

After recording return to:

Gregory W. Byrne
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C. Swick, Deputy Clerk
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10.00 3.00 10.00 1.00

THE VILLAGE AT FOREST HEIGHTS

Certificate of Amendment No. 1 to Declaration of Protective Covenants, Conditions and Restrictions

I, Derek Campbell, being duly sworn, do hereby certify that I am the President of The Village at Forest Heights Homeowners Association, Inc., and that the following Amendment Number 1 to The Village at Forest Heights Declaration of Protective Covenants, Conditions and Restrictions adopted and recorded June 22, 1994, Multnomah County Recording Section No. 94-096502, has been duly approved by written consent of the owners representing not less than 75 percent of the total votes in the planned community, and representing not less than 75 percent of the Voting Power of the Association, pursuant to ORS 94.590 and said Declaration:

Article 7.2 of The Village at Forest Heights Declaration of Protective Covenants, Conditions and Restrictions of June 22, 1994 (recorded June 22, 1994, Multnomah County Recording Section No. 94-096502) is amended to read as follows:

7.2 Building Repair, Maintenance and Rebuilding. The Association shall be responsible for the maintenance, repair and replacement of the roof, structural components and the exterior of all Buildings, except as set forth in Section 4.3 hereof. Maintenance of the exterior of the Buildings shall include painting, staining, restaining, cleaning, and repairing and replacing of all existing surfaces, including roofs, exterior portions of chimneys, rain gutters, down spouts and connections to collector lines. The Association shall be responsible for repairing, reconstructing and rebuilding all damage to or destruction of the structural components, the roof and exterior of the Buildings except as set forth in Section 4.3 hereof and Common Property. The Association shall rebuild and/or restore to substantially the same condition which existed prior to such damage or destruction, unless Owners of at least 75% of the Lots and at least 75% of the first mortgagees of the Lots agree that the damaged or destroyed portions shall not be rebuilt or restored. Rebuilding or restoration shall begin within 60 days following the damage or destruction. If the proceeds of the insurance policies held by the Association are not sufficient to fund the full cost of its responsibility for rebuilding or restoration, the difference between the amount of such insurance proceeds and the actual cost shall be (continued on next page)

