

FIRST AMENDMENT TO  
DECLARATION OF COVENANTS AND RESTRICTIONS FOR  
VALE HEIGHTS HOMEOWNERS' ASSOCIATION

The Declaration of Covenants and Restrictions for Vale Heights Homeowners' Association, recorded May 18, 2004 in Vol M04 Pages 30807-26, Records of the Klamath County Clerk, Klamath County, Oregon, is amended by addition of the highlighted (**bold**) words to the existing Sections and deletion of the words through which a line has been drawn (~~deleted~~) from the existing Sections and by addition of Section 8.10, as follows:

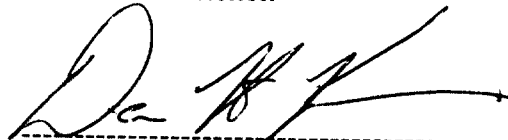
1. Section 3.1 General. The Declarant has developed the Property with nine lots each of which is approximately 10 acres in size and two lots each of which is approximately 20 acres in size all of which are ~~single-family~~ residential Lots. Each such lot **parcel of land not less than 10 acres in size** that is developed will be developed with a single Living Unit.
2. 4.1.3 Combination, Division. No Owner shall have the right to divide any Lot if the **division of such Lot will result in a parcel of land containing less than 10 acres.** However, when determining the acreage of a parcel, it shall be permissible to combine the parcel with a contiguous Lot owned by the same Owner. Any Owner, upon compliance with the requirements of all applicable zoning, building and land use laws, regulations and ordinances, and the architectural requirements of the Declaration may construct (reconstruct or replace) one Living Unit on two or more Lots.
3. 5.3 Voting Rights. The Association shall have two (2) classes of voting members:  
5.3.1 Class A. Class A members shall be all Owners of Lots other than the Declarant, and each Class A member shall be entitled to one (1) vote for each Lot owned with respect to all matters upon which Owners are entitled to vote. **No subdivision of any Lot shall result in an increase in the voting rights attributable to the original Lot and the one vote attributable to the original Lot shall be voted in accordance with the Bylaws of the Vale Heights Homeowners Association.**
4. 8.10 Subdivided Lots. No subdivision of any Lot shall cause a parcel of land to avoid assessment by the Vale Heights Homeowners Association. **Any parcel of ten acres or more which is created by subdivision shall be assessed as a separate Lot. Any parcel of less than ten acres shall be combined with the contiguous Lot owned by the same Owner for assessment as one Lot.**

Except as amended by the provisions set out above, the Declaration of Covenants and Restrictions shall remain in full force and affect in accordance with its terms.

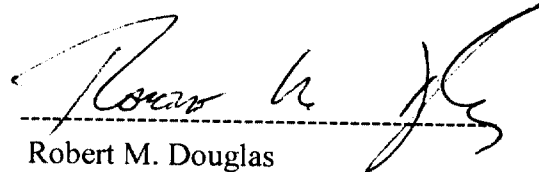
IN WITNESS WHEREOF, the undersigned being The Vale Heights Board of Directors herein, has executed this instrument the date first written.



\_\_\_\_\_  
Darrel W. Mitchell

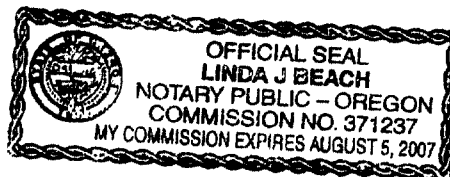


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Dan H. Kinsman

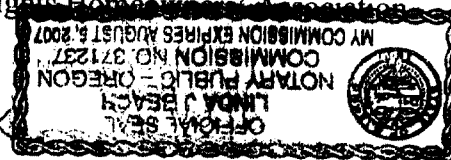


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Robert M. Douglas

STATE OF OREGON     )  
                                  ) ss.  
County of Klamath     )



This instrument was acknowledged before me on the 1 day May, 2006,  
by Darrel W. Mitchell as President of Vale Heights Homeowners' Association.



NOTARY PUBLIC- State of Oregon  
My Commission Expires Aug 5, 2007

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COVENANTS AND RESTRICTIONS, solo page