

**AMENDED DECLARATION OF RESTRICTIONS AND
SUPPLEMENTAL DECLARATION OF RESTRICTIONS
TO THE
DECLARATION OF RESTRICTIONS OF DITZ-CRANE OF OREGON INC.**

This Amended Declaration, made this 16th day of AUGUST, 1994, by the homeowners of TANGLEWOOD TOWNHOUSES as provided in the Declarations recorded June 25, 1971, Fee Number 14564 of the film records of Clackamas County, Oregon, covering real property as shown on the plat which is attached hereto marked "Exhibit A" and made a part hereof:

WITNESSETH:

WHEREAS, the undersigned are at least 75% of the owners of the lots within the boundaries of TANGLEWOOD TOWNHOUSES, a subdivision of Block 10 of MOUNTAIN PARK NO. 1, located in Section 5, T2S, R1E, W.M., City of Lake Oswego, County of Clackamas, State of Oregon, who were present in person or by proxy and voted at the meeting held May 5, 1993, and

WHEREAS, the undersigned desire to amend and supplement said Declarations of Restrictions of Ditz-Crane of Oregon, Inc., and the Amendment of Declarations of Ditz-Crane of Oregon, Inc., Article VIII, Section 8.1 and Section 8.2 passed May 27, 1980 and duly recorded June 23, 1980 in the records of Clackamas County, Oregon (Fee #80-23196), for the benefit of such property and its present and subsequent owners as hereinafter specified, so that the declarations of restrictions heretofore recorded together with the supplement and amendment shall govern all conveyances of property within said plot of TANGLEWOOD TOWNHOUSES, and it shall apply thereto as fully and to the same effect as if set forth in full therein. Any paragraph reference made herein refers to the paragraph in the original Declaration of Restrictions:

NOW, THEREFORE, the undersigned amend ARTICLE VIII of said restrictions as follows:

- 8.1 Maintenance of Common Areas and Exterior Maintenance.
The Tanglewood Townhouse Association will provide exterior maintenance as follows: repair gutters and downspouts; take care of shrubs, grass, landscaped areas, walks, streets, and alleys. Exterior maintenance will not include: (1) replacement, repair or treating of roofs; (2) care of glass surfaces; (3) painting or maintenance of any exterior surface. Each lot owner will be responsible for maintenance or repair of the exterior of their home, except for gutters and downspouts.
- 8.2 Owners to Paint Exteriors and as Necessary Treat and Replace the Roofs. If in the opinion of the Board of Directors, the exterior of a house needs to be stained or the roof replaced or treated, it must be done by the owner. If the owner does not provide such maintenance or repair within ninety (90) days of NOTICE from the Board of Director, the Association will arrange to have the work done and bill the owner. If

1 - AMENDED DECLARATION OF RESTRICTIONS

RET: **TIM C. ROGAN**
23 BLOCH TERRACE
LAKE OSWEGO, OR 97035

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payment is not made by the owner to the Association, the Association will attach a lien on the unit.

- 8.3 Approved Roofing Materials. Approved roofing materials are those roofing materials approved by the Mountain Park Homeowners Association. Asphalt, fiberglass, tile, or metal materials are not permitted.

Color and appearance of roofing materials shall be the same or similar to weathered cedar shakes.

To help maintain a uniform appearance, homeowners are to provide the Board of Directors a description of the materials for roof replacement sixty (60) days prior to beginning of work. The description shall include product name, manufacturer, grade, style, color, and any special structural conditions for installation.

Signature of Owner:

Address:

① Wm B. Bellace
② Robert S. Brown
③ Joan H. Kuzel
④ J. J. Hoot
⑤ Karen Gutierrez
⑥ Edythe K. Steinfeld
⑦ Margaret J. Zanker
⑧ Ann O'Leary
⑨ Ken D. M.
⑩ Robert R. Gaylor
⑪ N. Ann Gung
⑫ John J. Gung
⑬ Vern Rogers
⑭ Walter H. Steele
⑮ James H. Hume

21 Block Terrace
7 Britten Court
4 Britten Ct
8 Britten Ct
6 Block Ter.
9 Britten Ct
17 Block Terrace
33 BLOCK TERRACE
37 BLOCK TERRACE
15 BLOCK TERRACE
9 Block Terrace
11 Block Terrace
23 BLOCK TERRACE
27 Block Terrace
21 Britten Ct

Signature of Owner:

Address:

16 Robert E. Meador
17 Steve Fuller
18 J. J. Harrison
19 Daniel R. Jessor
20 Ellen Langes
21 Mary Ellen Miller
22 E. Allen Tuller
23 Art J. Day
24 Betty J. Harless
25 Richard M. Olson
26 Alan S. Hedberg
27 Marion Tull
28 Margorie Walrod
29 R. F. Denhart
30 John M. Francini

19 BLOCH TERRACE
15 Britten Ct.
31 Birch Terr
24 Bloch Terr
12 Britten Ct.
17 Britten Ct.
18 Britten Ct.
16 Britten Ct.
11 Britten Ct.
#5 Bloch Terr
3 Bloch Terrace
13 Bloch Terrace
6 Britten Ct.
25 Bloch Terr.
35 Bloch Terrace

STATE OF OREGON

County of Clackamas

) ss.

Signed before me by Joy Hoban, Robert Perrin, Jim Heist,

Jean Kinzel, Karyn Gilmore, Margaret Zahler,

Edith Steinbock, Sheila Ostly, Kerry Madsen, Robert E.

Norman Perry, John Jackson, Tim Rogan, Walter Steele,

Wayne Stevens, Robert Meaden, Steve Bullis,

Dan Brownson, Daniel Fessia, Ulla Langer, Mary Ellen Er,

Ellen Pullen, Janet Day, Betty Harless, Richard Olson,

Alan Hedberg, Marcia Zell, Marjorie Walkod, R.H. Denhart,

John Francini

on the 10th day of MAY, 1994.



Marcia Madsen
NOTARY PUBLIC FOR OREGON

My Commission Expires: July 15, 1994

STATE OF OREGON
CLACKAMAS COUNTY

94-065638

Received and placed in the public
records of Clackamas County

RECEIPT# AND FEE: 4816 \$20.00
DATE AND TIME: 08/16/94 09:35 AM

JOHN KAUFFMAN, COUNTY CLERK