PINES PROPERTY OWNERS ASSOCIATION, AND

WHEREAS, the undersigned person desires that the BY-LAWS be amended as set forth below, and

WHEREAS, seventy five (75%) percent of the members of the PONDEROSA PINES PROPERTY OWNERS ASSOCIATION entitled to vote, have through thier votes amended this instrument.

NOW, THEREFORE, the members of PONDEROSA PINES PROPERTY OWNERS ASSOCIATION HEREBY DECLARE THAT THE BY-LAWS be amended by deleting the language in ARTICLE-1, ARTICLE V, SEC. 5-1, ARTICLE VII, SEC. 7-2, in COVENANTS & RESTRICTIONS, ARTICLE VI. SEC. 7 ARTICLE VII. SEC. 10 - 12, and to read and be revised to read as follows.

IN WITNESS WHEREOF the undersigned have caused this instrument to be executed this 5TH day of NOVEMBER 1980

Barbara C. O'Leary

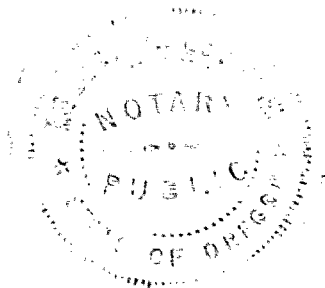
Barbara C.O'Leary, Secretary
BOARD of DIRECTORS, of
Ponderosa Pines Property Owners
Association.

STATE OF OREGON, COUNTY OF DESCHUTES,

November 5

1980

Personally appeared BARBARA C.O'LEARY who being duly sworn did say that She is duly authorized to act on behalf of the members of the PONDEROSA PINES PROPERTY OWNERS ASSOCIATION entitled to vote and that she executed the foregoing instrument by authority of and in behalf of PONDEROSA PINES PROPERTY OWNERS ASSOCIATION; and she acknowledged said instrument to be the act for said principles



Robert H. Hark

NOTARY PUBLIC FOR OREGON

My Commission expires: 4/13/82

May 27, 1980

Proposed Amendments to the By-Laws of the, PONDEROSA PINE'S PROPERTY OWNERS ASSOCIATION. Voted on July 5, 1980- With Recount of Votes Sept.20,1980, XX

ARTICLE 1. NAME AND LOCATION OF ASSOCIATION:

CHANGE)

The Name of this Association is the "PONDEROSA PINE's PROPERTY OWNERS ASSOCIATION. It's Principle Office is Located at 53275-Ponderosa Way, La Pine, Ore.97739.

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

7-5-80

Passed on Recount 9-20-80

ARTICLE V. BOARD OF DIRECTORS.

5-1 NUMBER AND QUALIFICATIONS

CHANGE)

THE AFFAIRS OF THE ASSOCIATION SHALL BE GOVERNED BY A BOARD OF DIRECTORS COMPOSED OF SEVEN PERSONS, WHO MUST BE MEMBERS OF THE ASSOCIATION. 7-5-80

Passed on Recount 9-20-80

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ARTICLE VII. Powers and Duties of the Board of Directors

7-2 ASSESSMENT:

CHANGE)

The Board of Directors shall have the Power, as more fully provided in the Ponderosa Pine's Declaration, to fix the amount of the annual assessment against each lot and give the Owner subject thereto written notice of such assessment at least 30 days prior to the due date thereof, and to cause to be prepared a roster of property subject to assessment with assessments applicable to each such property and to keep such roster in the Association's office subject to inspection by any Owner. 7-5-80

PASSED ON RECOUNT 9-20-80

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Barbara C. O'Leary, Secretary
Ponderosa Pine's Property
Owners Association

ARTICLE VI. Covenant for Maintenance Assessment

SECTION 7, DATE OF COMMENCEMENT OF ANNUAL ASSESSMENT: DUE DATE. All LOTS not exempt shall be subject to the annual or monthly assessments provided for herein on the date specified by the Board of Directors. Any Proposed Increases in the annual Assessment must have the approval of not less than sixty six and two thirds percent (66 2/3%) of the Membership, voting either in person or by proxy at the Annual Meeting. Written Notice of the assessment shall be sent to every owner subject thereto. The Due Dates shall be established by the Board of Directors. When Declarant has sold ninety (90%) percent of the Lots it shall advise the Association in Writing.

Passed 7-5-80

PASSED ON RECOUNT 9-20-80

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ARTICLE VII. RESTRICTION ON USE OF PROPERTY

SECTION 10:

CHANGE) The Cutting or Removal of Living Tree's will be Permitted where necessary for the Construction of Buildings or thinning for the beautification of the Property or for Safety Reasons.

XXXXXXXXXXXXXXXXXXXXXXXXXXXX " Passed on Recount 9-20-80

ARTICLE VII.

SECTION 12:

CHANGE) One Personalized Sign of Natural Wood or Painted in the Colors of the natural surroundings, which does not obstruct the view of neighbors or traffic, may be used to identify the Lot Name, if any, the Owner and his address.
Realtor's sign's advertising lots for sale shall be limited to one 18" x 24" olive green wooden sign with black lettering.

Passed on Recount 9-20-80

Barbara C. O'Leary, Secretary
Ponderosa Pine's Property
Owners Association.

11629

STATE OF OREGON

County of Deschutes

I hereby certify that the within instrument of writing was received for Record the 4 day of Nov A.D. 1980 at 2:45 o'clock P M., and recorded in Book 331 on Page 556 Records of Deeds

ROSEMARY PATTERSON

County Clerk

By Deputy Deputy