

## **AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS**

### **Recitals, Intent and Purpose**

**WHEREAS, Homedale Terrace Subdivision ("Homedale") is a 36-lot manufactured home subdivision in Klamath County, Oregon;**

**WHEREAS, the declaration for Homedale is titled "Declaration of Covenants, Conditions, and Restrictions Tract 1407-Homedale Terrace Subdivision" (hereinafter "Declaration") and recorded as instrument number M06-12688 in the official Records of Klamath County, Oregon;**

**WHEREAS, Homedale Terrace Homes and Land, LLC. ("Declarant") desires to amend the Declaration to provide for the allowance of site-built homes and multi-family homes on some lots in the Subdivision, as well as to permit a series of partitions to accommodate site-built homes and multi-family homes.**

**WHEREAS, the Declaration requires the affirmative vote of 75% of owners in the Subdivision to amend the Declaration and Declarant owns more than 75% of the Subdivision lots. The amendments do not effect a reduction in common area, change the method of calculating association dues for owners, or increase owners' obligations beyond those required in the Declaration.**

**NOW, THEREFORE, the Declarant amends the Declaration as follows:**

- 1. The Declaration is amended to allow site built, manufactured, and multi-family homes.**
- 2. "Dwelling Unit" or "Unit" shall mean and refer to the residential site built, manufactured and multi-family homes situated on each lot within the project designed for residential purposed and intended for use and occupancy as a residence for single family and multifamily units. Multi- family unit possibilities to be lots 23-36.**

### **Amendment To Declaration of Covenants, Conditions, and Restrictions**

After Recording Return To:  
Homedale Terrace Homes and Land LLC  
2730 Heritage Court  
Klamath Falls OR 97603

3. "Declarant" shall refer to Homedale Terrace Homes and Land, LLC. An Oregon Limited Liability Company, its successor or any successor or assign of all the remainder of its interest in development of the Property.

4. Page 15 of 26, Section 1 to be amended as follows; All lots must be constructed with a one-car garage.

5. Page 15 of 26, Section 3 to be removed from the Declaration of Covenants, Conditions and Restrictions.

6. Page 15 of 26, Section 4 to be removed from the Declaration of Covenants, Conditions and Restrictions.

7. Page 15 of 26, Section 5 to be removed from the Declaration of Covenants, Conditions and Restrictions.

8. The Declaration shall remain in full force and effect, except when it is inconsistent with this amendment, in which case, this amendment shall govern.

9. The recitals above are incorporated in this amendment and are made a part hereof.

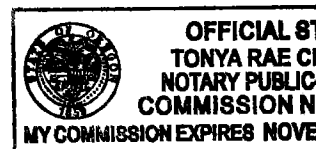
In Witness WHEREOF, Declarant has executed this Declaration the 17 day of JULY, 2020.

HOMEDALE TERRACE HOMES AND LAND LLC

Homedale Terrace Homes and Land LLC, Declarant

BY: Braut Monroe

Its: PRESIDENT



State of Oregon  
County of Klamath

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On this 17 day of July, in the year 2020 before me,  
Tonya Clayborn, a Notary Public in and for said state, personally appeared  
Brent Thomas known to me to be the  
Resident of the Homedale Terrace Homes and Land LLC  
Corporation, and acknowledged to me that pursuant to a Resolution of the Board of  
Directors, he/she executed the foregoing in said Corporation name.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the  
day and year in this certificate first above written.

Tonya R. Clayborn  
Notary Public for the State of Oregon  
Residing at: Klamath Falls  
Commission Expires: 11-13-21

