

91-13862

AMENDMENT TO DECLARATIONS, RESTRICTIONS,
 PROTECTIVE COVENANTS AND CONDITIONS
 FOR
 SUNSET VIEW ESTATES

The undersigned being at least 75 percent of the Class A members of Sunset View Estates Association, Inc., and the Declarant, William Bundy, hereby amend those certain Declarations, Restrictions, Protective Covenants and Conditions for SUNSET VIEW ESTATES recorded May 1, 1990, in Volume 207, Page 2682, Official Records of Deschutes County, Oregon, as follows:

1. The \$8,000.00 per Lot reserve for the benefit of the Association for construction of buildings in the Common Area provided for in Article II, Section 1 is hereby eliminated and Article II Section 1 of the Declarations is hereby amended to read as follows:

ARTICLE II: PROPERTY RIGHTS

Section 1. OWNER'S EASEMENT OF ENJOYMENT. Every Owner shall have a right and easement of ingress and egress, use and enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

(a) The right of the Declarant, with regard to the Properties which may be owned for the purpose of development, to grant easements in and to the Common Area contained within the respective Properties to any public agency, authority, or utility for such purposes as benefits only the Properties or portions thereof and Owners or Lots contained therein;

(b) The right of the Association to borrow money for the purpose of improving the Common Area, or any portion thereof, for acquiring additional Common Area, or for constructing, repairing, or improving any improvements located or to be located thereon, and to give as security for the payment of any such loan a mortgage conveying all or any portion of the Common Area, provided eighty percent (80%) of each Class of members present at a meeting called for such purpose shall approve; provided, however, the lien and encumbrance of any such mortgage given by the Association shall be subject and subordinate to any and all rights, interests, options, easements, and privileges reserved or established in this Declaration for the benefit of Declaration or any Owner, or the holder of any mortgage, irrespective of when executed,

- 1 - AMENDMENT TO DECLARATIONS (RSL:BUNW37)

Gray Fancher Holmes Hurley Bryant & Lovlien

Attorneys At Law

DESCHUTES COUNTY TITLE CO. 40 NW Greenwood P.O. Box 1151 Bend, Oregon 97709-1151 (505) 582-4551 Telecopier (505) 589-5586
 P. O. BOX 323
 BEND, OREGON 97701

given by Declaration or any Owner encumbering any Lot or other property located within SUNSET VIEW ESTATES; and

(c) The right of the Association to dedicate or transfer all or any portion of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members of the Association. No such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer has been approved (i) by at least two-thirds (2/3) of the votes which those Class A members of the Association which are present or represented by proxy are entitled to cast at a meeting duly called for such purpose, and (ii) by the Class B members of the Association, so long as such membership shall exist.

Article II, Section 1(c) may not be amended without the written consent of Declarant.

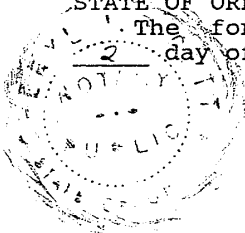
Except as provided herein, the terms and conditions of the above Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned have executed this Amendment to Declarations this 2 day of May, 1991.

William Bundy
Ernest J. Walsh
Wanda A Walsh

STATE OF OREGON, County of Deschutes, ss:

The foregoing instrument was acknowledged before me this 2 day of May, 1991, by William Bundy.



Cheryl F. Scott
Notary Public for Oregon
My Commission Expires 6-9-93

STATE OF OREGON, County of Deschutes, ss:

The foregoing instrument was acknowledged before me this 8 day of May, 1991, by Ernest J. Walsh and Wanda A. Walsh.



Cheryl F. Scott
Notary Public for Oregon
My Commission Expires 6-9-93

- 2 - AMENDMENT TO DECLARATIONS (RSL:BUNW37)

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STATE OF OREGON)
COUNTY OF DESCHUTES) SS.

I, 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:

91 MAY 21 AM 11:08

MARY SUE PENHOLLOW
COUNTY CLERK

BY: P. Scott DEPUTY

NO. 91-13862 FEES 10

DESCHUTES COUNTY OFFICIAL RECORDS