

95-40371

AMENDMENT TO

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR  
SUNRIDGE SUBDIVISION as Recorded on June 9, 1995, Document 375-2179

The following replaces Article 5.4 in Document 375-2179.

**5.4 REMEDY:** Any owner or the owner of record of any recorded mortgage upon any part of said property shall have the following remedy in the event of discovery of violation of restrictions and covenants. Upon discovery of a violation, any owner may give written notice by registered mail to the owner of the lot in breach, and copy the Architectural Control Committee (ACC). If the owner in breach then fails to correct such violation within ninety (90) days, the ACC may then assess a fine against the owner as provided in Section 4.6. If the violation continues, then the ACC can re-assess additional fines every 90 days while the violation continues. Fines not paid within 10 days of written notice for payment shall constitute a lien upon the property and shall bear interest at 9% per annum until the fine or fines are paid. The lien may be foreclosed upon as provided by law and any legal fees incurred shall be paid by the offending owner as awarded by the court. Note: If the offending owner is a member of the ACC, then offending owner shall be automatically terminated from the ACC upon notification of violation. Replacement of offending owner shall be in accordance with article 2.1.

IN WITNESS THERETO, the undersigned, the owner of all said property has hereunto caused these present to executed this 17<sup>th</sup> day of NOVEMBER, 1995.

SUNBIRD, INC. By: [Signature]  
David R. Madrigal, President



State of Oregon, County of Deschutes:  
The foregoing Instrument was acknowledged before me  
this 17<sup>th</sup> day of Nov, 1995.

By: [Signature]

Notary Public for Oregon.  
My Commission expires 2-28-98.

STATE OF OREGON )  
COUNTY OF DESCHUTES ) ss.

I, MARY SUE PERHOLLOW, COUNTY CLERK AND  
RECORDER OF CONVEYANCES, IN AND FOR SAID  
COUNTY, DO HEREBY CERTIFY THAT THE WITHIN  
INSTRUMENT WAS RECORDED THIS DAY:

95 NOV 17 PM 3:38

MARY SUE PERHOLLOW  
COUNTY CLERK

BY *C. Perottle* DEPUTY  
NO. 95-40371 FEE 10-  
DESCHUTES COUNTY OFFICIAL RECORDS