



\$36.00

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11/13/2006 11:18:41 AM

RPR-AMEN Cnt=1 Stn=5 CASHIER 06
\$15.00 \$10.00 \$11.00

AFTER RECORDING, RETURN TO:

SEND TAX STATEMENTS TO:

Sandra J. Turner
3518 Osprey Drive
Springfield, OR 97477

Stanley O. Lenhart, Jr.
3391 Falcon Drive
Springfield, OR 97477

**Third AMENDMENT
TO DECLARATION OF PROTECTIVE COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
AMBLESIDE MEADOWS SUBDIVISION
SPRINGFIELD, LANE COUNTY, OREGON**

THIS Third AMENDMENT to the DECLARATION of the Protective Covenants, Conditions and Restrictions for Ambleside Meadows Subdivision, is made effective November 8, 2006, by the undersigned Board of Directors of the AMBLESIDE MEADOWS HOMEOWNERS ASSOCIATION, hereinafter referred to as Association.

WHEREAS, the Declaration of Protective Covenants, Conditions and Restrictions for Ambleside Meadows Subdivision, Springfield, Lane County, Oregon, was recorded on December 29, 1998 on Reel 2499R, Instrument No. 98103699; and

WHEREAS, the Declaration of Protective Covenants, Conditions and Restrictions for Ambleside Meadows Subdivision, Springfield, Lane County, Oregon, was subsequently amended by the Declarant on the 1st day of February, 2000, and recorded on February 14, 2000, as Instrument No. 2000088369; and

WHEREAS, Article IX, Section 3 of the Covenants, Conditions and Restrictions for the Ambleside Meadows Subdivision (hereinafter CC&Rs) provides that they may be amended by a vote of at least 75% of the Class A Members and 85% of Class B Members of the Association at a meeting called for that purpose; and

WHEREAS, a meeting as specified in Article IX, Section 3 was held for the purpose of amending the CC&Rs;

NOW, THEREFORE, the Officers of the Association hereby declare that the Property subject to the recorded Protective Covenants, Conditions and Restrictions, as amended, is identified as follows:

**AMBLESIDE SUBDIVISION, aka AMBLESIDE MEADOWS SUBDIVISION,
as platted and recorded on File 75, Slides 750-755 inclusive, Lane County,
Oregon Plat Records in Lane County, Oregon, and**

AMBLESIDE MEADOWS SUBDIVISION FIRST ADDITION, as platted and recorded on File 75, Slides 939-943, inclusive, Lane County Oregon Plat Records in Lane County, Oregon.

The following change is made to ARTICLE VI, Section 5:

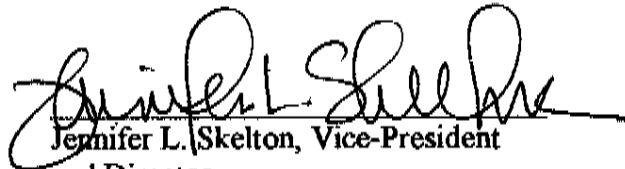
ARTICLE VI. COVENANT FOR MAINTENANCE ASSESSMENT

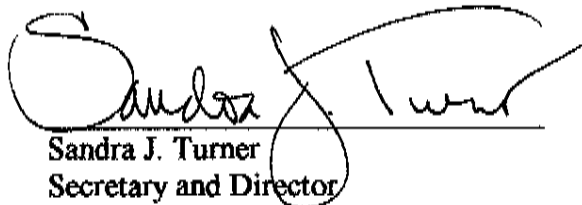
Section 5. Quorum For Any Action Authorized. Members present or by proxy of each class of membership shall constitute a quorum.

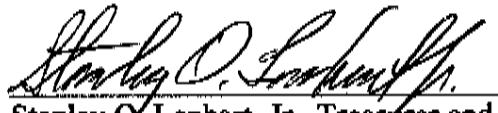
Except as amended herein, the recorded Declaration of Protective Covenants, Conditions and Restrictions for Ambleside Meadows Subdivision, Springfield, Lane County, Oregon, as amended, are hereby ratified, confirmed and republished.

