

**After Recording Return to:**

P. Stephen Russell III, P.C.  
LANDYE BENNETT BLUMSTEIN LLP  
1300 SW Fifth Avenue, Suite 3500  
Portland OR 97201  
Phone: 503.224.4100

**AMENDMENT TO DECLARATION OF  
PROTECTIVE COVENANTS, CONDITIONS, AND RESTRICTIONS FOR  
COUNCIL MEADOWS**

This Amendment amends that certain Declaration of Protective Covenants, Conditions, and Restrictions for Council Meadows (the "Declaration") recorded in the records of Washington County, Oregon, on September 11, 2007, as Document No. 2007-098346. The owners of Lots in Council Meadows Homeowners' Association (the "Association") wish to amend the Declaration to provide for changes in the architectural standards of all Lots in the Association. All of the unsold Lots and the declarant's special declarant rights were acquired by a Successor Declarant, Council Meadows LLC, which has an address of 4949 SW Meadows Road, Suite 330, Lake Oswego, Oregon 97035.

**AMENDMENT**

1. Sections 4.2, 4.5, and 4.7 of the Declaration are hereby deleted in their entirety.
2. Section 4.12 is hereby amended by deleting the entire first sentence of such section.
3. Section 4.23 is hereby amended to read in its entirety as follows:

**4.23 Specific Architectural Standards.** The Association hereby adopts the following additional, specific architectural standards for Council Meadows as follows:

(a) The style of home shall be consistent with "Craftsman" style design;

(b) Roofing material shall be 30 year composite-type material. Roofs shall have a minimum roof slope of 4/12;

(c) Siding material for the front of the homes shall consist of horizontal wood, Hardiplank or composite material, cedar shingles, board and batten, stucco-type finish, or any combination of the above materials;

(d) Corner trim shall be required on the fronts of all houses and shall consist of composite wood or wood product;

(e) Exterior paint for trim and siding materials shall be offered in a variety of colors. The color palette shall be consistent with the home elevations

designated by Declarant in documents submitted to the City of Forest Grove on February 20, 2006, as determined by the ARC;

(f) Each home shall have a minimum of a twelve (12) foot wide garage door opening;

(g) Front doors shall be made of wood or fiberglass composite materials;

(h) The ARC may require home plans to include a covered front porch at least 60 square feet in size. It is Successor Declarant's intention that at least fifty percent (50%) of the homes will include such porches, but the ARC shall not be limited to or bound by such number, and may decide on a case-by-case basis which home(s) shall be required to include such a porch.

4. Section 6.2 of the Declaration is hereby amended by replacing the first sentence of such section with the following, so that the first sentence reads in its entirety as follows:

Successor Declarant reserves the right to appoint all members of the ARC and all replacements thereto until Council Meadows is one hundred percent (100%) built out (or any sooner date when Successor Declarant may choose to delegate such task to the Board of Directors) or, at Successor Declarant's option, the Successor Declarant itself may act as the ARC for such period.

**IN WITNESS WHEREOF**, the Chairman and Secretary of the Association hereby certify that the foregoing Amendment was duly adopted by a vote of not less than seventy-five percent (75%) of the voting power in each class of owners in the Association.

**COUNCIL MEADOWS HOMEOWNERS'  
ASSOCIATION**

By: \_\_\_\_\_  
Chairman

By: \_\_\_\_\_  
Secretary

(ACKNOWLEDGMENTS ON FOLLOWING PAGE)

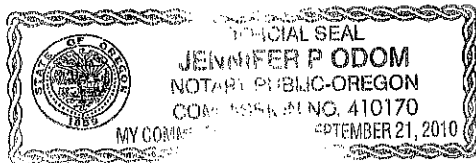
STATE OF OREGON )

County of Clackamas )

ss.

April 8, 2010, 2009

Personally appeared before me the above-named Bruce E. Burns and who, being duly sworn, did say that he is the **Chairman** of **COUNCIL MEADOWS HOMEOWNERS' ASSOCIATION**, and that said instrument was signed in behalf of said association by authority of its Board of Directors, and acknowledged said instrument to be its voluntary act and deed.



Jennifer P Odom  
Notary Public for Oregon

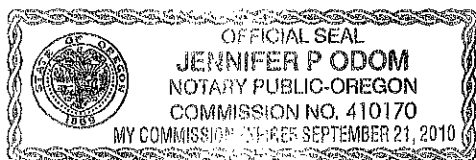
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Notary Public for Oregon

STATE OF OREGON                     )  
  ) ss. \_\_\_\_\_, 2009  
County of \_\_\_\_\_)

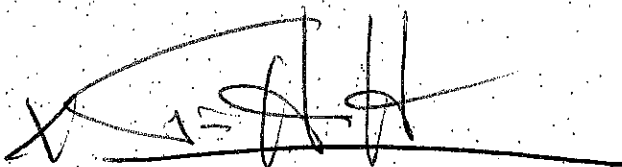

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\_\_\_\_\_  
Notary Public for Oregon

STATE OF OREGON                     )  
  ) ss. \_\_\_\_\_, 2009  
County of \_\_\_\_\_)

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\_\_\_\_\_  
Notary Public for Oregon

  Date 4/6/10  
x \_\_\_\_\_

STATE OF OREGON                    )  
  ) ss. \_\_\_\_\_, 2009  
County of \_\_\_\_\_)

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Notary Public for Oregon

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\_\_\_\_\_  
Notary Public for Oregon

X Christine MacPike

Date 4/6/10

X \_\_\_\_\_

\_\_\_\_\_

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55

STATE OF OREGON )

County of \_\_\_\_\_ )

ss. \_\_\_\_\_

, 2009

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County of \_\_\_\_\_ )

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\_\_\_\_\_  
Notary Public for Oregon

Buyer Signature :

Date

x Richard B. Williams

4-7-10

x \_\_\_\_\_

20TH3  
STATE OF OREGON )

County of \_\_\_\_\_ )

ss.

