

UEEU-ACCR Cnt=1 Stn=1 CCOUNTER
\$5.00 \$11.00 \$10.00 - Total = \$26.00



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I hereby certify that the within
Instrument was received for record and
recorded in the County of Tillamook,
State of Oregon.



Tassi O'Neil, Tillamook County Clerk

**AMENDMENTS
DECLARATION OF PROTECTIVE
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
HOLLY HEIGHTS SUBDIVISION**

This document contains amendments to the Declaration of Protective Covenants applicable to the Holly Heights Subdivision, Lots 1-21 inclusive, Tracts A and B, and Holly Heights Avenue as described in the original document dated September 30, 1997. These amendments are the result of a vote of the lot owners of said properties and these amendments state the desires of the majority of the property owners based on tallies taken at the annual meeting of the Holly Heights Homeowners Association held in the Netarts Community Center on Saturday, May 22, 2004. A copy of the minutes from that meeting are included with this registration. *The original document referenced above is recorded in Book 390, Page 296, Tillamook County, Oregon.*

This amendment adds to the topic covering Appearance and Maintenance in item #4 of the original document noted above.

A. New Construction-any new home being built in the Holly Heights subdivision must be approved, in writing, by the Holly Heights Home Owners Association Board of Directors before ground breaking on said construction. The Board is directed to enforce the following minimum requirements before granting approval to new construction:

1. Work must be performed by a licensed and bonded contractor.
- x 2. All work, including landscaping, must be completed within eighteen (18) months of groundbreaking on said property.
3. Design must be of a similar style and quality to existing homes already in place in the Holly Heights Subdivision.
 - a. Exterior paint colors must be approved by a majority of the board of directors and must be a color similar to colors already in place in the Holly Heights Subdivision.
 - b. Exterior trim and siding must be approved by a majority of the board of directors and must include stone and or brick frontage similar to the town homes already in place in the Holly Heights Subdivision.
 - c. Driveways and walkways must be stamped concrete similar in style and quality to existing homes already in place in the Holly Heights Subdivision.
 - d. Single family dwellings must be a minimum of two thousand (2000) square feet of finished living space excluding unfinished areas, garages, patios and decks.
 - e. Town Homes must be of a size comparable to the town homes already in place in the Holly Heights Subdivision. (approximately three thousand six hundred (3600) square feet of finished living space excluding unfinished areas, garages, patios and decks.
 - f. Maximum heights restrictions are governed by Tillamook County restrictions.
 - g. No fences are permitted.
 - h. Houses may not be sited in such a way to exceed the 100 foot setback requirement as outlined in the bylaws and must be sited so as not to restrict the views of existing homes in the Holly Heights Subdivision.

B. Remodels-any remodel project that affects the exterior in any way of an existing home in the Holly Heights subdivision must be submitted in writing and approved in writing by the Board of Directors of the Holly Heights Subdivision before work is begun. Remodels will be governed by the same requirements as noted above for new construction including, but not limited to, the requirements for completion time and the use of a licensed contractor to complete said work.

Dated this 26th day of July, 2004.

By: Rita McColgin Rita McColgin, HH HOA President

Richard Janulis 7-26-04 Rich Janulis, HH HOA Treasurer

Dennis Maloney 7-26-04 Dennis Maloney, HH HOA Secretary