

Washington County, Oregon  
12/17/2007 11:04:14 AM  
D-R/B Cnt=2 Str=9 C TOMPKINS  
\$15.00 \$5.00 \$5.00 \$11.00 - Total = \$36.00



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I, Richard Hobermicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

*Richard Hobermicht*  
Richard Hobermicht, Director of Assessment and Taxation, Ex-Officio County Clerk



After recording, return to:

Scott C. Wyse  
Meyer & Wyse LLP  
621 SW Morrison St., Suite 1300  
Portland, OR 97205

**2006  
AMENDMENT TO  
THE DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS  
FOR SEXTON MOUNTAIN MEADOWS,  
SEXTON MOUNTAIN MEADOWS #2,  
SEXTON MOUNTAIN MEADOWS #3,  
SEXTON MOUNTAIN MEADOWS #4,  
SEXTON MOUNTAIN MEADOWS #5**

**RECITALS**

A. Four Declarations of Protective Covenants and Restrictions ("Declarations") have been recorded in Washington County for five Sexton Mountain Meadows phases covering a total of 161 lots as follows:

1. Sexton Mountain Meadows (Lots 1-41 = 41 homes), Declaration dated November 7, 1988, and recorded in the records of Washington County, OR, on November 15, 1988, as Document No. 88-51074.
2. Sexton Mountain Meadows No. 2 (Lots 42-79 homes = 38 homes), Declaration dated August 14, 1990, and recorded in the records of Washington County, OR, on August 22, 1990, as Document No. 90-45427.
3. Sexton Mountain Meadows No. 3 (Lots 80-101 = 22 homes), Declaration dated December 10, 1991, and recorded in the records of Washington County, OR, on February 26, 1992, as Document No. 92-012039.
4. Sexton Mountain Meadows No. 4, (lots 102-110 = nine lots) and Sexton Mountain Meadows No. 5 (lots 111-161 = 51 lots), Declaration dated March 21, 1995, and recorded in the records of Washington County, OR, on April 21, 1995, as Document No. 95-027619.

B. Articles VII and VIII of each of the Declarations provide that, after the Developer conveys seventy-five percent of the lots in each phase subject to the Declarations, the Declarations may be amended or modified by not less than seventy-five percent (75%) of the Owners of all lots in all phases of Sexton Mountain Meadows so conveyed to the Owners.

C. An instrument has been signed by 127 of the owners of the 161 lots subject to the Declarations which constitutes more than seventy-five percent (75%) of the Owners of the lots in each of the five Sexton Mountain Meadows phases listed in Paragraph A above. The original instrument is contained in the files of Sexton Mountain Meadows Planned Community Association, a non-profit corporation organized under the laws of the state of Oregon (the "Association").

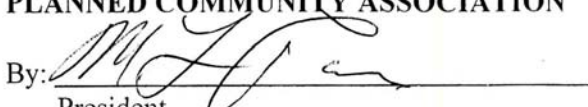
**NOW THEREFORE**

The undersigned, president and the secretary of the Association, hereby certify that more than seventy-five percent (75%) of the Owners of the lots subject to the Declarations listed in Paragraph A above have signed an instrument amending Article III, Section 6(A) to read as follows:

- A. Roof materials: The exterior surfaces of the roofs of all Houses shall be either:
- i. cedar shake
  - ii. tile materials
  - iii. composition shingle simulating an architectural shake appearance. Any composition roof shall be of a style and color approved in writing by the Design Review Committee prior to installation, and shall have a minimum weight of not less than 425 lbs. per square. In no event shall a minimum 3-tab style composition shingle or basis metal roof be allowed on any House or structure.
  - iv. other approved product simulating a shake or tile appearance. Any product other than cedar shake or tile, or any product involving a change in color, shall be approved in writing by the Design Review Committee prior to installation or the securing of any municipal permit.

**IN WITNESS WHEREOF**, the undersigned, as president and secretary of the Association, have caused this Amendment to be executed this 24 day of ~~July~~ August, 2007.

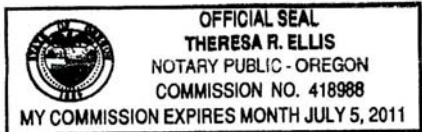
**SEXTON MOUNTAIN MEADOWS**  
**PLANNED COMMUNITY ASSOCIATION**

By:   
President

By: Meghan K Rachmady  
Secretary

STATE OF OREGON )  
County of Washington ) ss.

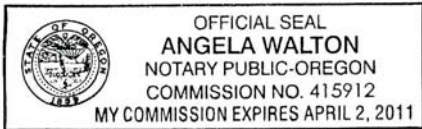
The foregoing instrument was acknowledged before me this fri day of August 24, 2007, by Mare L Davis,  
President of the Sexton Mountain Meadows Planned Community Association.



Theresa R. Ellis  
Notary Public for Oregon  
My commission expires: July 5, 2011

STATE OF OREGON )  
County of Washington ) ss.

The foregoing instrument was acknowledged before me this 28th day of August, 2007, by Meghan Rachmady,  
Secretary of the Sexton Mountain Meadows Planned Community Association.



Angela Walton  
Notary Public for Oregon  
My commission expires: 4-2-2011