

Return to: Vandevent Ranch Association
P.O. Box 1572
Bend, OR 97709 97-12415

444 - 1382

THIRD AMENDMENT TO
DECLARATIONS, RESTRICTIONS, PROTECTIVE
COVENANTS AND CONDITIONS
FOR
VANDEVERT RANCH

This Third Amendment to the Declarations, Restrictions, Protective Covenants and Conditions for Vandevent Ranch (the "Amendment") is made this 20th day of November, 1996, by the VANDEVERT RANCH ASSOCIATION, INC., an Oregon non-profit corporation (the "Association"), is as follows:

RECITALS

A. On or about August 31, 1992, James A. Gardner and Carol W. Gardner, recorded that certain Declarations, Restrictions, Protective Covenants and Conditions for Vandevent Ranch in Book 275, Page 282 in the official records of the County Recorder of Deschutes County, Oregon. On or about December 22, 1994, the Association caused that certain First Amendment to Declarations, Restrictions, Protective Covenants and Conditions for Vandevent Ranch to be recorded in Book 361, Page 1830 in the official records of the County Recorder of Deschutes County, Oregon. Subsequent amendments made by the Association were recorded in the official records of the County Recorder of Deschutes County, Oregon as follows:

Second Amendment March 5, 1996 Book 401, Page 2793

The original Declaration and the First and Second Amendments to the Declarations, Restrictions, Protective Covenants and Conditions for Vandevent Ranch are hereinafter collectively referred to as the "Declaration".

B. The Declaration encumbers that certain project known as Vandevent Ranch located in Deschutes County, Oregon, and more particularly described in Exhibit A attached hereto and made a part hereof.

C. The Association desires to make certain amendments to the Declaration regarding aerial and antenna devices at Vandevent Ranch.

D. Article XII, Section 2 of the Declaration provides that the Declaration may be amended upon the affirmative vote or written consent, or any combination thereof, of at least two-thirds (2/3) of the members and the consent of the Declarant, so long as Declarant has an unexpired option to subject property to this Declaration.

E. By written consent, two-thirds (2/3) of the members has given approval to the amendments set forth herein and the Declarant has consented thereto.

F. By this Amendment and pursuant to the power reserved to the Association to amend the Declaration, as provided in Article XII, Section 2 thereof, the Association desires to amend the Declaration as hereinafter set forth.

AMENDMENT

1. Article III, Section 1 of the Declaration is hereby amended by deleting the entire paragraph and by substituting the following Section 1 therefor:

"Section 1. AERIALS AND ANTENNAS. No radio or television or other aerial, antenna, dish, tower, or other transmitting or receiving structure, or support thereof, shall be erected, installed, placed or maintained on a Lot except as permitted by the Board of Directors of the Association."

2. Except as modified by this Amendment, the Declaration and each of its provisions shall remain in full force and effect without change.

EXECUTED the day and year first above written.

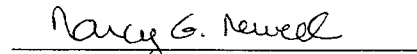
DECLARANT:


JAMES A. GARDNER, Declarant


CAROL W. GARDNER, Declarant

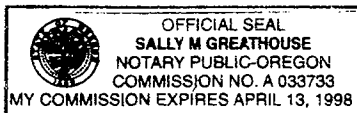
ASSOCIATION:

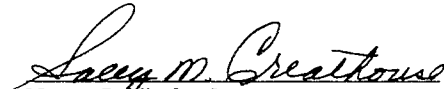

ROBERT A. CORNELL, President


NANCY G. NEWELL, Secretary

STATE OF OREGON, County of Deschutes, ss:

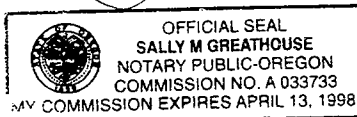
The foregoing instrument was acknowledged before me this 13th day of December, 1996, by JAMES A. GARDNER.

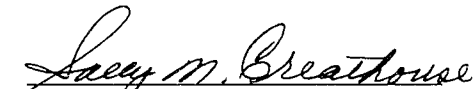



Notary Public for Oregon
My Commission Expires 4/13/98

STATE OF OREGON, County of Deschutes, ss:

SM
The foregoing instrument was acknowledged before me this 19th day of December, 1996, by CAROL W. GARDNER.




Notary Public for Oregon
My Commission Expires 4/13/98

STATE OF OREGON, County of Deschutes, ss:

The foregoing instrument was acknowledged before me this 5th day of December, 1996, by ROBERT A. CORNELL as President of Vandevent Ranch Association, Inc., on behalf of said Association.



Karen L. Smith
Notary Public for Oregon
My Commission Expires 10-16-2000

STATE OF OREGON, County of Deschutes, ss:

The foregoing instrument was acknowledged before me this 5th day of December, 1996, by NANCY G. NEWELL as Secretary of Vandevent Ranch Association, Inc., on behalf of said Association.



Karen L. Smith
Notary Public for Oregon
My Commission Expires 10-16-2000

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:

97 APR 14 PM 2:34

MARY SUE PENHOLLOW
COUNTY CLERK

BY: M. Davis DEPUTY
NO. 97-12415 FEE 15
DESCHUTES COUNTY OFFICIAL RECORDS