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Running Y Ranch Resort Owners Association
PO Box 2277
Bend, OR 97709

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Fee: \$147.00

**AMENDMENT NO. 1 TO DECLARATIONS ANNEXING PHASES 1, 2, 3, 4, & 5
OF PELICAN SPRINGS TO RUNNING Y RANCH RESORT**

THIS AMENDMENT NO. 1 to Declarations Annexing Phases 1, 2, 3, 4, and 5 of Pelican Springs to Running Y Ranch Resort (this "Amendment") is made by Running Y Ranch Resort Owners Association, an Oregon nonprofit corporation (the "Association").

The Association is the owners' association for the Running Y Ranch Resort ("Running Y") pursuant to that certain Declaration of Protective Covenants, Conditions, Restrictions and Easements for Running Y Ranch Resort, dated August 2, 1996, and recorded in the Official Records of Klamath County (the "Official Records") in Volume 1996 at Page 23548, as amended and restated by that certain Amended and Restated Declaration of Protective Covenants, Conditions, Restrictions and Easements for Running Y Ranch Resort, recorded in the Official Records at 2018-007433 (as amended from time to time, the "Original Declaration").

Recitals

A. Pelican Springs is a Neighborhood (formerly known as a "Project") within Running Y established pursuant to Declaration Annexing Phase 1 of Pelican Springs to Running Y Ranch Resort, recorded May 22, 1998 in Volume M98, Page 17490 in the Official Records of Klamath County, Oregon, as amended and restated by that certain Amended and Restated Declaration Annexing Phase 1 of Pelican Springs to Running Y Ranch Resort, recorded July 1, 1998 in Volume M98, Page 23325 in the Official Records of Klamath County, Oregon, and as amended and restated by that certain Second Amended and Restated Declaration Annexing Phase 1 of Pelican Springs to Running Y Ranch Resort, dated July 10, 1998 and recorded July 13, 1998 in Volume M98, Page 25019 in the Official Records of Klamath County, Oregon ("Phase 1 Declaration"); and that certain Declaration Annexing Phase 2 of Pelican Springs to Running Y Ranch Resort, dated May 5, 1999, and recorded in Volume M99, Page 17683 in the Official Records of Klamath County, Oregon ("Phase 2 Declaration"); and that certain Declaration Annexing Phase 3 of Pelican Springs to Running Y Ranch Resort, recorded in Volume M01, Page 23634 in the Official Records of Klamath County, Oregon, as amended and restated by that certain Amended and Restated Declaration Annexing Phase 3 of Pelican Springs to Running Y Ranch Resort, dated December 22, 2003 and recorded December 24, 2003 in Volume M03, Page 93072 in the Official Records of Klamath County, Oregon ("Phase 3 Declaration"); and that certain Declaration Annexing Phase 4 of Pelican Springs to Running Y Ranch Resort, dated May 23, 2005, and recorded in Volume M05, Page 38874 in the Official Records of Klamath County, Oregon ("Phase 4 Declaration"); and that certain Declaration Annexing Phase 5 of Pelican Springs to Running Y Ranch Resort, dated March 8, 2006, and recorded in Volume M06, Page 04252 in the Official Records of Klamath County, Oregon ("Phase 5 Declaration"). Collectively, the Phase 1 Declaration, the Phase 2 Declaration, the Phase 3 Declaration, the Phase 4 Declaration and the Phase 5 Declaration are hereinafter referred to as the "Declarations."

B. The property annexed to Running Y Ranch Resort pursuant to the Declarations is collectively referred to in this Amendment as "Pelican Springs".

C. Pursuant to the Declarations, Pelican Springs was annexed into the Original Declaration.

D. In accordance with the Declarations, and by affirmative vote or written consent of Owners owning not less than seventy-five percent (75%) of the Lots within Pelican Springs, together with the written consent of the Class B member of the Association, the Owners wish to amend the Declarations as provided herein.

