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AFTER RECORDING, RETURN TO:
Ms. Lesley Edwards
Resort Resources, Inc.
P. O. Box 1466
Bend, OR

State of Oregon, County of Klamath
Recorded 12/24/03 11:19a. m
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Linda Smith, County Clerk
Fee \$ 5.00 # of Pgs 7

MTC-63122

**AMENDED AND RESTATED
DECLARATION ANNEXING PHASE 3
OF PELICAN SPRINGS
TO
RUNNING Y RANCH RESORT**

THIS AMENDED AND RESTATED DECLARATION (the "Amended Declaration") is made this 22 day of Dec., 2003, by **RUNNING Y RESORT, INC.**, an Oregon corporation ("**Declarant**") and amends, replaces and supersedes the Declaration Annexing Phase 3 of Pelican Springs to Running Y Ranch Resort, which was recorded May 22, 2001 in the official records of Klamath County, Oregon as Instrument MTC 1396, Volume M01, Page 23634.

RECITALS

A. Declarant is the Declarant under that certain Declaration of Protective Covenants, Conditions, Restrictions and Easements for Running Y Ranch Resort dated August 2, 1996 and recorded August 2, 1996 in the records of Klamath County, Oregon, in Volume M96, Page 23548 (the "**Master Declaration**").

B. Declarant wishes to annex the real property described in the plat of Running Y Resort, Phase 6 – 2nd Addition and Tract 1425, A Replat of Lots 779, 780 and Common Lot "C" (the "**Additional Property**") to the Master Declaration and to designate the Additional Property as Phase 3 of the Project known as "**Pelican Springs**".

C. The Master Declaration provides that additional properties may be annexed to Running Y Ranch Resort pursuant to the provisions of Section 2.2 of the Master Declaration. Declarant wishes to annex the Additional Property to Running Y Ranch Resort upon the terms and conditions set forth in this Declaration.

D. Paragraph 7 of the Declaration Annexing Phase 3 of Pelican Springs to Running Y Ranch Resort recorded May 22, 2001 in the records of Klamath County, Oregon, in Volume M01, Page 23634 provided that the Declaration may be amended in accordance with Paragraph 14.1 of the Master Declaration which requires the vote or written consent of Owners holding not less than seventy-five (75%) of the Voting Units in the Association together with the written consent of Class B member. The Declarant and the Association have obtained the vote or written consent as required by the Declaration and desire to amend and restate all of the provisions of the Declaration as provided in this Amended Declaration.

E. SunForest Construction, LTD, an Oregon corporation, as owner of certain property within the Additional Property, consents and agrees to all terms and conditions of this Declaration.

NOW, THEREFORE, Declarant does hereby declare and provide as follows:

1. **DEFINITIONS.** As used in this Declaration, the terms set forth below shall have the following meanings:

1.1 **Additional Property.** Additional Property means all the real property described in the attached Exhibit A.

1.2 **Master Declaration.** Master Declaration means the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Running Y Ranch Resort, dated August 2, 1996 and recorded August 2, 1996, in the records of Klamath County, Oregon, in Volume M96, Page 23548.

1.3 **Incorporation by Reference.** Except as otherwise specifically provided in this Declaration, each of the terms defined in Article 1 of the Master Declaration shall have the meanings set forth in such Article.

2. **ANNEXATION.** The Additional Property is hereby annexed to Running Y Ranch Resort and made subject to the Master Declaration on the terms and conditions set forth in this Declaration.

3. **PROJECT.** The Additional Property shall be Phase 3 of the Project known as Pelican Springs for purposes of the Master Declaration.

4. **LAND CLASSIFICATIONS.** The Additional Property is included in one or another of the following classifications:

4.1 **Residential Lots.** All numbered platted lots within the Additional Property, but excluding any tract labeled as "Master Common Area" or "Common Lot" on such plat, shall be Residential Lots as defined in Section 1.32 of the Master Declaration.

4.2 **Common Areas.** Marsh Hawk Drive shall be a Common Area as defined in Section 1.28 of the Master Declaration.

4.3 **Project Common Areas.** Common Area "A", Common Area "B" and Common Area "C" shall be Project Common Areas as defined in Section 1.28 of the Master Declaration. Within the Project Common Areas, the Owner of each Lot shall have the exclusive use of a driveway crossing the adjacent common area and connecting to each Lot.

