

After Recording Return To:

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Portland, Oregon 97201



\$58.00

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**AMENDMENT TO THE AMENDED DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS OF SUNSET VIEW ESTATES**

RECITALS

The Amended Declaration of Covenants, Conditions, and Restrictions of Sunset View Estates ("Declaration") was recorded on April 10, 2008 in the Deschutes County, Oregon Official Records as Document No. 2008-15734.

In order to maintain the value of the homes, financing options and stability of the residential character of the community, the following Declaration amendment has been adopted to restrict the rental of homes in Sunset View Estates. Members of the Sunset View Homeowner's Association, Inc. ("Association") have voted to amend the Declaration to restrict the rental of homes.

AMENDMENT

Section 3 of the Declaration is hereby amended to read in its entirety as follows:

"Section 3. USE OF LOTS. Except as may be otherwise expressly provided in this Declaration, each Lot shall be used for single-family residential purposes only. No trade or business of any kind may be conducted. Lease or rental of a Lot or any building thereon for residential purposes shall not be considered to be a violation of this covenant, so long as the lease is in compliance with this Section and any reasonable rules and regulations as the Board of Directors may promulgate. No single room rentals or subleases are permitted. Any lessee or tenant shall in all respects be subject to the terms and conditions of this Declaration, the Bylaws, and the rules and regulations adopted hereunder. The initial rental term shall not be less than one (1) year. Thereafter, the term may be extended for an additional one (1) year term or on a month-to-month basis. The Owner shall provide copies of the Declaration, Bylaws and all rules and regulations to the tenant. The lease or rental agreement shall prove that it is subject to the Declaration, Bylaws and all Association rules and regulations. A tenant or lessee shall be defined as anyone who is not an Owner of record. After notice and an opportunity to be heard, an Owner may be fined for violation of this Section and any violation of the Declaration, Bylaws or rules and regulations committed by the tenant or lessee.

The foregoing Amendment is effective as to all Lots subject to the Declaration upon the recordation of this instrument in the Deschutes County, Oregon records. Except as necessary to give full effect to the foregoing amendment, the Declaration shall remain unmodified and in full force and effect.

IN WITNESS WHEREOF the undersigned Chairman and Secretary hereby certify the foregoing Amendment was duly adopted by the requisite percentage of owners and in accordance with the procedures of the Association's governing documents and the Oregon Planned Community Act.

SUNSET VIEW ESTATES HOMEOWNER'S
ASSOCIATION, INC.

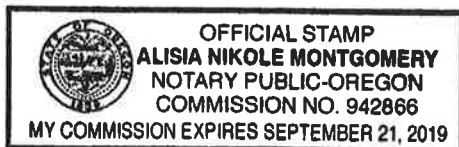
By: William R Lee
Chairman

By: Sharon G. Gibson
Secretary

STATE OF OREGON)
) ss.
County of Deschutes)

November 16, 2017

Personally appeared before me the above-named William Lee and who, being duly sworn, did say that WRL is the Chairman of Sunset View Estates Homeowner's Association, Inc., and that said instrument was signed in behalf of said Association by authority of its Board of Directors, and acknowledged said instrument to be its voluntary act and deed.



Alisia Montgomery
Notary Public for Oregon

STATE OF OREGON)
) ss.
County of Deschutes)

November 16, 2017

Personally appeared before me the above-named Sharon Gibson and who, being duly sworn, did say that SG is the Secretary of Sunset View Estates Homeowner's Association, Inc., and that said instrument was signed in behalf of said Association by authority of its Board of Directors, and acknowledged said instrument to be its voluntary act and deed.



Alisia Montgomery
Notary Public for Oregon