IN WITNESS WHEREOF, the officers and directors of the Association have executed this Declaration this 27th day of November, 2006.


Michael G. Larion
President and Director

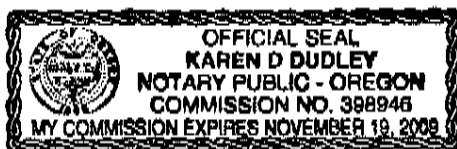

Jennifer L. Skelton, Vice-President
and Director

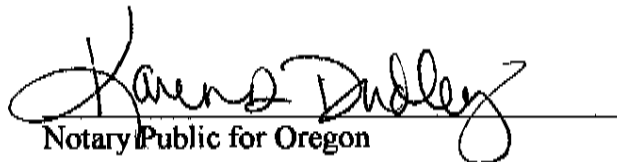

Sandra J. Turner
Secretary and Director


Stanley O. Lenhart, Jr., Treasurer and
Director

STATE OF OREGON)
)ss.
COUNTY OF LANE)

This instrument was acknowledged before me this 27th day of November, 2006 by Michael G. Larion, officer and director of AMBLESIDE MEADOWS SUBDIVISION.




Notary Public for Oregon

STATE OF OREGON)
)ss.
County of Lane)

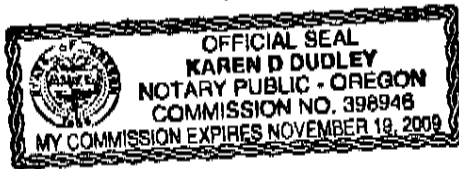
This instrument was acknowledged before me this 8 day of November, 2006 by Jennifer L. Skelton, officer and director of AMBLESIDE MEADOWS SUBDIVISION.



Karen D. Dudley
Notary Public for Oregon

STATE OF OREGON)
)ss.
County of Lane)

This instrument was acknowledged before me this 8 day of November, 2006 by Sandra J. Turner, officer and director of AMBLESIDE MEADOWS SUBDIVISION.

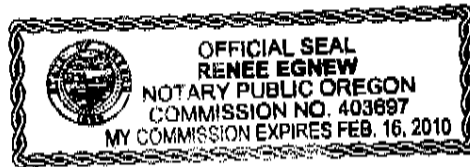


Karen D. Dudley
Notary Public for Oregon

STATE OF OREGON)
)ss.
County of Lane)

This instrument was acknowledged before me this 11 day of November, 2006 by Stanley O. Lenhart, Jr., officer and director of AMBLESIDE MEADOWS SUBDIVISION.

Renee Egnew
Notary Public for Oregon



Division of Clerk Deputy Clerk
Lane County Dea and Records

2006-081248



\$46.00

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11/13/2006 11:18:41 AM

RPR-AMEN Cnt=1 Str=5 CASHIER 06
\$25.00 \$10.00 \$11.00

AFTER RECORDING, RETURN TO:

SEND TAX STATEMENTS TO:

Sandra J. Turner
3518 Osprey Drive
SPRINGFIELD, OR 97477

Stanley O. Lenhart Jr.
3391 Falcon Drive
Springfield, OR 97477

**SECOND AMENDMENT
TO DECLARATION OF PROTECTIVE COVENANTS,
CONDITIONS AND RESTRICTIONS FOR
AMBLESIDE MEADOWS SUBDIVISION
SPRINGFIELD, LANE COUNTY, OREGON**

THIS SECOND AMENDMENT to the DECLARATION of the Protective Covenants, Conditions and Restrictions for Ambleside Meadows Subdivision, is made effective January 17, 2005, by the undersigned Board of Directors of the AMBLESIDE MEADOWS HOMEOWNERS ASSOCIATION, hereinafter referred to as Association.

