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**FIRST AMENDMENT TO CONDITIONS, COVENANTS  
AND RESTRICTIONS FOR CROWN RIDGE  
SUBDIVISION, PHASE ONE, TRACT 1309**

The Undersigned, Crown Ridge One of Klamath, L.L.C., being the record owner of Lots 1, 2, 3, 4, 5, 6, 7, 9, 10, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, and 28 of Crown Ridge, Phase 1, Tract 1309, and pursuant to Section 4b of the Conditions, Covenants and Restrictions of Crown Ridge Subdivision, Phase One, Tract 1309, which are duly recorded in Volume M99 at page 4068 Deed Records of Klamath County, Oregon, being the owner of more than two-thirds of the Lots of Crown Ridge Subdivision, Phase One, Tract 1309 amends the Conditions, Covenants and Restrictions as follows:

1. Section 2 is deleted in its entirety and the following language is substituted in its place:

"2. Conditions, Covenants, Restrictions and Architectural Review. To help achieve our vision, we have adopted the conditions, covenants and restrictions contained in this document, hereinafter referred to as the covenants, and we have established the Crown Ridge Architectural Review Committee, hereinafter referred to as the ARC. The function of the ARC is to facilitate reasonable access to view for all property owners, review property owners designs for homes and landscaping to see that improvements comply with the covenants and are complimentary to and cohesive with the improvements of their neighbors in Crown Ridge Subdivision, Phase One, Tract 1309.

2. The sentence in Section 2b, which states: "As of December 15, 1998, Applications for plan review are available at Amuchastegui Building, Inc., 520 Klamath Ave., Klamath Falls, Ore. 97601." is deleted in its entirety and the following language is substituted in its place:

"Applications for plan review shall be available at Sierra Development, L.L.C., 404 South 4<sup>th</sup> Street, Klamath Falls, Oregon or such other place as the ARC shall direct from time to time."

3. Section 2 is deleted in its entirety and the following language is substituted in its place:

"2c. ARC Members. Until such time as Crown Ridge One of Klamath, L.L.C. owns no lots in Crown Ridge Subdivision, Phase One, Tract 1309, the ARC shall consist of Jean Rowlett and Donald E. Rowlett and any other parties selected by them to serve on the ARC at the convenience of Jean Rowlett and Donald E. Rowlett with a maximum number of members being six. At such time as Crown Ridge One of Klamath, L.L.C. owns no lots in Crown Ridge Subdivision, Phase One, Tract 1309, or Jean Rowlett and Donald E. Rowlett no longer serve on the ARC, a majority of the lot owners of Crown Ridge Subdivision, Phase One, Tract 1309 may elect a ARC from among their members."

4. The sentence in Section 2b, which states: "Minimum square footage per single family dwelling is 2000 square feet, excluding the garages and porches." is deleted in its entirety and the following language is substituted in its place:

"Minimum square footage per single family dwelling is 1,800 square feet, excluding the garages and porches."

5. All other terms and provisions of the Conditions, Covenants and Restrictions of Crown Ridge Subdivision, Phase One, Tract 1309, except as specifically amended herein shall remain in full force and effect.

Crown Ridge One of Klamath, L.L.C.

By: Donald E. Rowlett  
Donald E. Rowlett, Member

By: Jean Rowlett  
Jean Rowlett, Member

STATE OF OREGON           )  
  ) ss  
County of Klamath        )

Personally appeared the above-named Donald E. Rowlett and Jean Rowlett and acknowledged that they are the only Members of Crown Ridge One of Klamath, L.L.C. and as such have executed the foregoing instrument to be the voluntary act of Crown Ridge One of Klamath, L.L.C. Before me:



Karen A. Baker  
Notary Public for Oregon  
My Commission expires: 9-28-01

As Buyer of Lot \_\_\_\_\_, Crown Ridge Subdivision, Phase One, Tract 1309, I understand that the undeveloped property adjoining the west property line of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 is zoned Campus PUD, Apartment Zone; that the east property line of Lots 15, 25, 26 and 30 adjoins undeveloped property that is zoned primarily single family residential; that the property north of the subdivision is owned by Merle West Medical Center. I agree to and will comply with these covenants. At such time that I sell or otherwise transfer my interest to some other person or entity, I agree to provide them with a copy of this document and the Original Conditions, Covenants and Restrictions to be agreed to and signed by them.

Name: \_\_\_\_\_

Date: \_\_\_\_\_

Name: \_\_\_\_\_

Date: \_\_\_\_\_