

After Recording Return to:  
Richard Steinbrugge  
14724 SW Grand View  
Tigard, OR 97224

Grantor:  
Bull Mountain Estates Home Owners Association

Grantee:  
Public

Washington County, Oregon **2017-093680**  
D-R/BAM  
Stn=16 M LOPEZ **11/29/2017 03:16:34 PM**  
\$20.00 \$10.00 \$11.00 \$5.00 \$20.00 **\$66.00**

I, Richard Hobernicht, 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 Hobernicht, Director of  
Assessment and Taxation, Ex-Officio

**FIRST AMENDMENT TO THE  
BULL MOUNTAIN ESTATES COVENANTS, CONDITIONS, RESTRICTIONS AND  
BYLAWS  
OF BULL MOUNTAIN ESTATES HOME OWNERS ASSOCIATION**

**This Amendment to the Bull Mountain Estates Covenants, Conditions, Restrictions and By-Laws is made this 29 day of November, 2017 by the Bull Mountain Estates Home Owners Association (“Association”).**

RECITALS

- A. Bull Mountain Estates Home Owners Association (“Association”) is a Homeowners Association located in Washington County, Oregon. The Association is governed by the following documents, recorded in the Deed Records of Washington County, as they have been amended and supplemented from time to time:
1. Bull Mountain Estates Covenants, Conditions, Restrictions recorded November 7, 1997 as Document No. 97105372.2 (“Declaration”).
  2. By-laws of Bull Mountain Estates Home Owners Association, recorded November 7, 1997 immediately following the Declaration (“Bylaws”).
- B. Pursuant to Section 8.7 of the Declaration, the members of the Association wish to amend the Declaration in the manner set forth below.

**NOW, THEREFORE**, pursuant to Section 8.7 of the Declaration, with the consent or approval of at least two-thirds of a quorum of owners:

**I. Sections 3.2 through 3.4 of the Declaration are amended to read as follows:**

- 3.2 **Dwelling.** Each Dwelling shall have double wall construction (plywood or equal covered with cedar siding, or other siding approved by the Committee) on the front wall and any side walls visible from a street. Roofs shall be of a material approved by the ACC. Composite roofing and faux slate as alternative roofing materials will be allowed. Changes to existing roofing materials are to be submitted to the ACC for approval at least 2 weeks in advance of commencement of construction. Use of “Presidential” roofing material is a pre-approved alternate.
- 3.3 **Storage Sheds and Out Buildings.** Any storage shed or out-building shall not be built in the front yard of any Lot, and shall be built in a manner to be unobtrusive. All such structures shall have prior written approval of structure and appearance by the ACC before construction begins. Temporary or permanent carports shall not be erected.
- 3.4 **Exterior House Color.** Exterior house colors must be neutral/earth tone colors and conform to existing neighborhood standards. Proposed changes to an existing house color must be submitted to the ACC for approval at least 2 weeks in advance of commencement of painting. Homeowners may be liable for repainting if approval is not obtained prior to painting.

**II. Section 3.9 of the Declaration is amended to read as follows:**

- 3.9 **Parking.** No boat, boat trailer, utility/yard trailer, camper, RV, motorcycle, or other like equipment shall be allowed on public rights-of-way or in a driveway for an aggregate period not to exceed 7 days. Permanent storage of vehicles, boats, boat trailers, trailers, etc. shall be provided on the side yard of the Lot and screened from view by a gate satisfactory to the ACC. No vehicle in disrepair, sitting on blocks, or otherwise inoperable shall be visible from the street for any aggregate period in excess of 7 days. For safety and aesthetics, owners’ cars shall be parked in garages or on driveways.

**III. Section 3.12 of the Declaration is amended to read as follows:**

- 3.12 **Fences, Walls, Plantings, and Decking.** Any fence, wall, or other structure, any hedge or mass planting shall receive written approval of the Committee prior to being installed. These additions must also comply with all state and local laws, regulations and requirements. Chain link fencing will only be allowed in backyards along the greenway easement. Elsewhere, approved fencing materials shall include the following: wood, vinyl, wrought iron, stone, and masonry. All fence construction shall be completed within 30 days from the date of start of construction, except for reasons beyond the control of the owner, in which case a longer period may be

permitted in writing by the ACC.

