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\$30.00 \$10.00 \$11.00 \$61.00

After recording return to:
Lookout Point LLC
40160 E 1st Street
Lowell, OR 97452

**AMENDMENT to DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS
AND EQUITABLE SERVITUDES FOR SUNRIDGE SUBDIVISION**

Property: **SUNRIDGE SECOND ADDITION**
Declarant: **LOOKOUT POINT LLC**, an Oregon limited liability company

In accordance with Section 8.1 of the Declaration of Covenants, Conditions, Restrictions and Equitable Servitudes for Sunridge Subdivision, recorded April 10, 2001, reception number 2001-020572, and as amended by that document recorded on January 31, 2005, reception number 2005-007739, and by that document recorded on July 26, 2005, reception number 2005-057010, and by that document recorded on July 16, 2014, reception number 2014-027262 (hereafter "the CC&Rs"), and pursuant to the Assignment of Declarant's Rights recorded on December 4, 2014, reception number 2014-047899, successor Declarant LOOKOUT POINT LLC does hereby grant Variances to said Declaration, as follows:

LOT 39: For Lot 39, the six-foot height limit for plants and Landscaping required by Section 5.2.2 is increased in certain specific areas, to the specific heights given for each such area, on the attached map for Lot 39 titled "Vegetation Height Exception Areas".

Also for Lot 39, the Section 5.2.3 requirement that Improvements made after the Development Period may not have a greater adverse impact on views of Dexter Lake than ARC-approved Improvements is waived, provided that the initial construction of a residence on Lot 39 conforms with the conditions listed in the Variance recorded on October 23, 2014, reception number 2014-042031.

LOT 40: For Lot 40, the Section 5.2.3 requirement that Improvements made after the Development Period may not have a greater adverse impact on views of Dexter Lake than ARC-approved Improvements is waived, provided that the initial construction of a residence on Lot 40 conforms with the conditions listed in the Variance recorded on August 5, 2013, reception number 2013-042945.

LOT 41: The ponderosa pine Protected Tree shown near the west property line on the Individual Lot Map for Lot 41 may be removed and not replaced.

LOT 42: The Elevation Limit within the 911-foot zone depicted on the Individual Lot Map, and further described in Section 5.2, may be exceeded at the southeast corner of the

roof, where an area that measures 6 feet in the east-west direction and 11 feet in the north south direction may reach 912.25 feet.

LOT 45: For Lot 45, Section 5.5's requirement that roofs "shall have a pitch of at least three inches (3") of vertical rise per twelve inches (12") of horizontal run" is modified to allow two inches (2") of vertical rise per twelve inches (12") of horizontal run.

Also for Lot 45, the Section 5.5 prohibition on metal roofs is waived, provided that: a) the roofing is standing-edge type, b) the Section 5.5 requirement that "all roofing must be non-reflective" is met, and c) no glare is visible from the living area of any other lot, including yards and decks.

LOT 47: For Lot 47, the six-foot height limit for plants and Landscaping required by Section 5.2.2 is increased in certain specific areas, to the specific heights given for each such area, on the attached map for Lot 47 titled "Vegetation Height Exception Areas".

LOT 48: For Lot 48, Section 5.5's requirement that roofs "shall have a pitch of at least three inches (3") of vertical rise per twelve inches (12") of horizontal run" is modified to allow two inches (2") of vertical rise per twelve inches (12") of horizontal run for the garage roof, and one inch (1") of vertical rise per twelve inches (12") of horizontal run for all remaining roof.

LOT 50: For Lot 50, Section 4.8.3's requirement that no more than 50% of required Landscaping may be mulch is waived for all areas located south of the north facade of the house.

LOT 52: The small Protected Tree oak shown near the east property line on the Individual Lot Map for Lot 52 may be removed and not replaced.

LOT 53: For Lot 53, Section 5.5's requirement that roofs "shall have a pitch of at least three inches (3") of vertical rise per twelve inches (12") of horizontal run" is modified to allow one-and-one-half inches (1-1/2") of vertical rise per twelve inches (12") of horizontal run.

Also for Lot 53, the Section 5.5 prohibition on metal roofs is waived, provided that: a) the roofing is standing-edge type, b) the Section 5.5 requirement that "all roofing must be non-reflective" is met, and c) no glare is visible from the living area of any other lot, including yards and decks.

Also for Lot 53, the six-foot height limit for plants and Landscaping required by Section 5.2.2 is increased in certain specific areas, to the specific heights given for each such area, on the attached map for Lot 53 titled "Vegetation Height Exception Areas".

