

After Recording Return To:
Brian J. MacRitchie
Merrill O'Sullivan
Suite 303
1070 NW Bond Street
Bend OR 97701



\$46.00

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04/26/2002 03:55:43 PM

D-CRA Cnt=1 Stn=2 SHIRLEY
\$20.00 \$11.00 \$10.00 \$5.00

**AMENDMENTS TO DECLARATIONS, RESTRICTIONS
PROTECTIVE COVENANTS & CONDITIONS
FOR STARR RANCH PROPERTY OWNERS' ASSOCIATION**

1. On or about December 25, 1979, Declarations, Restrictions, Protective Covenants and Conditions for Starr Ranch were executed and thereafter recorded in Deschutes County Deed Records at Vol. 314, Page 268.
2. Pursuant to the provisions contained in the Declarations, Restrictions, Protective Covenants and Conditions, the same have been amended at various times in the past.
3. In addition to the amendments referred to above, the following amendments were adopted by the Starr Ranch Property Owners' Association as indicated by the ballot results which are attached hereto and incorporated herein.
4. The amendments made herein were adopted by the Starr Ranch Property Owners as certified by the Secretary of the Association's signature below.

NOW THEREFORE, the Declarations, Restrictions, Protective Covenants and Conditions for Starr Ranch are hereby amended as follows:

1. Article IV, Section 2;

Change wording to: Each lot shall be used exclusively for residential purposes. Not more than one detached single-family dwelling not exceeding 30 feet in height, one garage or carport and two residential outbuildings, exclusive of a doghouse or a pump house (not to exceed 8' x 10'), may be erected on any lot in Starr Ranch. No garage or outbuilding shall exceed the square footage of the residential building.

2. Article IV, Section 3:

Change wording to: No prefabricated buildings, stock modular buildings, any structure requiring transportation and set up in a partially completed state, mobile homes, campers, travel trailers or similar units may be permanently installed on any lot: however, a mobile home, camper or other such unit may be used on a temporary basis during the construction of a permanent residence on a lot. Campers, travel trailers, motor homes or other such units, kept on any lot, shall be stored in such a manner as to be completely screened from the view of all other lots in Starr Ranch.

3. Article IV, Section 7

Add: Vinyl fences are acceptable based on approval of design and color by the SRPOA Board.

4. Article IV, Section 12;

Change wording to: All garbage, trash, cuttings, refuse, garbage and refuse containers, fuel tanks, clothes lines and other service facilities shall be screened from the view of neighboring lots. Propane tanks can be buried or screened. Screening may be allowed if the tank is located within five feet of the house and the screen height does not exceed four inches above the tank.

Rubbish and garbage must be kept in suitable containers and removed from the premises. No rubbish may be burned, dumped or buried on the premises or in any area within Starr Ranch. All other burning must comply with the Deschutes County Fire Regulations and a valid burning permit be in possession.

5. Article IV, Section 16;

Change wording to: No mercury vapor or similar type yard lights may be installed. Illumination necessary for safety or evening activities must be directed downward or screened, and only bright enough to provide for the safe traverse of steps and paths. Subtle lighting of architectural elements will be encouraged, while more ornate lighting types such as colored lights or extensive yard lighting will be prohibited, with the exception of seasonal lighting such as Christmas lights. Light sensitive automatic lighting is discouraged, in favor of motion-activated lighting. Before installation exterior floodlights or landscape lighting must be approved by the Starr Ranch Property Owners Association Board.

6. Article IV, Section 19;

Eliminate: With respect to Lot 2, Block 1; the property owner shall be allowed to breed and sell horses raised on said property.

7. Article IV, Section 19;

Add: No roof mounted or wall mounted heating or cooling equipment will be permitted. Any exterior heating/or cooling system components must be ground mounted adjacent to the residence and hidden from view of the roadway, or neighboring properties. Such equipment must also be insulated for noise so as not to be heard from neighboring residences.

8. Article V, Section 4

Change wording to: Any covenant, condition, or restriction of the Declaration except the easements herein granted may be amended by a vote amounting to seventy-five percent of the total votes entitled to be cast. The amendment will be perfected by the Secretary of the Association filing a certification of the vote in the appropriate records of Deschutes County, Oregon. Unless otherwise specified in the amendment, any amendment enacted and recorded shall be prospective only and shall not be retroactive.

STARR RANCH RPROPERTY OWNERS ASSOCIATION:


BY: Rod Hjelmstad, Secretary

STATE OF OREGON)
) ss.
County of Deschutes)

The foregoing instrument was acknowledged before me this 26th day of April, 2002, by Rod Hjelmstad as Secretary for STARR RANCH RPROPERTY OWNERS ASSOCIATION.