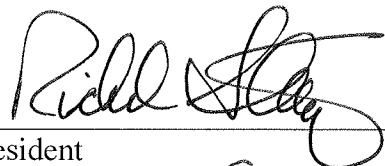
**IV. Section 3.16 of the Declaration is amended to read as follows:**

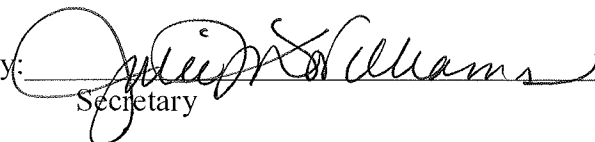
3.16 **Home Remodeling.** Additions or changes to exteriors of existing homes must be approved by ACC. Exterior property improvements shall be completed within 120 days. Improvements need to be continually progressing and the work area cleaned-up between jobs.

**II. Section 7.6 shall be added to the CCRs to read:**

7.6 **Violations.** A homeowner in violation of the Covenants, Conditions, Restrictions, and By-Laws shall be sent a registered letter informing them of the violation. Upon receipt of the letter, the homeowner will have 30 days to conform or present a plan approved by the HOA Board to remedy the violation.

**BULL MOUNTAIN ESTATES HOME OWNERS  
ASSOCIATION**

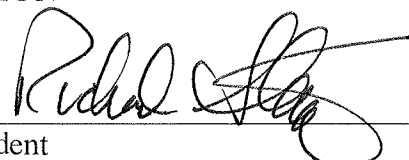
By:   
\_\_\_\_\_  
President

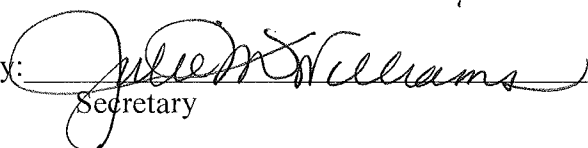
By:   
\_\_\_\_\_  
Secretary

**CERTIFICATION**

The undersigned President and Secretary of the Association hereby certify that this First Amendment to the Bull Mountain Estates Covenants, Conditions, Restrictions and By-Laws has been approved in accordance with Section 8.7 of the Covenants, Conditions, and Restrictions.

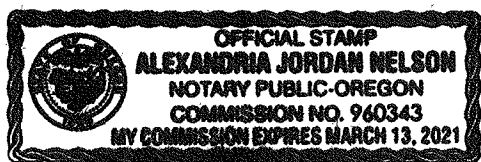
**BULL MOUNTAIN ESTATES HOME OWNERS ASSOCIATION**

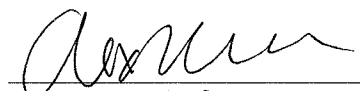
By:   
President

By:   
Secretary

STATE OF OREGON )  
 ) ss  
County of Clatsamas )

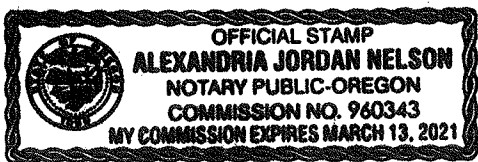
The foregoing instrument was acknowledged before me this 9 day of November, 2017 by Richard Steinbrugge President of Bull Mountain Estates Home Owners Association, on its behalf.




  
Notary Public for Oregon  
My Commission Expires: March 13, 2021

STATE OF OREGON )  
 ) ss  
County of Clatsamas )

The foregoing instrument was acknowledged before me this 29 day of November, 2017 by Julie Williams, Secretary of Bull Mountain Estates Home Owners Association, on its behalf.



  
Notary Public for Oregon  
My Commission Expires: March 13, 2021