

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

Lane County Clerk  
Lane County Deeds and Records

2025-007578



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\$132.00

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\$30.00 \$10.00 \$11.00 \$61.00 \$20.00

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

Property: **Lot 38 of SUNRIDGE SECOND ADDITION**  
Parties: **LOOKOUT POINT LLC**, an Oregon limited liability company  
**PATRICIA ANNE TRIMPER**

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:

For Lot 38, the Section 3.1 deadline for obtaining a building permit and 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 are both waived until the initial construction of a residence on Lot 38 has been completed, subject to the following conditions:

After the end of the Development Period defined by the CC&Rs, construction of structures on Lot 38 must conform to building plans approved in writing by the owners of at least six of the following seven lots: Lots 12, 13, 14, 31, 37, 39 and 43. Provided, however, that failure of the owner(s) of a lot to respond within 45 days to a request for approval or disapproval of building plans, if the request is made in accordance with the CC&Rs Section 11.1, shall constitute approval of said plans. Further provided, that this requirement to obtain prior approval of building plans shall remain in force only until construction of a residence on Lot 38 has been completed.

Approval or disapproval of building plans shall be based on compliance with the CC&Rs and on the following design guidelines:

**HEIGHT RESTRICTION:** Lot 38 has elevation limits from 910' to 916' above sea level, as illustrated in the CC&R's Individual Lot Map. Structures cannot not be higher than the elevation limits unless a variance has been granted in accordance with CC&Rs Section 8.2. The Sunridge benchmarks should be used to establish the elevations; see Exhibit A.

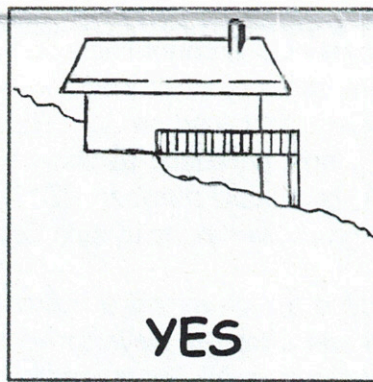
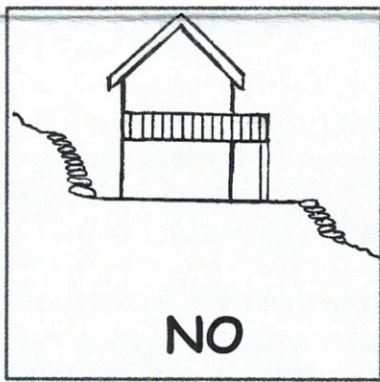
**SENSITIVITY TO THE BUILT ENVIRONMENT:** Structures should be sensitive to the impacts they will have on the views from adjacent lots. For example, the roof may need to be hipped to allow a view across the top of the roof. Windows should avoid looking directly into neighboring



homes' windows, where feasible. Owners of neighboring lots may reject a design if the structure is not a good "fit" with the surrounding homes.

**ROOFS:** Hip roofs are preferred, as they impede views least of any roof style. Fake Mansard roofs, "A" frame buildings and dome structures are not allowed. Roof colors must be black, dark grey, or weathered wood tones; tan or light grey colors are not allowed. Roof penetrations (vents, fan housings etc.) must be on the back roof and not visible from the street. Solar panels, if installed, must be on the roof.

**CHIMNEYS:** Chimneys must have a minimum chase of 24" X 24" with the sides covered with the same siding used on the main body of the house.

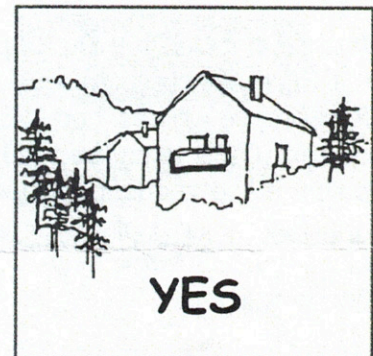
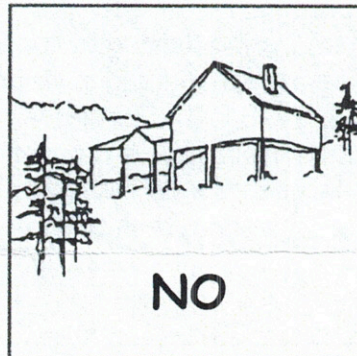


**SENSITIVITY TO THE LAND:**

Structures should have a high degree of sensitivity to the topography of the lot and the adjacent street. Owners of neighboring lots may reject a design if the house is not a good "fit" with the lot. Structures should be designed to conform to the site, instead of changing the site to fit the structure.

