

2022-002662

Klamath County, Oregon

AFTER RECORDING, RETURN TO
RidgeWater Community Association
1200 RidgeWater Blvd.
Klamath Falls, OR 97601
Attn: Tina Linn - Manager



03/03/2022 09:31:20 AM

Fee: \$92.00

AMENDMENT DECLARATION TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR RIDGEWATER

THIS AMENDMENT DECLARATION is made this 30th Day of September 2021, by TRINITY ASSET HOLDINGS CO., LLC a California limited liability company, successor declarant to Klamath Falls Partners, LLC, a Colorado limited liability company. ("Declarant"), RIDGEWATER COMMUNITY ASSOCIATION, an Oregon nonprofit corporation (the "Association"), and by the BOARD OF DIRECTORS ("Directors").

RECITALS

Pursuant to agreement of the Directors of the Association and Declarant the following revisions are approved to Amend the Master Declaration of the Association Declarations of Covenants, Conditions, Restrictions and Easements for RidgeWater. This revision is made to remove and correct the Buyer and Seller Fees payable to the Association at time of property title transfers.

REMOVAL of Article 4.3 Transfer Fee. This Article is removed in its entirety.

AMEND Article 7.8 Prohibited Vehicles. Amend the length of time for parking of recreational vehicles in driveways from 24 hours to 72 hours.

NOW, THEREFORE, in furtherance of the foregoing recitals, the parties hereby declare and agree as follows:

1. Declarant Approval. Declarant hereby approves the Amendment for removal of Article 4.3 and Correction to Article 7.8 of the Master Declaration.
2. Directors Approval. By majority vote of the owner elected Board of Directors, approval is hereby given for the Amendment Declaration to remove Article 4.3 and Correct Article 7.8 of the Master Declaration.
3. Association Certification. By their execution of this Amendment Declaration, the president and secretary of the Association, hereby certify, on behalf of the Board of Directors and the Association, that this Amendment Declaration of the Master Declaration as described herein, has been approved in accordance with the terms of the Master Declaration and that this Amendment Declaration may be executed and recorded in the official records of Klamath County, Oregon.
4. Effect of Amendment Declaration. Except as otherwise supplemented by this Amendment Declaration, the Master Declaration is otherwise unmodified and remains in full force and effect. This Amendment Declaration may not be amended, revised or revoked except in accordance with the terms and provisions of the Master Declaration.
5. Counterparts. This Amendment Declaration may be executed in multiple counterparts, each of which, when taken together, shall constitute one and the same instrument.

IN WITNESS WHEREOF, the undersigned have executed this Amendment Declaration as of the date first set forth above.

ASSOCIATION: RIDGEWATER COMMUNITY ASSOCIATION, an Oregon nonprofit corporation

By: [Signature]
Name: Charles Blackburn
Title: PRESIDENT

By: [Signature]
Name: Christina Linn
Title: SECRETARY

STATE OF Oregon)

County of Klamath)

The foregoing instrument was acknowledged before me this 17th day of Feb., 2020 by Charles Blackburn the President and Christina Linn the Secretary of RidgeWater Community Association, an Oregon nonprofit corporation.

By: [Signature]
Notary Public for: Oregon
My commission expires: 6, 25, 2023