LOT 54: For Lot 54, Section 5.5's requirement that roofs "shall have a pitch of at least three inches (3") of vertical rise per twelve inches (12") of horizontal run" is modified to allow two inches (2") of vertical rise per twelve inches (12") of horizontal run for the eastern roof, and one inch (1") of vertical rise per twelve inches (12") of horizontal run for the western roof.

Also for Lot 54, the Section 5.5 prohibition on metal roofs is waived, provided that: a) the roofing is standing-edge type, b) the Section 5.5 requirement that "all roofing must be non-reflective" is met, and c) no glare is visible from the living area of any other lot, including yards and decks.

LOT 56: For Lot 56, both Protected Trees shown on the Individual Lot Map for Lot 56 may be removed and not replaced.

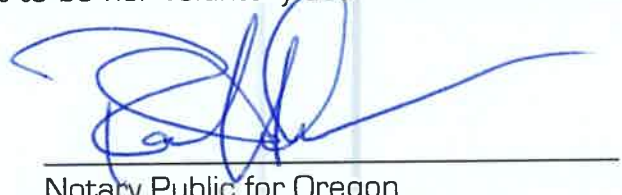
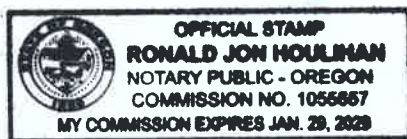
Dated this 17th day of March, 2025 by the DECLARANT:



LOOKOUT POINT LLC, by Mia Nelson, Manager

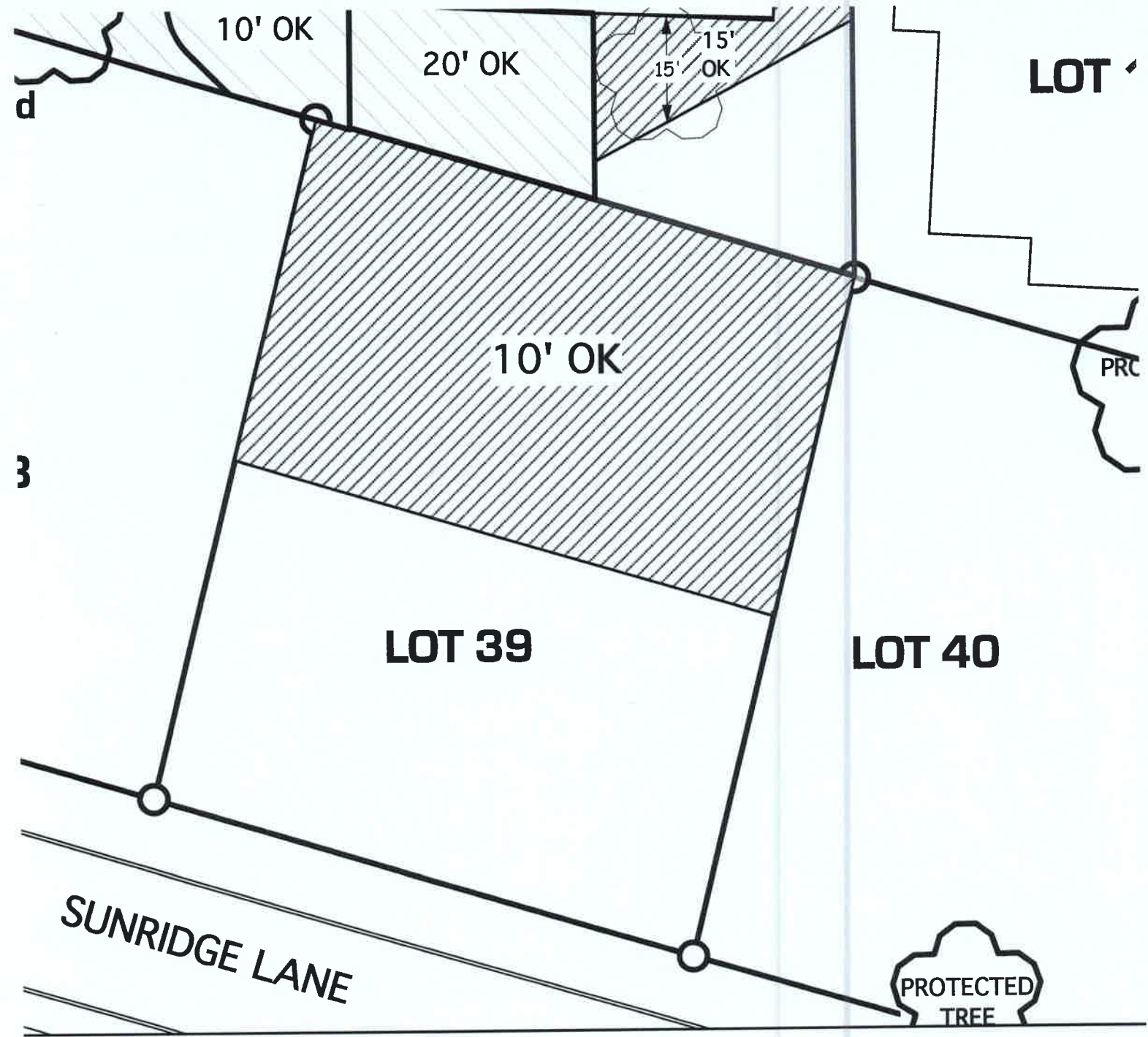
STATE OF OREGON, County of Lane, ss.

