

I, Nancy Blankenship, County Clerk for Deschutes County, Oregon,
certify that the instrument identified herein was recorded in the Clerk
records.

Nancy Blankenship - County Clerk

After recording return to:

RD BUILDING & DESIGN, LLC
PO BOX 1486
BEND, OR. 97709

**SECOND AMENDMENT TO THE
DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR WOOD RIVER RIDGE**

Return To:
Deschutes County
Title Company

Dated: March 4, 2014

Recitals:

A.) Whereby the Declaration of Covenants, Conditions and Restrictions for Wood River Ridge ("Declaration") was recorded on July 2, 2009 at 2009-28113 in Deschutes County, Oregon, and amended on October 22, 2013 and recorded at 2013-49663 in the Official Records for Deschutes County, Oregon;

B.) Whereas the Owners of Lots representing not less than seventy-five percent (75%) of the total voting power of the property subject to the Declaration have voted to further amend the recorded Declaration as set forth herein; and

C.) Whereas in accordance with the vote of the Owners, the undersigned hereby amends the existing recorded Declaration as follows:

Amendment: (additions in **bold**, deletions with ~~line through~~)

1.5 Commonly Maintained Property includes the following:

(k) **Any structural component which is built as a part of the original construction of the joined residential dwellings and placed upon the dividing lines between Lots or is a shared structural element of construction and utilities that cross the dividing line between Lots, including but not limited to, foundation footing, stem walls, roofing, fascia, gutters, siding materials, masonry veneer, and gas, electrical and communication services.**

4.3 Maintenance of Lots and Homes. The Homes are designed and will be built **with shared foundations but** as individual dwelling units – each with separate exterior demising walls and a small air gap between those exterior walls. ~~The foundations of each Home are designed and will be built as separate foundations.~~ Each Home will have a separate roof with capping **and shared roofing materials** that connects

each roof at its edge with the adjoining roof. **Except for commonly maintained property, M-maintenance** and repair of the Home is the responsibility of the individual Owner. Each Owner shall maintain such Owner's Lot and all improvements in a clean and attractive condition, in good repair, and in such fashion as not to create a fire hazard. Such maintenance shall include, without limitation, maintenance of windows, doors, garage door, walks, patios, chimneys, and other exterior improvements and glass surfaces. All repainting or restaining and exterior remodeling of any nature whatsoever shall be subject to prior review and approval by the Board. Each Owner shall repair damage caused to such Owner's Lot or improvements located thereon by fire, flood, storm, earthquake, riot, vandalism, or other causes within a reasonable period. Each Owner shall reasonable cooperate with the adjoining Owners to effect maintenance, repairs and renovations on the Owners' Homes where such maintenance, repairs and renovations may require access across the adjoining Owner's Home or Lot.

[Signature page follows]

