

2025-004164

Klamath County, Oregon

06/03/2025 08:27:01 AM

Fee: \$107.00

After Recording Return To:
Karna R. Gustafson
VF Law
6000 Meadows Road, Suite 500
Lake Oswego, OR 97035

Amendment TO
DECLARATION OF COVENANTS AND RESTRICTIONS FOR
LAKEWOODS SUBDIVISION, A CLASS I PLANNED COMMUNITY

RECITALS

A. The Declaration of Covenants and Restrictions for Lakewoods Subdivision, A Class I Planned Community, was recorded in the records of Klamath County, Oregon, on February 27, 2002, in Volume M02, Pages 12035-12055. The 2015 Amendment to Declaration of Covenants and Restrictions for Lakewoods Subdivision, A Class I Planned Community, was recorded in the records of Klamath County, Oregon, on August 31, 2015, as Document No. 2015-009680. The 2022 Amendment to Declaration of Covenants and Restrictions for Lakewoods Subdivision, A Class I Planned Community, was recorded in the records of Klamath County, Oregon, on September 22, 2022, as Document No. 2022-011440. The 2025 Amendment to Declaration of Covenants and Restrictions for Lakewoods Subdivision, A Class I Planned Community, was recorded in the records of Klamath County, Oregon, on _____, 2025, as Document No. 2025-_____ (collectively, "Declaration")

B. To maintain the residential character of the community, the members of the Lakewood Owners Association, Inc. ("Association") have voted to modify the combination and division of Lots, the votes allocated to said Lots and the payment of assessments on such combined Lots.

AMENDMENT

NOW THEREFORE, the Declaration is hereby amended as follows:

1. The Declaration, Section 4.1.3, is hereby deleted in its entirety and replaced with the following:

“ **4.1.3 Combination, Division.** No Member shall have the right to divide any Lot. Upon compliance with the requirements of all applicable zoning, building and land use laws, regulations and ordinances, and the architectural requirements of the Declaration and any rules and regulations of the Association, any Member may combine two (2) or more Lots and/or construct, reconstruct or replace one Unit on two (2) or more Lots. From the date of this Amendment forward, any newly combined Lots shall continue to pay two (2) or more assessments based on the number of Lots involved and have two (2) or more votes based on the number of Lots involved as if the Lots were not combined. Those Lots that have been combined prior to the date of this Amendment shall be vested in paying only one (1) assessment and have one (1) vote for the two (2) or more previously combined Lots.”

All other provisions of the Declaration remain in full force and effect.

IN WITNESS WHEREOF, the President and Secretary of the Association hereby certify that the foregoing Amendment was duly adopted and approved by the required percentage of owners and in accordance with the procedures of the Association's governing documents and the Oregon Planned Community Act and shall be recorded in the Deed Records of Klamath County, Oregon.

DATED: May 14, 2025 LAKEWOODS OWNERS ASSOCIATION, INC., an Oregon
nonprofit corporation

By:

James Moore, President
James Moore

By:

Judy Ramsey, Secretary

STATE OF OREGON) 10:10 am

RJB 5/27/25
) ss.

County of Klamath)

RJB 10:10 a.m.
5/27/25
May 27th, 2025

Personally appeared before me the above-named Judy Ramsey who, being duly sworn, did say that _____ is the ~~President~~ of Lakewoods Owners Association, Inc., an Oregon nonprofit corporation, and that said instrument was signed on behalf of said Association by

authority of its Board of Directors, and acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon

*see attached
California
jurat*

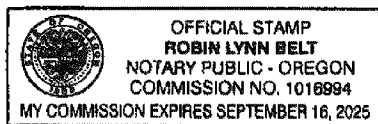
STATE OF OREGON)

) ss.

May 27th —, 2025

County of Klamath)

Personally appeared before me the above-named Judy Ramsur who, being duly sworn, did say that she is the Secretary of Lakewoods Owners Association, Inc., an Oregon nonprofit corporation, and that said instrument was signed on behalf of said Association by authority of its Board of Directors, and acknowledged said instrument to be its voluntary act and deed.



Robin Lynn Belt
Notary Public for Oregon

CALIFORNIA JURAT

GOVERNMENT CODE § 8202

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of

Shasta

Subscribed and sworn to (or affirmed) before me on
this 14 day of May, 2025, by
Date Month Year

(1) James Moore

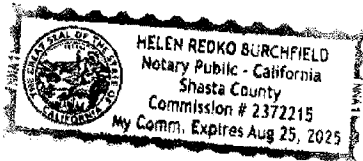
(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to
be the person(s) who appeared before me.

Signature

[Handwritten Signature]

Signature of Notary Public



Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or
fraudulent reattachment of this form to an unintended document.

Description of Attached Document

*Amendment to Declaration of Covenants
and Restrictions for Lakewood
Subdivision, a Class I Planned Community
(Section 4.1.3)*

Title or Type of Document:

Document Date:

May 14, 2025

Number of Pages:

3

Signer(s) Other Than Named Above: