

94-25228

AFTER RECORDING, RETURN TO: MERRILL, O'SULLIVAN, ET AL.
1070 NW BOND STE 303
BEND OR 97701

**AMENDMENTS TO DECLARATIONS, RESTRICTIONS,
PROTECTIVE COVENANTS AND CONDITIONS FOR
STARR RANCH PROPERTY OWNERS ASSOCIATION**

1. This Amendment is made as of June 20, 1994.
2. On or about December 25, 1979, Declarations, Restrictions, Protective Covenants and Conditions for Starr Ranch were executed and thereafter recorded in Deschutes County Deed Records at Volume 314, Page 268.
3. Pursuant to the provisions contained in the Declarations, Restrictions, Protective Covenants and Conditions, Starr Ranch Property Owners Association have amended the same and desire to have such amendments recorded and to be binding upon the property owners of Starr Ranch.
4. The following amendments were adopted by the Starr Ranch Property Owners as certified by the Secretary of the Association. The Secretary's certificate is attached hereto and incorporated herein.

NOW, THEREFORE, the Declarations, Restrictions, Protective Covenants and Conditions for Starr Ranch are hereby amended as follows:

1. Page 8, Article IV: Before item 1, the following shall be added: "All constructions must conform to the following regulations with plans available to the Board of Directors upon request...."
2. Page 5, Article III, Section 1: Last sentence shall read, "The secretary of the Association may file liens against delinquent properties by recording a notice of lien in the appropriate county records".
3. Page 6, Article III, Section 5: Shall substitute for six percent per annum the term, "Statutory rate of interest as determined by the Laws of the State of Oregon".
4. Page 7, Article III, Section 6: Insert the word "first" between "Subordinate to the lien of all" and "Mortgages and Trust Deeds".
5. Page 10, Article IV, Item 10: Shall be written as, "No Commercial or Professional Trade or Activity that constitutes an annoyance or nuisance shall be permitted. No noxious or offensive activities shall be permitted....".

AMENDMENTS TO DECLARATIONS,
RESTRICTIONS, PROTECTIVE
COVENANTS & CONDITIONS MERRILL, O'SULLIVAN, MACRITCHIE, PETERSEN & DIXON

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ATTORNEYS AT LAW
1070 N.W. BOND
SUITE 303
BEND, OREGON 97701

PBBMS

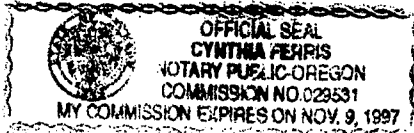
6. Page 10, Article IV, paragraph 12: Add the following sentence at the end, "All other burning must comply with the Deschutes County Fire Regulations and a valid burning permit be in possession".
7. Page 10, Article IV, paragraph 7: After "Fences must be constructed of wood, etc." add "A 2" x 4" rectangular wire fence may be added to approved fences".
8. Article IV, Section 7 shall read as follows: All buildings, fences and improvements must be constructed in a workmanlike manner and kept in a condition of good repair. Roofs must be of wood shingle, shake, tile, or 30 and 40 year warranty architectural shingles. All roofing materials must be of earth-tone colors and aesthetically pleasing. Exposed portions of foundations must be painted or sided and more than 12 inches above the ground. Fences must be constructed of wood and may not have a painted finish. All buildings shall be set back at least 50 feet from all lot boundary lines. Fences shall not exceed 60 inches in height.

STARR RANCH PROPERTY OWNERS ASSOCIATION:

Charles Lesowske
 BY: CHARLES LESOWSKE, Secretary

STATE OF OREGON)
)
 County of Deschutes) ss.

The foregoing instrument was acknowledged before me this 23rd day of June, 1994 by Charles Lesowske.



Cynthia Ferris
 Notary Public for Oregon
 My Commission Expires: 11/9/97

AMENDMENTS TO DECLARATIONS,
 RESTRICTIONS, PROTECTIVE
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CERTIFICATION OF VOTE

The undersigned hereby certifies that he is the secretary of the Starr Ranch Property Owners Association; that the foregoing amendments to the Starr Ranch Property Owners Association Declarations, Restrictions, Protective Covenants and Conditions from Starr Ranch were enacted by the members of the Association according to its Bylaws and the Declarations, Restrictions, Protective Covenants and Conditions for the Association; that the foregoing amendments were all passed by the necessary number of eligible voters after proper notification and that all other requirements for amending the Declarations, Restrictions, Protective Covenants and Conditions for Starr Ranch have been complied with.

DATED this 20th day of June, 1994.

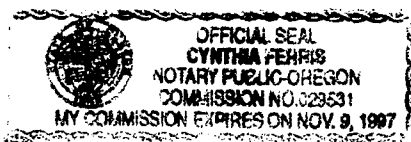
STARR RANCH PROPERTY OWNERS ASSOCIATION

Charles Lesowske

By: CHARLES LESOWSKE, Secretary

STATE OF OREGON)
) ss.
County of Deschutes)

The foregoing instrument was acknowledged before me this 23rd day of June, 1994 by Charles Lesowske.



Cynthia Ferris
Notary Public for Oregon
My Commission Expires: 11/9/97

CERTIFICATION
OF VOTE

MERRILL, O'SULLIVAN, MACRITCHIE, PETERSEN & DIXON

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STATE OF OREGON)
) ss.
COUNTY OF DESCHUTES)

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:

94 JUN 23 PM 3:40

MARY SUE PENHOLLOW
COUNTY CLERK

BY: T. Moore DEPUTY

NO. 94-25228 FEE 15.00

DISCHUTES COUNTY OFFICIAL RECORDS