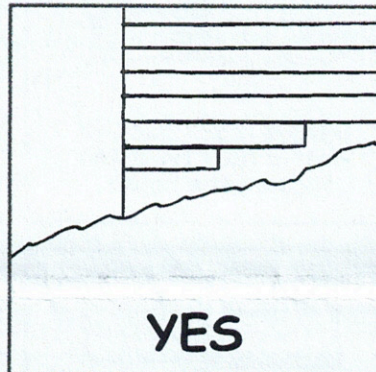
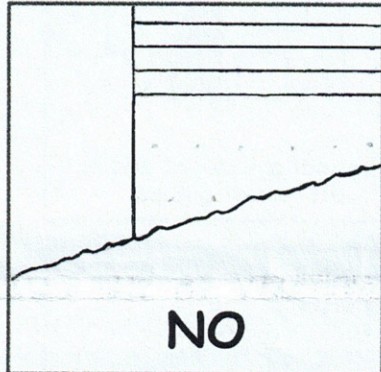
**SUPPORT STRUCTURES:**

Support structures under a building should not be visible from outside the site, except when designed to be aesthetically integrated with the rest of the building design. Otherwise, exterior wall materials must be continued down to less than 18" vertically from the finish grade.



**DRIVEWAYS:** Driveway grades should be minimized. Designs that do not provide a reasonably level area just outside the garage may be rejected unless no feasible alternative exists. Driveways should be constructed so that all run-off water flows back to the street, or is collected with an area drain and piped the street or directly to the storm system.



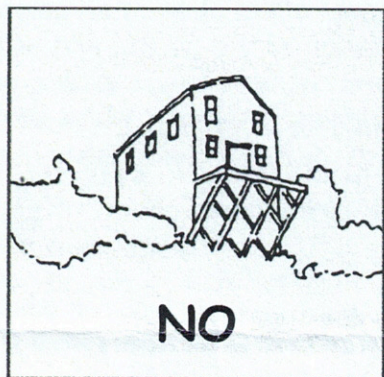


**FOUNDATIONS:** Visible foundation walls are limited to less than 18" vertically.

**FILL DIRT DISPOSAL:** To protect natural drainage patterns, to reduce erosion and to preserve topsoil and existing vegetation, disposal of excavated soils is not be allowed on the lot.

**WINDOWS:** Where feasible, windows should be placed so they will not look directly into neighboring homes' windows. Fake divided-lite window grilles are not allowed.

**RETAINING WALLS:** Cuts and fills need to be covered with dry set basalt stone (native from site or quarry, no mixing).



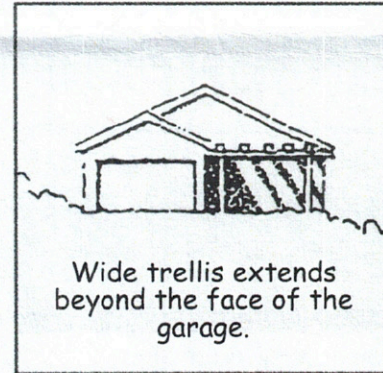
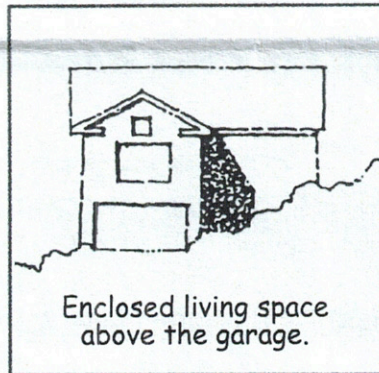
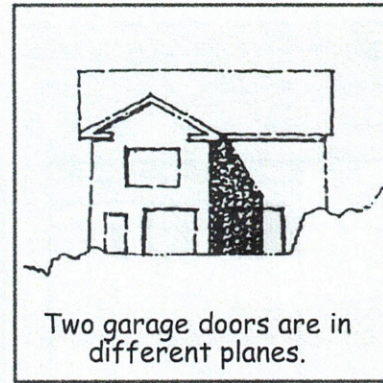
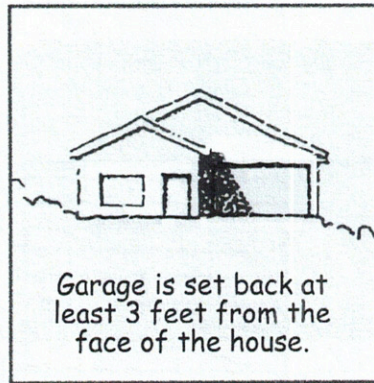
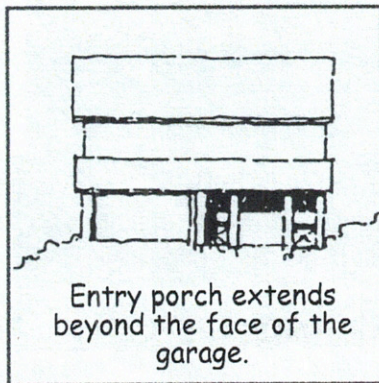
**DECKS:** Decks and their support structures must be carefully designed and detailed and be considered an integral part of the elevations. No X or knee bracing is allowed. Decks raised from 6-10 feet above the ground must be supported on columns at least 7" x 7". Columns supporting decks over 10 feet above the ground must be least 10" x 10". Columns may be boxed out to reach these required dimensions.

