

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	<b>2019-055391</b>
<b>D-R/BYAM</b>	<b>08/19/2019 01:01:29 PM</b>
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\$15.00 \$11.00 \$5.00 \$60.00	<b>\$91.00</b>
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	

**SECOND AMENDMENT TO THE  
BULL MOUNTAIN ESTATES COVENANTS, CONDITIONS, RESTRICTIONS AND  
BY-LAWS**

This Second Amendment to the Bull Mountain Estates Covenants, Conditions, Restrictions and By-laws is made this 15 day of August, 2019 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 and By-Laws (the “Declaration”) recorded November 7, 1997 as Document No. 97108372.2 in the records of Washington County, Oregon.
  2. First Amendment to the Bull Mountain Estates Covenants, Conditions, Restrictions and Bylaws of Bull Mountain Estates Home Owners Association recorded November 29, 2017 as Document No. 2017-093680 in the records of Washington County, Oregon.
  3. First Amendment to the By-Laws of Bull Mountain Estates Home Owners Association recorded November 29, 2017 as Document No. 2017-093681 in the records of Washington County, Oregon.

4. By-laws of Bull Mountain Estates Home Owners Association, recorded November 7, 1997 immediately following the Declaration, recorded as Document 97108272.2 (“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**, in accordance with Section 8.7 of the Declaration the Association hereby amends the Declaration in the manner set forth below.

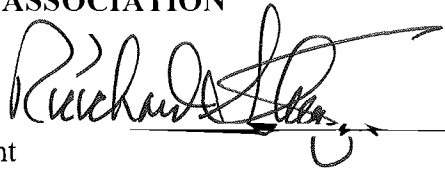
**I. Section 3.4 of the Declaration is amended to read as follows:**

3.4 **House Color.** Exterior house colors must be neutral/earth tone colors and conform to existing neighborhood pallet. 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. A changed house color may not be identical or very similar to the color of a next-door property. In addition, it is preferred that a changed color not match or be very similar to nearby homes if these homes can be viewed together. Homeowners may be liable for repainting if approval is not obtained prior to painting. Repainting a house in its same neutral/earth tone color is preapproved and does not require ACC review or approval.

**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 more than 7 consecutive 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 more than 7 consecutive days. For safety and aesthetics, owners are encouraged to park cars in garages or on driveways.

**BULL MOUNTAIN ESTATES HOME OWNERS ASSOCIATION**

By:   
President

By:   
Secretary

CERTIFICATION

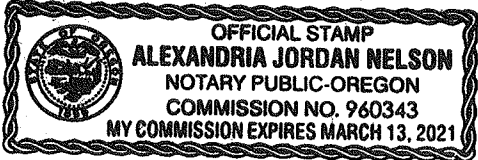
The undersigned President and Secretary of the Association hereby certify that the foregoing Second Amendment to the Bull Mountain Estates Covenants, Conditions, Restrictions and By-laws was adopted in accordance with the Declaration and the Oregon Planned Community Act.

By: Richard Steinbrugg  
President

By: Julie Williams  
Secretary

STATE OF OREGON )  
 ) ss.  
County of Clatsop )

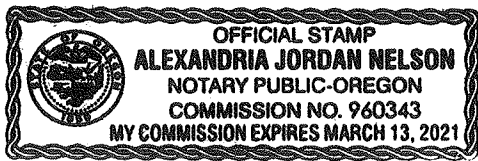
The foregoing instrument was acknowledged before me this 2nd day of August, 2019, by Richard Steinbrugg, President of Bull Mountain Estates Home Owners Association, on its behalf.



Alexandra Nelson  
Notary Public for Oregon

STATE OF OREGON )  
 ) ss.  
County of Clatsop )

The foregoing instrument was acknowledged before me this 15th day of August, 2019, by Julie Williams, Secretary of Bull Mountain Estates Home Owners Association, on its behalf.



Alexandra Nelson  
Notary Public for Oregon