WHEREAS, the Declaration of Protective Covenants, Conditions and Restrictions for Ambleside Meadows Subdivision, Springfield, Lane County, Oregon, was recorded on December 29, 1998 on Reel 2499R, Instrument No. 98103699; and

WHEREAS, the Declaration of Protective Covenants, Conditions and Restrictions for Ambleside Meadows Subdivision, Springfield, Lane County, Oregon, was subsequently amended by the Declarant on the 1st day of February, 2000, and recorded on February 14, 2000, as Instrument No. 2000088369; and

WHEREAS, Article IX, Section 3 of the Covenants, Conditions and Restrictions for the Ambleside Meadows Subdivision (hereinafter CC&Rs) provides that they may be amended by a vote of at least 75% of the Class A Members and 85% of Class B Members of the Association at a meeting called for that purpose; and

WHEREAS, a meeting as specified in Article IX, Section 3 was held for the purpose of amending the CC&Rs;

NOW, THEREFORE, the Officers of the Association hereby declare that the Property subject to the recorded Protective Covenants, Conditions and Restrictions, as amended, is identified as follows:

AMBLESIDE SUBDIVISION, aka AMBLESIDE MEADOWS SUBDIVISION,
as platted and recorded on File 75, Slides 750-755 inclusive, Lane County,
Oregon Plat Records in Lane County, Oregon, and

AMBLESIDE MEADOWS SUBDIVISION FIRST ADDITION, as platted and recorded on File 75, Slides 939-943, inclusive, Lane County Oregon Plat Records in Lane County, Oregon.

The following change is made to ARTICLE VI, Section 3:

ARTICLE VI. COVENANT FOR MAINTENANCE ASSESSMENT.

Section 3. Basis and Maximum Annual Assessments. The regular assessment shall be \$50.00 per year for each Lot owned by Class A person(s). This assessment shall continue at the \$50.00 per year, per lot rate until changed by the Board of Directors. The assessment will be paid to the Association at the closing of a sale of a Lot to a Class A member and will be due on the following January 1 of each year thereafter.

All other provisions of Article VI, Section 3 remain unchanged.

The following changes or additions are made to ARTICLE VII, Section 1:

ARTICLE VII. SPECIFIC PROPERTY USE RESTRICTIONS.

Section 1. Signs. Temporary signs, such as political signs, holiday signs or flags, shall be allowed for a period of not more than 30 cumulative days prior to the event. Each temporary sign shall not exceed 5 square feet, and the total signage shall not exceed 30 square feet. In addition, one professional sign of not more than five square feet of surface advertising the Property for sale or rent, or signs used by the developer to advertise the Property during the construction and sales period including an entry sign(s) permanently placed at the entrance by the Declarant are permitted. If a Property is sold or rented, any sign relating thereto shall be removed immediately, except that the Owners or their agent may post a "Sold" sign for a reasonable period following a sale.

The following changes or additions are made to ARTICLE VII, Section 8:

ARTICLE VII. SPECIFIC PROPERTY USE RESTRICTIONS.

Section 8. Landscaping. Street trees shall be planted prior to final inspection. The balance of each yard shall be landscaped not more than 45 days after occupancy, unless an extension has been granted by the Architectural Review Committee. Yards shall be maintained in a neat and clean condition and grass shall be watered and cut regularly. Landscaping shall be subject to approval by the Architectural Review Committee as set forth above. Each Owner shall, prior to commencement of landscape work, submit to the Architectural Review Committee a detailed landscape plan including location of all fencing. All street trees shall be the Armstrong Maple and there shall be a minimum of one street tree per lot in a location determined by the Architectural Review Committee. All other new trees must have a minimum trunk diameter of one and one-half inches at planting.

The following changes or additions are made to ARTICLE VII, Section 9:

ARTICLE VII. SPECIFIC PROPERTY USE RESTRICTIONS.

Section 9. Utilities.

