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I, Dana W. Jenkins, County Clerk, do hereby certify
that the within instrument was recorded in the Lincoln
County Book of Records on the above date and time.
WITNESS my hand and seal of said office officed.

Dana W. Jenkins, Lincoln County Clerk



After Recording Return To:
STONEBRIDGE ASSOCIATION, INC.
131 SE Fair Wind Court
Depoe Bay, Oregon 97341-1940

**AMENDMENT TO THE SECOND AMENDED & RESTATED DECLARATION OF
CONDITIONS, RESTRICTIONS, COVENANTS AND REGULATIONS FOR THE
PROTECTION OF STONEBRIDGE ASSOCIATION, INC.**

AMENDMENT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED ON
DECEMBER 19, 2006 AT RECORDING NO. 2006-19184 AND AMENDMENT/MODIFICATION
OF SAID COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED MARCH 17, 2014 AT
RECORDING NO. 2014-02320 AND SECOND AMENDED & RESTATED DECLARATION OF
CONDITIONS, RESTRICTIONS, COVENANTS AND REGULATIONS FOR THE PROTECTION OF
STONEBRIDGE ASSOCIATION, INC., RECORDED JUNE 16, 2016 RECORDED IN DOCKET
NUMBER 2016-05618 AND AMENDMENT OF SAID COVENANTS, CONDITIONS, AND
RESTRICTIONS RECORDED FEBRUARY 07, 2018 RECORDED IN DOCKET NUMBER 2018-
01353, AND AMENDMENT OF SAID COVENANTS, CONDITIONS, AND RESTRICTIONS
RECORDED MARCH 22, 2018 RECORDED IN DOCKET NUMBER 2018-02763, RECORDS OF
LINCOLN COUNTY, OREGON

RECITALS

1. Stonebridge Association, Inc., is a Class I planned development community
subject to ORS 94.550 to 94.783, located in the incorporated area of Depoe Bay, Lincoln
County, Oregon.
2. Having received the prior approval of the Owners of not less than 75% of the Lots by
written ballot. The Second Amended and Restated Declarations of Conditions Restricting
Covenants and Regulations for Protection of Stonebridge Association, Inc.

DECLARATION

Article II, #2 is amended and restated as follows:

2. Parking/Storage. Homeowners' vehicles must be parked in garages, driveways or in designated
parking areas. No vehicles of any kind may be parked anywhere else on the homeowner's property except
with prior approval from the Board. Vehicles may be parked on the street, in front of the homeowner's
house, for no longer than 72 consecutive hours. Trucks and other vehicles, below 14,000 GVWR, are
permitted in driveways provided they completely fit within the driveway and do not extend into the street
right-of-way. Parking of utility trailers, boats, trailers, truck campers, motor homes and any other similar
recreational vehicles shall not be allowed on any lot or the adjacent public street within the Planned
Community excepting only within the confines of an enclosed garage or designated RV storage. No RV
shall be parked on the street unless to load or unload, for up to 24 hours with proper safety reflectors or on

driveway for 72 hours. Nothing shall be so construed herein so as to prohibit, during periods of construction upon a given lot, the parking of a mobile storage facility utilized in conjunction with said construction. However, such use shall only be for the period of construction and overnight habitation thereof shall be prohibited. Also, storage of materials, vehicles and equipment shall be allowed at the RV storage area during construction phase.

Article III, #5 is amended and restated as follows:

5. Utility Services. All water, power, telephone, and television utilities servicing a lot, shall be below ground or contained entirely within the improvements constructed upon each lot. All solar panels shall be on the roof and approved by the Design Committee.

Article IV, Section D, #3.2 is amended and restated as follows:

3.2 Roofs. All primary roofs shall be a minimal nominal 3:12 pitch on triple wide manufactured homes and nominal 4:12 pitch on double wide manufactured homes. All site built homes shall have a minimum 4:12 pitch. Roofs shall be composed of wood shakes, wood shingles, tile, metal (aluminum or copper resembling other approved roofing in style and color), or 25 year or better composition roof. A change in roofing must be approved by the Design Committee.

Article IV, Section D, #3.3 is amended and restated as follows:

3.3 Fence Materials. All fences shall be constructed of wood, simulated wood or masonry material only, and be designed so that finish materials are on both sides of the fence. On lots where property side(s) border(s) the forest, those section(s) of fence may be constructed with finish materials on one side only, if so desired, and must be approved by the Design Committee.

Article IV, Section D, #3.4 is amended and restated as follows:

3.4 Landscaping. At such time as a dwelling is constructed upon a lot and in conjunction therewith, at a minimum the front yard shall be landscaped and improved with lawns, shrubbery, flower beds, bark chips and/or integrated miscellaneous natural live indigenous landscaping features. Rock accents are permitted, but rock lawns in the front yard are not acceptable. For the purpose of fire prevention, a river rock border, having a width of no more than five (5) feet, may be placed immediately adjacent to each of the four sides of a dwelling and must be approved by the Design Committee.

3. Amended Declaration. This document contains the amendments approved by more than 75% of the owners by written ballot and is signed and recorded pursuant to such approval by the owners.

IN WITNESS WHEREOF the Chairperson has executed this document to be effective the day and year first above written after adoption by vote of the Owners.

8/28/20
Date

[Signature]
Ken Jolin
Chairperson
Stonebridge Association, Inc.



STATE OF OREGON)
County of Lincoln)ss

SUBSCRIBED and SWORN to before me on this 28th day of August, 2020 BY *

[Signature]
Notary Public for Oregon

* Ken Jolin, Chairperson Stonebridge Association, Inc.

Secretary's Certification: I hereby certify that not less than 75% of the lot owners voted in favor of this Amended Declaration for Stonebridge Association, Inc.

08/28/2020
Date

[Signature]
Susan F. Sylvester
Secretary
Stonebridge Association, Inc.



STATE OF OREGON)
County of Lincoln)ss

SUBSCRIBED and SWORN to before me on this 28th day of August, 2020 BY *

[Signature]
Notary Public for Oregon

*Susan F. Sylvester, Secretary Stonebridge Association, Inc.