

AFTER RECORDING RETURN TO:

River Ridge Townhomes
of Mt. Bachelor Village
19717 Mt. Bachelor Drive
Bend, OR 97702

**FIRST AMENDMENT TO DECLARATION OF
RIVER RIDGE TOWNHOMES OF MT. BACHELOR VILLAGE**

THIS FIRST AMENDMENT TO DECLARATION OF RIVER RIDGE TOWNHOMES OF MT. BACHELOR VILLAGE (this "Amendment") is made and entered into effective this 6th day of November, 2004, by the River Ridge Townhomes of Mt. Bachelor Village, an Oregon nonprofit corporation (the "Association").

Recitals:

Pursuant to the Declaration of River Ridge Townhomes of Mt. Bachelor Village, dated October 13, 1994, and recorded on October 21, 1994 as Document No. 355-2519 in the deed records of Deschutes County, Oregon. Pursuant to Section 12.1 of the Declaration, the Association desires to amend the Declaration as provided herein, to provide for clarification of exterior building maintenance.

The Declaration is hereby amended as follows:

1. Maintenance of Building Exteriors and Landscaping. Section 9.3 is hereby deleted and replaced with the following language:

"9.3 Association Maintenance Responsibilities. The Association will maintain, repair and replace:

A. Siding, trim, railings, gates, rain gutters and downspouts, roofing, flashing, exterior rock and driveways. Maintenance shall include scheduled painting of siding, trim, doors and railings.

B. Landscaping of Lots and Common Areas and, which includes regular mowing and edging, irrigation maintenance and repairs, plant replacement, and landscape lighting.

C. All Common Areas, which includes roads, parking lots, entry landscaping and hillside.

9.4 Owner's Maintenance Responsibilities.

Owners shall maintain, repair and replace:

A. Landscaping and maintenance in gated courtyard areas.

B. Exterior window casements, glass, sashes and frames, window screens, screen doors, glazing, casings, hardware, skylights, exterior doors, including garage doors (except scheduled painting, as noted in Section 9.3).

C. Deck surfaces, deck joists and deck roofing, hot tubs, pavers and paved entries, patios and entry decking.

D. Interiors of respective Living Units, including without limitation, electrical wiring and fixtures, plumbing pipes and conduits, all fixtures and appliances, air conditioning, heating, sewage disposal, and interior fire protection systems."

E. All utilities, including water, gas, electrical systems from the meter to the unit, and any sewage disposal system from the main sewage line into the unit.

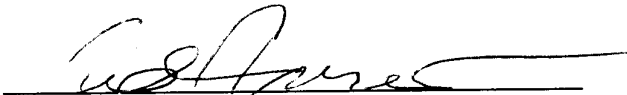
F. Any item not specifically included in paragraph 9.3, above.

2. Effect of Amendment. Except as expressly amended hereby, the Declaration remains unamended and in full force and effect.

3. Certification. The undersigned President and Secretary of the Association certify that this Amendment has been approved in the manner and required by Section 12.1 of the Declaration.

IN WITNESS WHEREOF, the undersigned have executed this Amendment this 16 day of November, 2004.

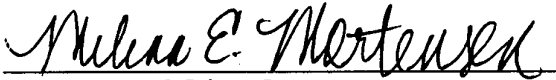
RIVER RIDGE TOWNHOMES OF
MT. BACHELOR VILLAGE

By: 

Ted Freres, President

STATE OF OREGON)
) ss.
County of Deschutes)

The foregoing instrument was acknowledged before me this
6 day of November, 2004, by Ted Freres, who is the President
of the River Ridge Townhomes of Mt. Bachelor Village, on behalf
of the Association.


Notary Public for Oregon