Notary Public for Oregon

Starr Ranch Property Owners Association - 12/01 Ballot Results

2002 changes

Blk/Lot	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	#12	#13	Total
B1-L1	1	1	1	1	1	1	1	1	1	1	1	1	1	13
B1-L2	1	1	1	1	1	1	1	1	1	1	1	1	1	13
B1-L3	1	1	1	1	1	1	1	1	1	1	1	1	1	13
B1-L4	1	1	1	1	1	1	1	1	1	1	1	1	1	13
B1-L5	1	1	1	1	1	1	1	1	1	1	1	1	1	13
B1-L6	1	1	1	1	1	1	1	1	1	1	1	1	1	13
B1-L7	1	1	1	1	1	1	1	1	1	1	1	1	1	13
B1-L8	1	1	1	1	1	1	1	1	1	1	1	1	1	13
B1-L9	1	1	1	1	1	1	1	1	1	1	1	1	1	13
B1-L10	1	1	1	1	1	1	1	1	1	1	1	1	1	13
B1-L11	1	1	1	1	1	1	1	1	1	1	1	1	1	13
B1-L12	1	1	1	1	1	1	1	1	1	1	1	1	1	12
B1-L13	1	1	1	1	1	1	1	1	1	1	1	1	1	13
B1-L14	1	1	1	1	1	1	1	1	1	1	1	1	1	13
B1-L15	1	1	1	1	1	1	1	1	1	1	1	1	1	13
B1-L16	1	1	1	1	1	1	1	1	1	1	1	1	1	13
B1-L17	1	1	1	1	1	1	1	1	1	1	1	1	1	13
B1-L18	1	1	1	1	1	1	1	1	1	1	1	1	1	13
B1-L19	1	1	1	1	1	1	1	1	1	1	1	1	1	13
B1-L20	1	1	1	1	1	1	1	1	1	1	1	1	1	13
B2-L1	1	1	1	1	1	1	1	1	1	1	1	1	1	13
B2-L2	1	1	1	1	1	1	1	1	1	1	1	1	1	13
B2-L3	1	1	1	1	1	1	1	1	1	1	1	1	1	12
B2-L4	1	1	1	1	1	1	1	1	1	1	1	1	1	12
B2-L5	1	1	1	1	1	1	1	1	1	1	1	1	1	13
B2-L6	1	1	1	1	1	1	1	1	1	1	1	1	1	13
B2-L7	1	1	1	1	1	1	1	1	1	1	1	1	1	13
B2-L8	1	1	1	1	1	1	1	1	1	1	1	1	1	13
B2-L9	1	1	1	1	1	1	1	1	1	1	1	1	1	1
B2-L10	1	1	1	1	1	1	1	1	1	1	1	1	1	13

Total	27	2	28	1	22	7	20	9	15	14	25	4	27	1	27	2	29	0	17	11	26	3
Pass/Fail	P	P	P	P	F	F	F	F	F	F	P	P	P	P	P	P	P	P	F	F	P	P

Validated by

Validated by

Validated by

1/2/02
 1/2/02
 1-23-02

2001 VOTING RESULTS FOR VINYLE FENCE AND METAL ROOFS

Article IV, Section 7

BLK-LOT	NAME	FENCE		YES	ROOF	
		YES	NO		YES	NO
1- 1	Browning	X				
1- 2	Bohall	X				X
1- 3	Mohler	X			X	
1- 4	Ball				X	
1- 5	Hjelmstad		X		X	
1- 6	Conrads	X				X
1- 7	Ball	X			X	
1- 8	Liming	X				X
1- 9	Westbeld		X		X	
1-10	Crofoot	X			X	
1-11	Jaeger	X			X	
1-12	Craig	X			X	
1-13	Slater	X			X	
1-14	Lesowske	X			X	
1-15	Hicks	X				X
1-16	Ball	X			X	
1-17	Relco	X				X
1-18	Lloyd	X				X
1-19	VA Layne	X				X
1-20	Kurkoski		X		X	
2- 1	Larsen	X			X	
2- 2	Whitman	X			X	
2- 3	Walliker	X			X	
2- 4	King		X		X	
2- 5	Johnson	X			X	
2- 6	Maze	X			X	
2- 7	Dailey	X			X	
2- 8	Staudaher/Amy	X			X	
2- 9	Creighton					
2-10	Ball		X		X	

FENCE = 23 yes
6 no
1 no vote

ROOF = 22 yes
7 no
1 no vote