Washington County, Oregon 03/03/2014 09:45:35 AM

2014-012043

D-R/BAM Cnt=2 Stn=29 RECORDS1 \$10.00 \$5.00 \$5.00 \$11.00 \$20.00 - Total =\$51.00



I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Richard Hobernicht, Director of Assessment and

Taxation, Ex-Officio County Clerk

(This space reserved for recording label.)

After Recording Return to: Pamela E. Yee 18525 SW Vincent Street Aloha, OR 97007

AMENDMENT

TO **DECLARATION OF PROTECTIVE** COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SUMMIT AT COOPER MOUNTAIN

This Amendment is made to the DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SUMMIT AT COOPER MOUNTAIN (the "Declaration") recorded June 3, 1998, in Washington County Records as Document No. 98059139.4. This Amendment affects the real property platted as Summit At Cooper Mountain, lots 1-56, inclusive and Tracts A, B, C, D, E, and F (herein "Summit") being a residential subdivision located on a tract of land identified prior to subdivision platting as tax lot 101, 102, 103 and a portion of lot 100, Map IS 2 25AA in the NE ¼, N/E Section 25 T. 18 R. 2W. WM, Washington County, known as Recording Number 980591.37, Washington County, Oregon Deed records.

Owners holding no less than seventy-five percent (75%) of the total lots approved the following amendments to the Declaration and paragraph F, page 4, and the following amendments the Declaration are hereby adopted:

> Declaration, Paragraph A (7), Page 10, shall be amended to read as follows:

Parking of boats, trailers, truck campers, motor homes, or any other like type of recreational vehicle or equipment shall not be allowed on any part of the property nor on the public streets, common property or alleys adjacent thereto; excepting only within the confines of an enclosed garage and a maximum period of twenty-four (24) hours for the purpose of loading or unloading boats, trailers, motor homes and truck campers. At no time shall there be any parking of semi-trucks or commercial truck trailers; excepting contractor vehicles during working hours when work is being performed for and hired by a homeowner or the HOA.

Pursuant to the Architectural and Construction Standard set forth in the Declaration, each dwelling must have off street parking spaces for at least four vehicles. Garage bays and driveways are included for the purpose of meeting this requirement. Parking by Owners or tenants must

be in either one of the required four (4) off-street parking spaces or in the street frontage belonging to the Owner's Lot. If all allocated Owner's parking spaces are filled, guests may park at other available street parking for no more than six (6) hours in a twenty-four (24) hour period.

No Owner shall permit any vehicle to remain parked upon any lot, the common property, alley or street for a period in excess of forty-eight hours. At no time shall there be any nonoperational upon any Lot, common property, alley or street.

Any conflicting or inconsistent language in the original Declaration shall be superseded and replaced with the language and terms in this Amendment.

IN WITNESS WHEREOF, the undersigned being President of the Summit of Cooper Mountain herein, has executed this instrument this day of Lucasia, 2014.

SUMMIT AT COOPER MOUNTAIN

PATTY VICE, President

STATE OF OREGON,)	
)	SS
County of Washington.)	

On the Age day of Age and Age day of Age and Age appeared before me Patty Vice who, being duly sworn, did say that she is the President of SUMMIT AT COOPER MOUNTAIN and that the foregoing instrument was signed on behalf of said association by authority of its Board of Directors; and they acknowledged said instrument to be its voluntary act and deed.



Notary Public for Oregon

jp\Amendment to CC&Rs.wpd