Amendment

NOW, THEREFORE, in furtherance of the foregoing recitals, the Association hereby declares and agrees as follows:

1. Amendment to Phase 1 Declaration, Phase 2 Declaration, Phase 3 Declaration, Phase 4 Declaration, and Phase 5 Declaration.

a. Section 6.7. Section 6.7 of each of the Phase 1 Declaration, the Phase 2 Declaration, the Phase 3 Declaration, the Phase 4 Declaration, and the Phase 5 Declaration is hereby amended and restated in its entirety as follows:

6.7 Exterior Maintenance. The Association shall be responsible for maintaining the Neighborhood Common Areas of Pelican Springs, including all driveways, landscaping and landscape irrigation systems (including water and power for such systems) within Neighborhood Common Areas and Lots. The exterior painting of each Living Unit within Pelican Springs shall be managed by the Association as determined by the Board of Directors pursuant to the provision of Section 11.11 of the Master Declaration. Except as provided herein, each Owner shall maintain the Owner's Living Unit as provided in the Master Declaration

2. Neighborhood Association Certification. By their execution of this Amendment, the president and secretary of the Association hereby certify that this Amendment has been approved in accordance with the terms of the Declarations, and this Amendment may be executed and recorded in the Official Records of Klamath County, Oregon.

3. Declarant Consent. Though Declarant is not a party to this Amendment, by executing below, Declarant indicates its consent to this Amendment.

4. Effect of Amendment. Except as otherwise amended by this Amendment, the Declarations are unmodified and remain in full force and effect.

5. Definitions. Capitalized terms used without definition shall have the meaning given them in the Original Declaration.

6. Counterparts. This Amendment may be executed in multiple counterparts, each of which shall be an original, and all of which, when taken together, shall constitute one and the same instrument.

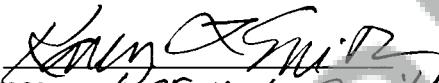
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IN WITNESS WHEREOF, the undersigned have executed this Amendment to be effective as of the day it is recorded in the Official Records of Klamath County, Oregon.

"ASSOCIATION":

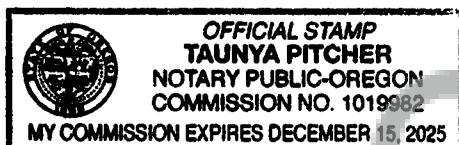
RUNNING Y RANCH RESORT OWNERS
ASSOCIATION,
an Oregon nonprofit corporation

By: 
Name: Thomas R. Schiess
Title: President

By: 
Name: Karen L. Smith
Title: Secretary

STATE OF Oregon)
) ss.
COUNTY OF Deschutes)

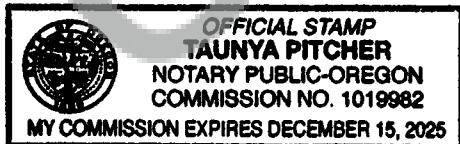
The foregoing instrument was acknowledged before me this 3rd day of November 2025 by Thomas Schiess, the president of Running Y Ranch Resort Owners Association, an Oregon nonprofit corporation, on behalf of the nonprofit corporation.

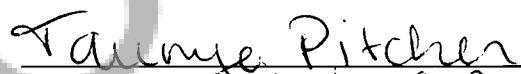



Taunya Pitcher
Notary Public for State of Oregon
My Commission Expires: 12/15/25

STATE OF Oregon)
) ss.
COUNTY OF Deschutes)

The foregoing instrument was acknowledged before me this 3rd day of November 2025 by Karen L. Smith, the secretary of Running Y Ranch Resort Owners Association, an Oregon nonprofit corporation, on behalf of the nonprofit corporation.




Taunya Pitcher
Notary Public for State of Oregon
My Commission Expires: 12/15/25

The undersigned, the successor Declarant under the Original Declaration and the Declarations, executes this Amendment to indicate its consent.

<Signatures and notary blocks continue on the next page>

"DECLARANT":

RUNNING Y RANCH DEVELOPMENT, LLC,
an Oregon limited liability company

By CLV PROPERTIES, LLC
Its sole member

By: William Lynch

William Lynch

Title: Managing Member

STATE OF California)
)ss.
COUNTY OF San Diego)

The foregoing instrument was acknowledged before me this 5th day of November,
2025, by William Lynch, the Managing Member CLV Properties, LLC, the sole member of
Running Y Ranch Development, LLC, on behalf of Running Y Ranch Development, LLC.

Notary Public for Violeta De La Torre
My Commission Expires: Dec 12, 2028

