

20-700

**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

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:

- ① Joey B. Haffee
- ② Robert L. Brown
- ③ Joan H. Kinsel
- ④ J. F. Heath
- ⑤ Karen Adams
- ⑥ Editha R. Stenul
- ⑦ Margaret Zaner
- ⑧ Anna Oley
- ⑨ Ken D. M.
- ⑩ Robert R. Taylor
- ⑪ W. James Gray
- ⑫ John S. Jackson
- ⑬ Lynn Rogers
- ⑭ Walford H. Steele
- ⑮ Wayne Deneen

Address:

- 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	19 BLOCH TERRACE
17 Bruce Bullis	15 Britten Ct.
18 D. Garrison	31 BLOCH TERR
19 Daniel R Jessin	24 BLOCH TERR
20 Will Langer	12 Britten Ct.
21 Mary E. Miller	17 BLOCH Ct.
22 Edward Miller	18 Britten Ct.
23. First 7 Day	16 Britten Ct.
24. Betty J. Harless	11 Britten Ct.
25 Richard M. Olson	#5 BLOCH TERR
26 Alan S. Hedberg	3 BLOCH TERRACE
27 Marvin Tull	13 BLOCH TERRACE
28 Marjorie Walord	6 Britten Ct.
29 P. F. Denhart	15 BLOCH TERR.
30 John M. Francini	35 BLOCH TERRACE

STATE OF OREGON )  
County of Clackamas ) ss.

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

Joan Kinzel, Karyn Gilmore, Margaret Zahler,  
Edith Steinbeck, Sheila Ostby, Kerry Madsen, Robert Ell  
Norman Perry, John Jackson, Tim Rogan, Walter Steele,  
Wayne Stevens, Robert Meaden, Steve Bullis,  
Dan Brownson, Daniel Fessia, Ulla Langer, Mary Ellen Dr.  
ELLEN Pullen, Janet Day, Betty Hartless, Richard Olson,  
Alan Hedberg, Maretta Zell, Marjorie Untrod, R.H. Denhart,  
Ottavio Francini

on the 10<sup>th</sup> day of MAY, 1994.



Marcia Madsen  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: July 15, 1994

STATE OF OREGON 94-065638  
CLACKAMAS COUNTY  
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