**ELECTRIC METER BOXES:** The electric meter box must be recessed or flush with the siding, <1 inch protruding from siding and not exceeding 15 inches wide and 34 inches high. Meter boxes must be installed so that they are not visible from the street, and also comply with Lane Electric guidelines. No exterior disconnect switches are allowed.

**RECESSED LIGHTING:** All recessed lighting on sloped ceilings must use fixtures that are designed for sloped ceilings (Halo H471CAT or equivalent).

**GARAGES:** Two 9-foot wide garage doors should be used, rather than one large door. The garage floor should be at the same level as the living area. If the garage faces the street, one or more of the below-illustrated mitigations may be required to improve aesthetics:





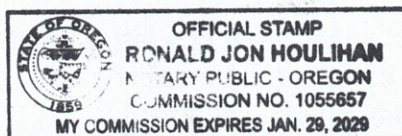
**COLORS:** Exterior colors must be approved in advance. The overall effect of selected colors should complement and blend with the natural rocks and vegetation of the hillside and with surrounding houses. White, yellows, blues, and bright colors are not be allowed except as accents. Exterior window and door parts may not be white, unless used with white trim. Propane tanks, electrical boxes, vents etc. must be painted to match the body color of the house.

Dated this 17<sup>th</sup> day of MARCH, 2025 by the DECLARANT:

LOOKOUT POINT LLC, by Mia Nelson, Manager

STATE OF OREGON, County of Lane, ss.

On this 17<sup>th</sup> 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



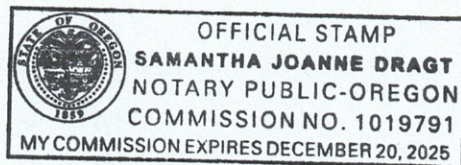
**CONCURRENCE FOR LOT 38:**


I, Patricia Anne Trimper, accept the foregoing restrictions in exchange for the Declarant's waiver of the Section 3.1 deadline for obtaining a building permit and 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. I acknowledge that these restrictions run with the land, and hereby bind myself, my heirs, successors and assigns, and any other future parties having any right, title or interest in Lot 38.

  
Patricia Anne Trimper

STATE OF OREGON     )  
                                  ) ss.  
County of Lane        )

On this 21 day of January, 2024<sup>5</sup>, personally appeared the above named Patricia Anne Trimper, and acknowledged the foregoing instrument to be their voluntary act and deed.  
Before me:



  
Notary Public for Oregon  
My Commission Expires: 12/20/2025



## EXHIBIT A

# Sunridge Benchmarks

### First Street

NE corner of lower transformer pad- Lot 10-11	898.49
Top of lower hydrant- Lot 3-4	899.74
SW corner of lower bench slab- Lot 5-6	906.70
Top of sewer mainline clean out- Lot 16-56	923.93
SW corner of lower mailbox sidewalk square- Lot 8-57	925.57
NE corner of upper transformer slab- Lot 55-54	918.75

### Sunridge Lane

Top of hydrant next to mailbox- Lot 27	868.85
NW corner of transformer pad- Lot 28-30	844.15
Top of hydrant- Lot 43	891.05
Top of hydrant- Lot 47	884.65
Clean out, south edge- Lot 53-54	905.58
NW manhole lid – Lots 48 & 50 (approximate)	858.4
S manhole lid – Lots 44 & 46 (approximate)	861.6

### Wetleau Drive

Top of hydrant at intersection of Wetleau & Sunridge Lane	845.76
NW corner of first transformer pad S of hydrant	832.40
NW corner of second transformer pad S of hydrant	809.89

8/20/2020