On this 17th day of March, 2025, personally appeared the above named Mia Nelson, and did say that she is a manager of Lookout Point LLC, and that this instrument was signed on behalf of Lookout Point LLC and by the authority of its board of management, and acknowledged the foregoing instrument to be her voluntary act and deed. Before me:



Notary Public for Oregon

My Commission Expires: 1-29-2029

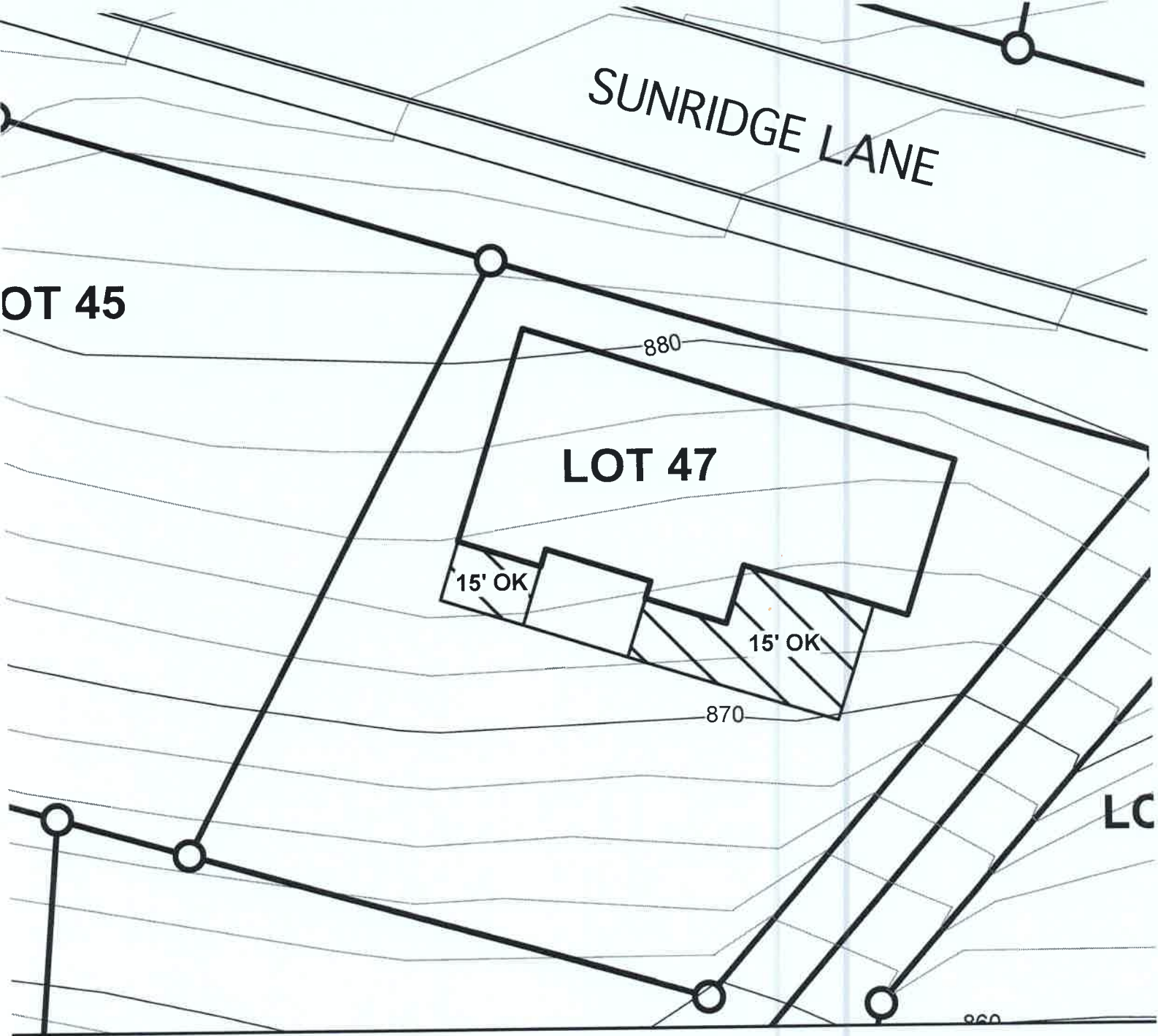


VEGETATION HEIGHT EXCEPTION AREAS
ALL OTHER AREAS: PLANTS MUST BE 6 FEET OR LESS

LOT 39

SCALE: 1" = 20'