\_\_\_\_\_, 2009

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County of \_\_\_\_\_ )

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\_\_\_\_\_  
Notary Public for Oregon

Buyer Signature

Date

x Austin Walsh

3-1-10

x \_\_\_\_\_

504  
11/10/09  
STATE OF OREGON )

County of \_\_\_\_\_ )

ss. \_\_\_\_\_, 2009

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Notary Public for Oregon

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County of \_\_\_\_\_ )

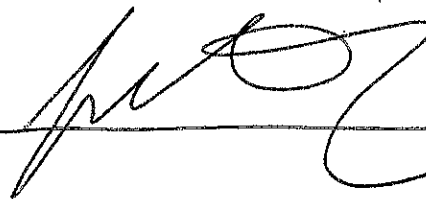
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\_\_\_\_\_  
Notary Public for Oregon

Buyer Signature

Date

X  \_\_\_\_\_

2-24-10

X \_\_\_\_\_



50x  
419  
STATE OF OREGON

County of \_\_\_\_\_

ss. \_\_\_\_\_, 2009

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\_\_\_\_\_  
Notary Public for Oregon

STATE OF OREGON

County of \_\_\_\_\_

ss. \_\_\_\_\_, 2009

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\_\_\_\_\_  
Notary Public for Oregon

Buyer Signature :

Date

x Eugene P. [Signature]

3-27-2010

x Isabel Castro Cerriteno

3/27/2010

10/31  
STATE OF OREGON                    )  
  ) ss. \_\_\_\_\_, 2009  
County of \_\_\_\_\_)

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\_\_\_\_\_  
Notary Public for Oregon

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\_\_\_\_\_  
Notary Public for Oregon

X Evan [Signature] 11/23/2009

X Brandi Timperley 11/23/09

60x  
22

STATE OF OREGON                    )  
  ) ss. \_\_\_\_\_, 2009  
County of \_\_\_\_\_)

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\_\_\_\_\_  
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STATE OF OREGON                    )  
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\_\_\_\_\_  
Notary Public for Oregon

Buyer  
x [Signature]

Date

x 3-5-10

x Mary P. [Signature]

x 3-5-10

60115  
STATE OF OREGON                    )  
  ) ss. \_\_\_\_\_, 2009  
County of \_\_\_\_\_)

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\_\_\_\_\_  
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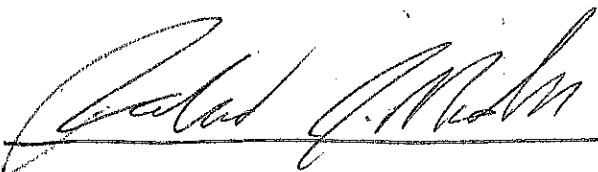
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\_\_\_\_\_  
Notary Public for Oregon

Buyer Signature

Date

x 

2/16/10

x 

2/16/10

10x  
54

STATE OF OREGON                    )  
  ) ss. \_\_\_\_\_, 2009  
County of \_\_\_\_\_)

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\_\_\_\_\_  
Notary Public for Oregon

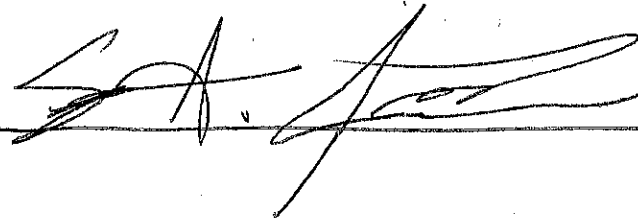
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\_\_\_\_\_  
Notary Public for Oregon

Buyer Signature

Date

X  \_\_\_\_\_

4-1-10

X \_\_\_\_\_

Lot 14

STATE OF OREGON )  
 ) ss. \_\_\_\_\_, 2009  
County of \_\_\_\_\_ )

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\_\_\_\_\_  
Notary Public for Oregon

STATE OF OREGON )  
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County of \_\_\_\_\_ )

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\_\_\_\_\_  
Notary Public for Oregon

Buyer Signature

Date

x James W. Ball

2-9-10

x James S. Ball

2-9-10

107  
STATE OF OREGON                    )  
  ) ss. \_\_\_\_\_, 2009  
County of \_\_\_\_\_)

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\_\_\_\_\_  
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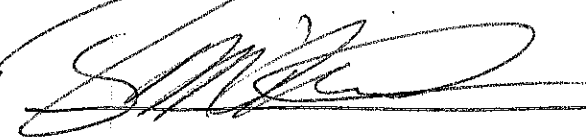
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\_\_\_\_\_  
Notary Public for Oregon

Buyer Signature

Date

X 

FEB 29/10

X \_\_\_\_\_