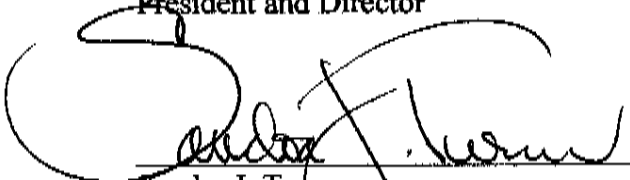
All utilities such as water, sewer, gas, telephone, power and television cable lines are to be under ground. Visible antennas of any kind shall not be permitted, with the exception of satellite dishes 24" in diameter or less (for example, Directtv or Dish Network mini dishes).


Except as amended herein, the recorded Declaration of Protective Covenants, Conditions and Restrictions for Ambleside Meadows Subdivision, Springfield, Lane County, Oregon, as amended, are hereby ratified, confirmed and republished.

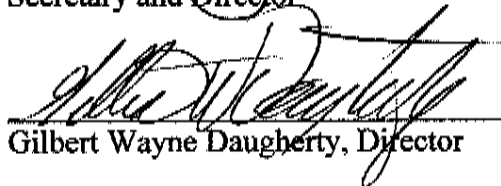
IN WITNESS WHEREOF, the officers and directors of the Association have executed this Declaration this 18th day of October, 2006.

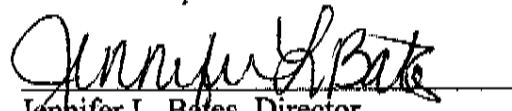

Michael G. Larion
President and Director


Jennifer L. Skelton, Vice-President
and Director


Sandra J. Turner
Secretary and Director


Stanley O. Lenhart, Jr. Treasurer and
Director


Gilbert Wayne Daugherty, Director

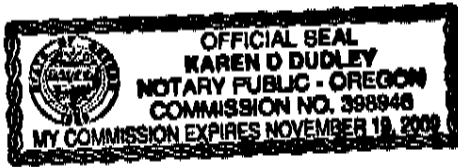

Jennifer L. Bates, Director


Ronald E. Otterstedt, Director

ACKNOWLEDGEMENTS APPEAR ON FOLLOWING PAGES

STATE OF OREGON)
)ss.
County of Lane)

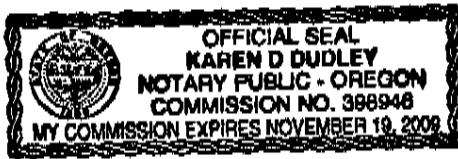
This instrument was acknowledged before me this 18 day of October, 2006 by Michael G. Larion, officer and director of AMBLESIDE MEADOWS SUBDIVISION.



Karen D. Dudley
Notary Public for Oregon

STATE OF OREGON)
)ss.
County of Lane)

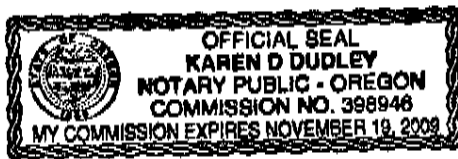
This instrument was acknowledged before me this 18 day of October, 2006 by Jennifer L. Skelton, officer and director of AMBLESIDE MEADOWS SUBDIVISION.



Karen D. Dudley
Notary Public for Oregon

STATE OF OREGON)
)ss.
County of Lane)

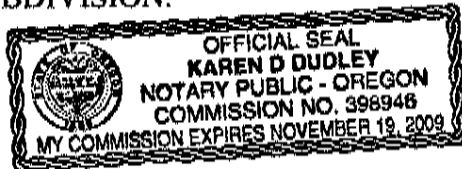
This instrument was acknowledged before me this 18 day of October, 2006 by Sandra J. Turner, officer and director of AMBLESIDE MEADOWS SUBDIVISION.



Karen D. Dudley
Notary Public for Oregon

STATE OF OREGON)
)ss.
County of Lane)

This instrument was acknowledged before me this 18 day of October, 2006 by Stanley O. Lenhart Jr., officer and director of AMBLESIDE MEADOWS SUBDIVISION.



Karen D. Dudley
Notary Public for Oregon

STATE OF OREGON)
)ss.
County of Lane)

