

HOOD RIVER COUNTY, OR 2016-00987

D-AMENDCCRS

04/04/2016 12:43 PM

Cnt=1 Str=2 COUNTER

\$10.00 \$11.00 \$20 00 \$10.00 \$15.00

\$66.00



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I certify that this instrument was received and recorded in the records of said county.

Brian D. Beebe, Director of Records and Assessment and Ex-Officio Recorder.

When recorded, mail to:
Osprey Homes, LLC
10013 NE Hazel Dell Ave., PMB #504
Vancouver, WA 98685

**AMENDMENT TO
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
WINDSONG TERRACE PHASE I**

This amendment to Covenants, Conditions and Restrictions for Windsong Terrace Phase I (this "Amendment") is made this 1st day of April, 2016 (the "Effective Date") by Osprey Homes, LLC, a Washington limited liability company (the "Declarant").

RECITALS

- A. A Declaration of Covenants, Conditions and Restrictions for Windsong Terrace was recorded at Recording No. 2007-00874 records of Hood River County, Oregon to establish a general plan for the development, Construction, sale, lease and use of the real property, together with Improvements to be constructed thereon, within the master planned Community known as Windsong Terrace. The capitalized terms used in this Amendment without definition shall have the meanings given to such terms in the Declaration.
- B. Declarant desires to modify the minimum square footage for the homes pursuant to Section 3.1 of the Declaration
- C. Declarant desires to modify the decorative rock siding requirements for the homes pursuant to Section 3.2 of the Declaration.
- D. Declarant desires to remove the stipulation that "**White trim is prohibited**" pursuant to Section 3.2 of the Declaration.
- E. Declarant desires to amend the Covenants, Conditions and Restrictions for Windsong Terrace Phase I by adding a Section 3.17.
- F. Section 1.4 of the Declaration provides that the Declaration may only be amended by an instrument signed by not less than seventy percent (70%) of the owners of all of the Plat of Windsong Terrace Phase I.
- G. As of the Effective Date, the Declarant owns more than seventy percent (70%) of the Plat.

NOW THEREFORE, The Declaration is amended as follows:

- 1. As of the Effective Date, the minimum square footages in Section 3.1 are modified as follows:
 - Minimum square feet for a single level home to be no less than 1500 square feet.

