

4-20-93

AMENDMENT TO
COVENANTS, CONDITIONS AND RESTRICTIONS
OF VALLEY VIEW ESTATES

WHEREAS the undersigned is the developer of Valley View Estates located in Washington County, State of Oregon, and desires to amend the Covenants, Conditions and Restrictions for Valley View Estates recorded November 13, 1991, as Fee No. 91063257;

NOW, THEREFORE, the Covenants, Conditions and Restrictions of Valley View Estates are hereby amended as follows:

1. ARTICLE IV, Section 3. Dwelling Size is amended to read as follows:

"3. Dwelling Size. The ground floor area of the main structure, exclusive of open porches and garages, shall not be less than 1,500 square feet for a one-story dwelling. The total living levels of multi-level dwellings shall not be less than a total of 1,600 square feet, with 800 square feet being the minimum on the main floor of a two-story house."

2. ARTICLE IV, Section 18. Exterior Materials and Finishes is amended to read as follows:

"18. Exterior Materials and Finishes. The front elevation of each home shall be of double wall construction. Homes on corner lots shall be of double wall construction on each elevation (side) facing a street. Mill finish aluminum windows are prohibited. Roofing material shall be one of the following: cedar shingle, cedar shake, concrete tile, clay tile or composition material with a lifetime rating of 25 years or more.

Exterior colors for each dwelling constructed shall be semi or transparent stain or solid body paint in earth tones. Trim colors may be solid stain or paint in complementary tones. The use of bright or pastel exterior colors will not be permitted, unless specifically approved by the architectural committee.

The location, color, size, design, lettering and other particulars of mail or paper delivery boxes shall be subject to approval of the Architectural Control Committee."

3. ARTICLE IV, Section 6. Parking is amended to read as follows:

"6. Parking. Parking of boats, trailers, motorcycles, trucks, truck-campers and like equipment shall not be allowed upon

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Amendment to C.C. & R.'s
of Valley View Estates
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any lot except inside an enclosed garage or adjacent to an exterior side wall of a garage. If one of the aforementioned items is parked adjacent to a garage, it shall not project in front of the set back line of the garage from the street.

- 4. All provisions of the original Covenants, Conditions and Restrictions not amended herein shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned, being Declarant herein has hereunto set its hand this 19th day of April, 1993.

L.A. DEVELOPMENT CO.

by Louis J. Fasano
Louis J. Fasano

STATE OF OREGON)
COUNTY OF WASHINGTON)

Personally appeared Louis J. Fasano, partner in L.A. Development Co., Developer of Valley View Estates, and on the 19th day of APRIL, 1993, executed the foregoing document as a voluntary act of L.A. Development Co.

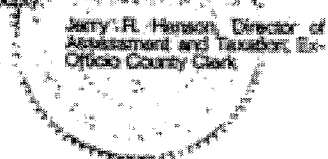
BEFORE ME, a Notary Public in and for Oregon:



Drake F. Lowrey
Notary Public for Oregon
My commission expires: 9/12/94

STATE OF OREGON)
County of Washington) ss

I, Jerry R. Henson, Director of Assessment and Taxation and Ex-Clerk/Recorder of Conveyances for said county, do hereby certify that the aforesaid instrument of writing was received and recorded in book of records of said county.



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SECOND AMENDMENT TO
COVENANTS, CONDITIONS AND RESTRICTIONS
OF VALLEY VIEW ESTATES

WHEREAS, the undersigned is the successor in interest of L.A. Development Co., Declarant under the Declaration of Covenants, Conditions and Restrictions of Valley View Estates recorded November 13, 1991, under Fee No. 91063257 and the amendment thereto recorded April 19, 1993 under Fee No. 93030090;

Whereas the undersigned Declarant, pursuant to Article II, Section 5 of the declaration of Covenants, Conditions and Restrictions, desires to amend said document.

Now, therefore, the declaration of Covenants, Conditions and Restrictions of Valley View Estates are hereby amended as follows:

- 1. ARTICLE IV, SECTION 6 is amended by adding the following sentence:

"Pick up trucks and pick up trucks with canopies or campers on them are not intended to be covered by this section and shall be treated the same as passenger cars."

IN WITNESS WHEREOF, the undersigned, being Declarant herein has hereunto set its hand this 19th day of August, 1994.

Lovco Development Co.

Ashford Homes, Inc.

Herbert J. Hoffart

Gary Lovinger, Pres

Gary Craigmiles, Pres

Herbert J. Hoffart

STATE OF OREGON

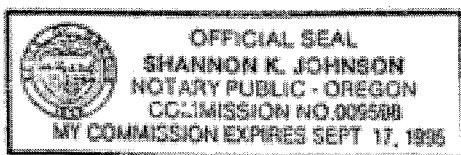
COUNTY OF WASHINGTON

Personally appeared Gary Lovinger, President of Lovco Development Co., Gary Craigmiles, President of Ashford Homes, Inc. and Herbert J. Hoffart, Declarants of Valley View Estates, and on the 19th day of August, 1994 executed the foregoing document as their voluntary act.

Before Me, a Notary Public in and for Oregon:

Shannon K. Johnson
Notary Public for Oregon

My commission expires: _____



After Recording Return To:
Gary Craigmiles
c/o Equity Group
9790 SW Nimbus
Beaverton, OR 97005

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