

AFTER RECORDING, RETURN TO:

Sandra J. Turner, Secretary
Ambleside Meadows Homeowners Assoc.
3518 Osprey Drive
Springfield, OR 97477

SEND TAX STATEMENTS TO:

Stanley O. Lenhart, Treasurer
Ambleside Meadows Homeowners Assoc.
3391 Falcon Drive
Springfield, OR 97477

ADDENDUM
TO
DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND
RESTRICTIONS
BY
AMBLESIDE MEADOWS HOMEOWNERS ASSOCIATION
FOR
AMBLESIDE MEADOWS SUBDIVISION
SPRINGFIELD, LANE COUNTY, OREGON

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 8th day of November, 2006, and recorded on November 13, 2006, as Instrument No. 2006-081249.

COVER SHEET

Division of Chief Deputy Clerk
Lane County Deeds and Records

2007-076624



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ARTICLE XI, ADDENDUM TO DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND
RESTRICTIONS FOR AMBLESIDE MEADOWS SUBDIVISION-PAGE 1 OF 5

FILE COPY

ARTICLE XI

POLICIES AND PRODECURES FOR COVENANT AND RULE ENFORCEMENT

Section 1. Reporting Violations. Complaints regarding alleged violations may be reported by an Owner within the community, a group of Owners, the Association's management company, if any, Board member(s) or committee member(s) by submission of a written complaint.

Section 2. Complaints. (a) Complaints by Owners shall be in writing and submitted to the Board of Directors. The complaining Owners shall have observed the alleged violation and shall identify the complainant ("Complainant"), the alleged violator ("Violator"), if known, and set forth a statement describing the alleged violation, referencing the specific provisions which are alleged to have been violated, when the violation was observed and any other pertinent information. Non-written complaints or written complaints failing to include any information required by this provision may not be investigated or pursued at the discretion of the Association. (b) Complaints by a member of the Board of Directors, a committee member, or the manager, if any, shall be made in writing.

Section 3. Investigation. Upon receipt of a complaint by the Board of Directors, if additional information is needed, the complaint may be returned to the Complainant or may be investigated further by a Board designated individual or committee. The Board shall have sole discretion in appointing an individual or committee to investigate the matter.

Section 4. Initial Warning Letter. If a violation is found to exist, a warning letter shall be sent to the Violator explaining the nature of the violation. The Violator will have 10 days from the date of the letter to come into compliance.

Section 5. Continued Violation After Initial Warning Letter. If the alleged Violator does not come into compliance within 10 days of the first warning letter, this will be considered a second violation for which a fine may be imposed following notice and opportunity for a hearing. A second and subsequent letters shall then be sent to the alleged Violator, providing notice and an opportunity for a hearing, and explaining if a violation is found to exist, a fine may be imposed pursuant to the Policy. The letter(s) shall further state the alleged Violator will have 10 days from the date of the letter to come into compliance and is entitled to a hearing on the merits of the matter provided that such hearing is requested in writing within 10 days of the date of the violation letter.

Section 6. Notice of Hearing. If a hearing is requested by the alleged Violator, the Board, committee or other person conducting such hearings as may be determined in the sole discretion of the Board, may serve written notice of the hearing to all parties involved at least 10 days prior to the hearing date.

Section 7. Hearing. At the beginning of each hearing, the presiding officer shall introduce the case by describing the alleged violation and the procedure to be followed during the hearing. Each party or designated representative, may, but is not required to, make an opening statement, present evidence and testimony, present witnesses, and make a closing statement. The presiding officer may also impose such other rules of conduct as may be appropriate under the given circumstances. Neither the Complainant nor the alleged Violator are required to be in attendance at the hearing. The Board shall base its decision solely on the matters set forth in the Complaint, results of the investigation and such other credible evidence as may be presented at the hearing. Unless otherwise determined by the Board, all hearings shall be open to attendance by all the Owners.

After all testimony and other evidence has been presented at a hearing, the Board shall, within a reasonable time, not to exceed 10 days, render its written findings and decision, and impose a fine, if applicable. A decision, either a finding for or against the Owner, shall be by a majority of the Board members present at the hearing. Failure to strictly follow the hearing procedures as set forth above shall not constitute grounds for appeal of the hearing committee's decision absent a showing of denial of due process.

Section 8. Failure to Timely Request Hearing. If the alleged Violator fails to request a hearing within 10 days of any letter, or fails to appear at any hearing, the Board may make a decision with respect to the alleged violation based on the Complaint, results of the investigation, and any other available information without the necessity of holding a formal hearing. If a violation is found to exist, the alleged Violator may be assessed a fine pursuant to these policies and procedures.

Section 9. Notification of Decision. The decision of the Board, committee or other person, shall be in writing and provided to the Violator and Complainant within 10 days of the hearing, or if no hearing is requested, within 10 days of the final decision.

Section 10. Fine Schedule. The following fine schedule has been adopted for all recurring covenant violations.

First Violation	Warning Letter
Second Violation (of some covenant or rule)	\$ 50.00
Third Violation (of same covenant or rule)	\$ 75.00
Fourth and Subsequent Violations (of same covenant or rule)	\$100.00

Fourth and subsequent covenant violations may be turned over to the Association's attorney to take appropriate legal action. Any Owner committing three or more violations in a six month period (whether such violations are of the same covenant or different covenants) may be immediately turned over to the Association's attorney for appropriate legal action. Reimbursement may be sought for all associated legal costs for which legal action is necessary for enforcement of the Declarations, Bylaws and any other applicable law. Any fines imposed by the Association, which is not paid within 30 days of being due, shall be added to the amount of the assessment and shall be enforceable as an assessment in accordance with the Declarations, Bylaws and any other applicable law.

Section 11. Waiver of Fines. The Board may waive all, or any portion, of the fines if, in its sole discretion, such waiver is appropriate under the circumstances. Additionally, the Board may condition waiver of the entire fine, or any portion thereof, upon the Violator coming into and staying in compliance with the Declarations, Bylaws and any other applicable law.

Section 12. Other Enforcement Means. The above fine schedule and enforcement process is adopted in addition to all other enforcement means which are available to the Association through its Declarations, Bylaws, Articles of Incorporation, governing documents, rules, regulations and any other applicable law. Fines assessed are in addition to any other penalty or remedy afforded the Association under the Declarations, Bylaws, Articles of Incorporation, governing documents, rules, regulations, and

STATE OF OREGON)
)ss.
County of Lane)

This instrument was acknowledged before me this 13 day of September, 2007 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)

This instrument was acknowledged before me this 6 day of September, 2007 by Sandra J. Turner, officer and director of AMBLESIDE MEADOWS SUBDIVISION.



Karen D. Dudley

Notary Public for Oregon