

**Second Amendment to the
Declaration of Residential Guidelines and Contractor Standards**

for

Lakeside Park Subdivision and Eagle Point Golf Community

Eagle Point, Jackson County, Oregon

The undersigned, being the owner of all of the real property known as *Eagle Point Golf Community* and *Lakeside Park Subdivision*, in the City of Eagle Point, Jackson County, Oregon, does hereby make the following Second Declaration of Amended Residential Guidelines and Contractor Standards extending over all of the said real property within *Lakeside Park Subdivision* as the same appears on the map and plat thereof recorded in Volume 26, at page 9, of the Records of Town Plats of Jackson County, Oregon, and any subsequent phase of *Eagle Point Golf Community*, including *Eagle Point Golf Community*, Phase II, as the same appears on map and plat thereof recorded in Volume 27, at page 6, and *Eagle Point Golf Community*, Phase III, as the same appears on map and plat thereof recorded Volume 27, at page 36, specifying that this declaration shall constitute the Second Amended Residential Guidelines and Contractor Standards to run with all of the land and shall be binding upon all persons claiming under them. These amended guidelines and standards shall be for the benefit of and the limitations upon the undersigned, their heirs, successors and assigns, and all future owners of said real property or any portion thereof, and the same are hereby made a part of all conveyances of real property within the said subdivision.

WHEREAS, the original Declaration of Residential Guidelines and Contractor Standards for *Lakeside Park Subdivision* was recorded in Jackson County, Oregon, on April 4, 2000, as Instrument No. 00-12920;

WHEREAS, the Original Declaration of Covenants, Conditions, Restrictions, and Easements for *Eagle Point Golf Community* and *Lakeside Park Subdivision* was recorded in Jackson County, Oregon, on November 2, 2000, as Instrument No. 00-44545;

WHEREAS, the Supplementary Declaration of Residential Guidelines and Contractor Standards for *Eagle Point Golf Community*, Phase I, was recorded in Jackson County, Oregon, on November 2, 2000, as Instrument No. 00-44546;

WHEREAS, the Amended Declaration of Residential Guidelines and Contractor Standards for *Lakeside Park Subdivision* and *Eagle Point Golf Community* was recorded on November 2, 2000, as Instrument No. 00-44547.

The maximum height of a sight-obscuring fence located on a lot shall not exceed six (6') feet in height. Fences shall be well constructed of suitable fencing materials, approved by the ARC, and shall not detract from the appearance of the dwelling located upon the lot. All fences are to be well kept and wood structures are to be painted or stained or maintained in a manner approved and enforced by the ARC.

Fence construction materials, heights, and setbacks may vary from lot to lot. Corner lots have special fence setback requirements. Golf course fronting lots have special fence requirements. Most lots which share boundaries with the golf course must erect fencing on the boundary(ies) they share with the Eagle Point Golf Course. Such lots, at their sole expense, must construct fences using four foot (4') high wrought iron. In some cases, at the sole discretion of the Declarant or its authorized representative, the four foot high fence permitted to be constructed with wrought iron may consist of a standardized three foot (3') high wall with a one foot (1') wrought iron balustrade to achieve the four foot (4') required height. **In all cases, however, the fence material, design, color, and location will be strictly regulated by ARC and must be approved by ARC prior to commencement of construction.** Contact the Architectural Review Committee for fence requirements pertaining to each lot and to determine which golf course lots, if any, are exempt from foregoing fencing requirements.

Internal fencing on all golf course fronting lots must be approved by the Architectural Review Committee and considerations may vary from lot to lot. Tops of fences must be constructed relatively level and lateral fence elevation changes must occur at the fence posts or in a manner approved by the Architectural Review Committee.

Except as hereby specifically amended, all other Residential Guidelines and Contractor Standards contained in the Declaration filed on April 4, 2000, in Jackson County, Oregon, Instrument No. 00-12920, and the Covenants, Conditions, Restrictions, and Easements contained in the Declarations filed on November 2, 2000, in Jackson County, Oregon, Instrument No's. 00-44545 – 44547 remain unchanged and remain in full force.

IN WITNESS WHEREOF, the parties hereto set their hand and seal this 5th day of October, 2001.




Eagle Point Developments L.L.C.,
an Oregon Limited Liability Company

STATE OF OREGON }
 } ss.
COUNTY OF JACKSON }

The foregoing instrument was acknowledged before me this 5th day of October, 2001, by C.A. Galpin, a member of Eagle Point Developments L.L.C., owner of *Lakeside Park Subdivision* and *Eagle Point Golf Community*, and known to me as the person who executed the within instrument on behalf of Eagle Point Developments L.L.C.

Before me: Patricia L. Thomas



Jackson County, Oregon
Recorded
OFFICIAL RECORDS
OCT 08 2001
1:48 PM

COUNTY CLERK