

2025-004165

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 (collectively, "Declaration").

B. To maintain the character of the community, the members of the Lakewood Owners Association, Inc. ("Association") have voted to clarify the use of temporary structures on Lots and to clarify and modify construction requirements for certain exterior improvements.

AMENDMENT

NOW THEREFORE, the Declaration is hereby amended as follows:

1. The Declaration, Section 4.2.5, is hereby deleted in its entirety and replaced with the following:

4.2.5 Temporary Structures. Temporary structures are defined as shacks, trailers, garages, and outbuildings, and shall not be built before the construction of the approved home. Temporary structures shall be permitted for no longer than two construction seasons after construction has started, location and type of temporary structure will be approved by the Architectural Review Board (ARB). Recreational vehicles, trailers, and tents shall be

allowed for recreational purposes on a Lot for a period not to exceed fourteen (14) days per calendar year.”

2. The Declaration, Section 4.2.10, is hereby deleted in its entirety and replaced with the following:

“ **4.2.10 Outside Lighting, Windows, and Exterior Siding.** All exterior lighting must be approved by the Architectural Review Board (ARB). The ARB shall only approve lighting that is subdued and non-glaring. All window sashes are to be constructed of wood, or other fire-resistant siding with imprinted wood grain. The ARB shall approve type and color, but no white window frames or white garage doors on the exterior shall be permitted. All exterior siding shall be log construction or wood type and or other fire-resistant siding with imprinted wood grain. Type, quality of siding and color are to be approved by the ARB. All colors must be of natural colors that blend in with the surrounding forest area.”

3. The Declaration, Section 4.2.11, is hereby deleted in its entirety and replaced with the following:

“ **4.2.11 Roofs and Trees.** The main roof structure shall be at a minimum pitch of eight (8) by twelve (12). Ancillary roofs to the main roof may be of lesser pitch. All roofing shall be a corrugated, metal sheeting material of twenty-four (24) gauge or less, painted artificial rust or standing seam metal, painted artificial rust or other solid colors and compatible with other roofs in the community as approved by the Architectural Review Board (ARB). Existing trees greater than six (6) feet in height shall not be removed without the prior written consent of the ARB. Any new trees planted shall be of the same or similar species to the natural trees, and must first have prior written consent of the ARB.”

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:

 , President
James Moore

By:

[Signature] Secretary

STATE OF OREGON)

County of _____) ss. _____, 2025

Personally appeared before me the above-named _____ 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.

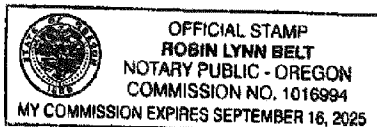
Notary Public for Oregon

*see attached
California
jurat*

STATE OF OREGON)

County of Klamath) ss. May 27th, 2025

Personally appeared before me the above-named Judy Ramsauer 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

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

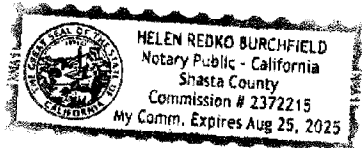
(1) James Moore

(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

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:

Title or Type of Document:

Document Date:

Number of Pages:

Signer(s) Other Than Named Above:

Amendment to Declaration of Covenants and
Restrictions for Lakewood Subdivision,
a CLASS I Planned Community (Sections: 4.2.5; 4.2.10;
4.2.11)

May 14, 2025

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