4.4 **Common Easement Area.** The 30-foot emergency access easement area over "Common Area B", as shown on the plat of Running Y Resort, Phase 6 - 2nd Addition, shall be Common Easement Area as an access easement for the use and benefit of all Lots within Running Y Ranch Resort as defined in Section 1.9 of the Master Declaration.

5. **MASTER DECLARATION.** The Additional Property shall be subject to all of the terms and provisions of the Master Declaration, except that Section 7.16 (Minimum Dwelling Size) and Section 7.20 (Time-Sharing or Fractional Interest Ownership) shall not be applicable to the Additional Property.

6. **ADDITIONAL RESTRICTIONS.** The Additional Property shall be subject to the following additional restrictions:

6.1 **Noise; Exterior Lighting and Noise-making Devices.** Occupants of Living Units shall exercise extreme care not to make noises which may disturb occupants of other Living

Units. Except with the consent of the Association and the Architectural Review Committee, no exterior lighting or noise-making devices shall be installed or maintained on any Lot within Pelican Springs. Owners shall not tamper with exterior lighting except to replace expended bulbs with similar new bulbs.

6.2 **Windows, Decks, Porches, Outside Walls and Yards.** In order to preserve the attractive appearance of Pelican Springs, the Association may regulate the nature of items which may be placed in or on windows, decks, entry porches, outside walls and yards so as to be visible from outside of the Lot. Garments, rugs, laundry and other similar items may not be hung from windows, facades, porches or decks.

6.3 **Alterations.** Owners are expressly prohibited from painting or changing the exterior of the building or other structure without written permission of the Architectural Review Committee and the Association. No structure may be installed outside of the Living Unit except structures, including without limitation fences, installed with written approval of the Association and Architectural Control Committee.

6.4 **Insurance.** Nothing shall be done or kept on any Lot or Project Common Area which will increase the cost of insurance on the Living Units or Project Common Areas. No Owner shall permit anything to be done or kept in his Living Unit or in the Project Common Areas which would result in cancellation of insurance on any Lot or any part of the Project Common Areas.

6.5 **Landscape.** All exterior landscape installations and plantings must be approved by the Association and the Architectural Review Committee.

6.6 **Project Policies and Procedures.** In addition, the Association from time to time may adopt, modify or revoke such policies and procedures governing the conduct of persons in the operation and use of Lots, Living Units and Project Common Areas within Pelican Springs as it may deem necessary or appropriate in order to assure the peaceful and orderly use and enjoyment of Pelican Springs. A copy of the Policies and Procedures, upon adoption, and a copy of each amendment, modification or revocation thereof, shall be furnished by the Association Board of Directors to each Owner within Pelican Springs and shall be binding upon all Owners and occupants of all Lots within Pelican Springs upon the date of delivery. The method of adoption of such Policies and Procedures shall be as provided in the Bylaws of the Association.

6.7 **Exterior Maintenance.** The Association shall be responsible for maintaining the Project Common Areas of Pelican Springs, including all driveways, landscaping and landscape irrigation systems (including water and power for such systems) within Project Common Areas and Lots. The roof (replacement only) and exterior surfaces of each Living Unit within Pelican Springs (including exterior painting) shall be maintained by the Association as determined by the Board of Directors pursuant to the provision of Section 11.11 of the Master Declaration.

6.8 **Project Assessments.** The costs of maintenance as set forth in Section 6.7, together with the costs of enforcing the restrictions contained in this Declaration, including reasonable administrative costs relating thereto, shall be assessed to each Lot within Pelican Springs on an equal basis as Project Assessments and enforced as Individual Assessments under the Master Declaration.

6.9 **Project Association.** Declarant, the Association or the Owners within Pelican Springs (by majority vote) may elect to establish a Project Association for Pelican Springs. In such event, Declarant or the Association shall adopt Articles of Incorporation and initial Bylaws for the Project Association and supervise the organization of and election of directors for the Project Association. Upon establishment of the Project Association, the Project Association shall be responsible for enforcement of the restrictions contained in this Declaration in the manner provided in the Master Declaration, adoption of Project Policies and Procedures, maintenance of the Project Common Areas and exterior of Living Units within Pelican Springs as provided in this Declaration, and assessment and collection of Project Assessments in the same manner as provided in the Master Declaration for assessment and collection of assessments thereunder. The Project Association shall have the same classes of membership and the same voting rights as provided in the Master Declaration for the Master Association.

7. **AMENDMENT.** This Declaration may be amended by Declarant at any time prior to the closing of the sale of the first lot in the Additional Property. Thereafter, this Declaration may only be amended by the vote or written consent of Owners owning not less than seventy-five percent (75%) of the Lots within Pelican Springs, together with the written consent of the Class B member of the Association, or if a Project Association has been established, the written consent of the Class B member of the Project Association for Pelican Springs, if such Class B membership has not been terminated. Any such Amendment shall become effective only upon recordation in the Deed Records of Klamath County, Oregon, of a certificate of the President or Secretary of the Association, or of the Project Association if a Project Association has been established, setting forth in full the amendments so approved and certifying that the Amendment has been approved in the manner required by this Declaration. In no event shall such an Amendment create, limit or diminish special Declarant rights without Declarant's written consent.

8. **BINDING EFFECT.** The Additional Property, including all Lots, Common Areas, Common Easement Areas and Project Common Areas therein, shall be held, conveyed, hypothecated, encumbered, used, occupied, and improved only in accordance with the provisions of the Master Declaration, as modified by this instrument, which easements, covenants, restrictions, and charges shall run with the Additional Property and shall be binding upon all parties having or acquiring any right, title or interest in the Additional Property, or any part thereof, and shall inure to the benefit of each Owner thereof. Declarant may assign its status as Declarant under this Declaration to a Successor Declarant for Pelican Springs.

IN WITNESS WHEREOF, Declarant has executed this Declaration as of the day and year first set forth above.

RUNNING Y RESORT, INC., an Oregon corporation

By *Lauri Miller*
Its *Asst. Secretary*

CONSENT BY OWNER:

SunForest Construction LTD, an Oregon corporation

By *Kit Hall*
Its *Vice President*

SunForest Construction LTD, an Oregon corporation

By *Pete Lovenry*
Its *Vice President*

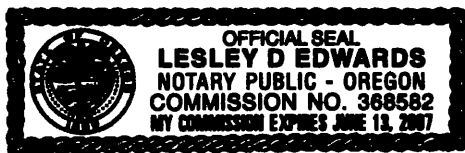
STATE OF OREGON)
)ss.
County of Deschutes)



The foregoing instrument was acknowledged before me this 22nd day of December, 2003, by Lauri Miller, the Asst. Secretary of RUNNING Y RESORT INC., an Oregon corporation.

STATE OF OREGON)
)ss.
County of Deschutes)

The foregoing instrument was acknowledged before me this 22nd day of December, 2003, by Kit Hall and Pete Lovenry, the Vice-President and Vice-President of SunForest Construction LTD, an Oregon corporation.



Lesley D. Edwards
Notary Public for Oregon
My commission expires: 6/13/2007

EXHIBIT "A"**"Additional Property"**

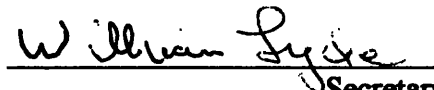
- Residential Lots:** Lots 764 through 778, as shown on the plat of Running Y Resort, Phase 6 – 2nd Addition, recorded in the Office of the County Recorder, Klamath County, Oregon.
- Lots 779 and 780 as shown on the plat of Tract 1425, A Replat of Lots 779, 780 and Common Area "C", recorded in the Office of the County Recorder, Klamath County, Oregon.
- Common Areas:** Marsh Hawk Drive as shown on the plat of Running Y Resort, Phase 6 – 2nd Addition.
- Project Common Areas:** Common Area "A", Common Area "B" as shown on the plat of Running Y Resort, Phase 6 – 2nd Addition.
Common Area "C" as shown on the plat of Tract 1425, A Replat of Lots 779, 780 and Common Area "C" recorded in the Office of the County Recorder, Klamath County, Oregon.
- Common Easement Area:** The 30-foot emergency access easement area over Common Area "B" as shown on the plat of Running Y Resort, Phase 6 – 2nd Addition, recorded in the Office of the County Recorder, Klamath County, Oregon.

Certification

The undersigned President and Secretary of Running Y Ranch Resort Owners Association hereby certify that the within Amendment to the Declaration Annexing Phase 3 of Pelican Springs to Running Y Ranch Resort have been approved and adopted in accordance with Section 7 of the Declaration.



President



Secretary