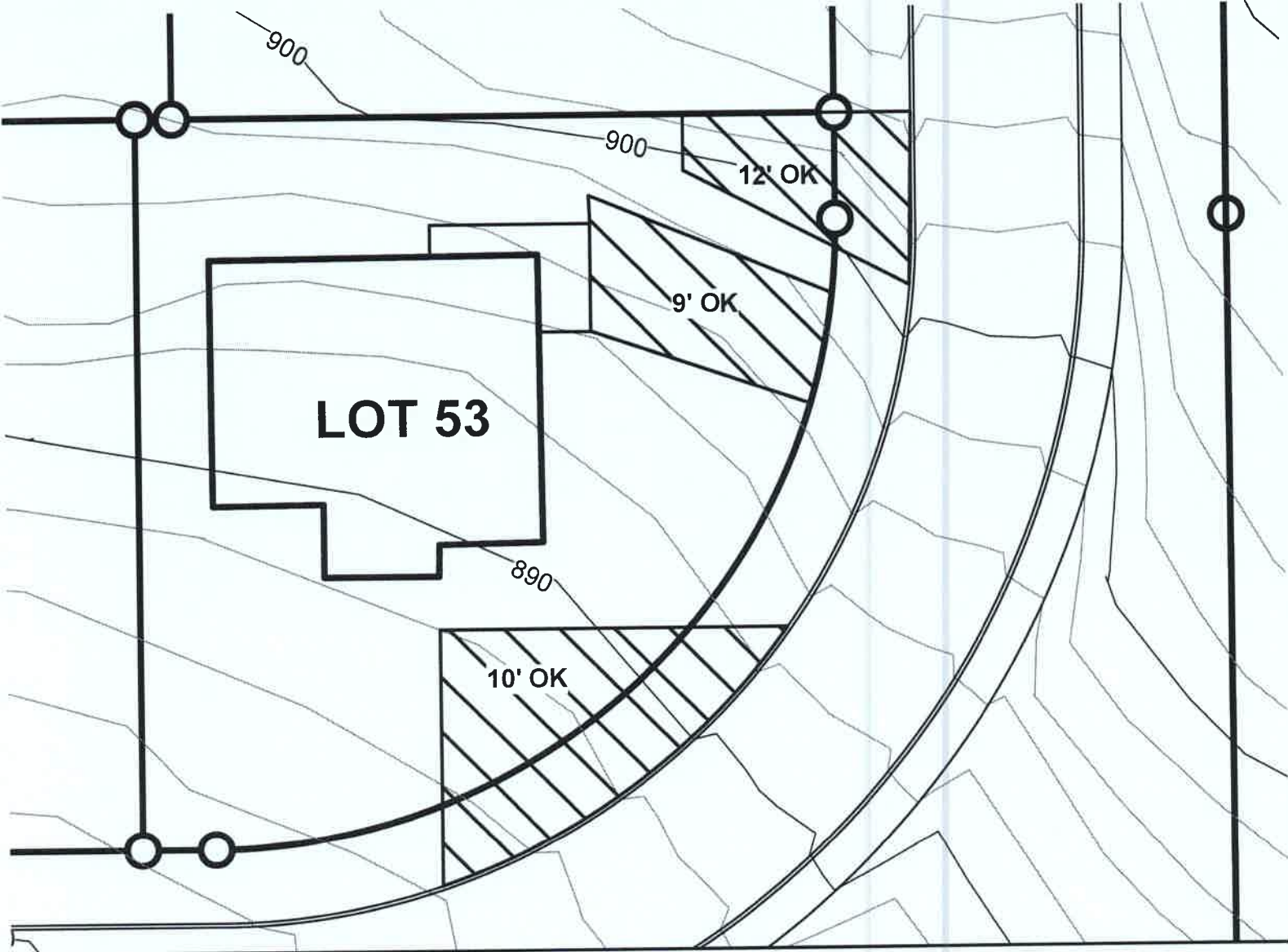


VEGETATION HEIGHT EXCEPTION AREAS
ALL OTHER AREAS: PLANTS MUST BE 6 FEET OR LESS

LOT 47

SCALE: 1" = 20'





VEGETATION HEIGHT EXCEPTION AREAS
ALL OTHER AREAS: PLANTS MUST BE 6 FEET OR LESS

LOT 53

SCALE: 1" = 20'

