

HIDDEN SPRINGS SUMMIT, INC.

AMENDMENT TO

DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS
AFFECTING HIDDEN SPRINGS SUMMIT

Home Owners Association

8651161

REGARDING APPROVED ROOFING MATERIALS

Return: Grant Johnstone, 19161 Willamette Dr., West Linn, OR 97068

The Board or Architectural Committee may amend design guidelines setting forth the design criteria which will be applied by the Board or Committee. These Covenants or any provision thereof may be amended by the vote or written consent of Owners owning not less than seventy-five percent (75%) of the voting power of the Association.

5.12 Building Restrictions (iii)

DELETE THE FOLLOWING SENTENCES:

"(iii) Roofs shall be constructed of wood shakes, wood shingles or tiles."

REPLACE WITH THE FOLLOWING SENTENCES:

"(iii) Roofing shall be covered with one of the following roofing materials, both originally and at the time of replacement:

(a) Cedar Shakes, minimum ½" thickness, 100% vertical grain

(b) Concrete or clay tile, or slate

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AMENDMENT TO

DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS

(c) Architectural fiberglass asphalt shingles meeting or exceeding all of the following criteria:

- i. Shingle construction shall be three ply or greater; and
- ii. Minimum manufacturers' warranty of 50 years; and
- iii. Minimum weight per square (100 square feet) of 355 pounds; and
- iv. Class A fire and wind rating from Underwriter's laboratories; and
- v. The roofing shall be of a neutral color and be in harmony with the general appearance of the neighborhood; and
- vi. Prohibited are any materials other than the above including, but not limited to metal, 3-tab composition, shingles and low grade cedar.

(d) Prior to commencing any roofing changes, approval shall be obtained from the Architectural Review Committee. Approval requests shall contain a description of the roof, manufacturer's specifications, a sample of the material in the color being considered and the name and contact information for the installer being considered.

(e) All roofing installations shall be done in strict accordance with the manufacturer's written directions and performed by an experienced, licensed contractor."

IN WITNESS WHEREOF, this certificate of the President of the Association that this Amendment has been approved by written consent of Owners owning not less than seventy-five percent (75%) of the voting power of the Association in the manner required by these Covenants this 3rd day of August 2008.

HIDDEN SPRINGS SUMMIT HOME OWNERS ASSOCIATION

By:

Bill Hamilton

Bill Hamilton

In capacity as Residing President of HSSHOA

STATE OF OREGON)

COUNTY OF CLACKAMAS)

This instrument was acknowledge before me on

this 3rd day of August 2008

by Bill Hamilton

as President of HIDDEN SPRINGS SUMMIT HOME OWNERS ASSOCIATION



Amy Johnstone
Notary Public for Oregon
My Commission Expires:

march 1, 2011

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AMENDMENT TO

DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS

(4)

HIDDEN SPRINGS SUMMIT, INC.

AMENDMENT TO
DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS
AFFECTING HIDDEN SPRINGS SUMMIT
HOME OWNERS ASSOCIATION

8651161

REGARDING APPROVED ROOFING MATERIALS
REDUCTION OF WEIGHT REQUIREMENT FOR
ARCHITECTURAL FIBERGLASS ASPHALT SHINGLES

Return: Grant Johnstone, 19161 Willamette Dr., West Linn, OR 97068

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5.12 Building Restrictions (iii)

DELETE THE FOLLOWING SENTENCES:

"(iii) (c) iii Minimum weight per square (100 square fee) of 355 pounds;"

REPLACE WITH THE FOLLOWING SENTENCES:

"(iii) (c) iii Minimum weight per square (100 square fee) of 340 pounds;"

IN WITNESS WHEREOF, this certificate of the President of the Association that this Amendment has been approved by written consent of Owners owning not less than seventy-five percent (75%) of the voting power of the Association in the manner required by these Covenants this 16th day of November 2009.

HIDDEN SPRINGS SUMMIT HOME OWNERS ASSOCIATION

By:



Bill Hamilton

In capacity as Residing President of HSSHOA

STATE OF OREGON)

COUNTY OF CLACKAMAS)

This instrument was acknowledge before me on

this 16th day of November 2009

by Bill Hamilton

as President of HIDDEN SPRINGS SUMMIT HOME OWNERS ASSOCIATION



Notary Public for Oregon

My Commission Expires:

July 24, 2012

AMENDMENT TO
DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS