AMENDMENT TO THE BY-LAWS FOR
HECETA SOUTH SUBDIVISION, LANE COUNTY, OREGON

This amendment to the By-Laws for Heceta South Subdivision, Lane County, State of Oregon is made this 27th Day of April, 2016 by the Heceta South Homeowners Association, Inc. (Association).

RECIDALS:

A. The Original By-Laws of Heceta South Homeowners Association, Inc, Lane County, State of Oregon were amended and restated on June 18, 1998 and recorded with Lane County Deeds and Records on June 24, 1999 as Document # 99055937.

B. The Association has been incorporated as a non-profit corporation under the laws of the State of Oregon for the purpose of maintaining, managing and operating the Subdivision.

C. Pursuant to the By-Laws, the Association hereby adopts the following amendment to the By-Laws:

AMENDMENT:

1. Article 13, Section 13.6 is amended as follows: Audit and Financial Statement. The report will reflect previous year end balance in the reserve account and the operating account, income thereto, expenses therefrom, the remaining balances therein, and other information usually included therein by persons following generally accepted accounting principles and procedures. The year-end report will be available to all lot owners by November 30th of the following fiscal year. A financial statement compiled by a CPA, shall be performed within three months following the end of each fiscal year.

After Recording Return To:

Heceta South HOA
P. O. Box 2075
Florence, Or 97439
Except as specifically modified herein all terms and provisions of the By-Laws remain in full force and effect and are hereby ratified and conflicted.

IN WITNESS WHEREOF, The Heceta South Homeowners Association, Inc has caused this amendment to the By-Laws to be executed as of the date first above written.

Heceta South Homeowners Association, Inc.

By: [Signature]
S. Charles Campione, President

By: [Signature]
Mary McCarthy, HOA Board Member
Chairman of the CC&R/By-Law Revision Committee

STATE OF OREGON )
 ) ss.
County of Lane )

This instrument was acknowledged before me on this 27th day of April 2016 by S. Charles Campione, President and Mary McCarthy, Chairman of the CC&R/By-Law Revision Committee of Heceta South Homeowners Association, Inc.

[Signature]
Notary Public for Oregon

My commission expires: 3/22/2019
AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HECETA SOUTH SUBDIVISION, LANE COUNTY, OREGON

This amendment to the Declaration Of Covenants, Conditions And Restrictions for Heceta South Subdivision, Lane County, State Of Oregon is made this 27th day of April, 2016 by the Heceta South Homeowners Association, Inc. (Association).

RECITALS:
A. The Heceta South Subdivision (Subdivision) was created pursuant to that certain Declaration Of Covenants, Conditions And Restrictions For Heceta South Subdivision, Lane County, State Of Oregon Dated April 15, 1993 and recorded with Lane County Deeds and Records on April 29, 1993 as Document # 9325623.
B. The Association has been incorporated as a non-profit corporation under the laws of the State of Oregon for the purpose of maintaining, managing and operating the Subdivision.
C. Pursuant to the Declaration, the Association hereby adopts the following amendments to the Declaration:

AMENDMENTS:
1. Article VI, Section 6.2 is amended to read as follows: Nuisance. No noxious or offensive activity shall be carried on or upon any lot or other portion of the Subdivision, nor shall anything be done thereon which is or might become an annoyance or nuisance to the use and enjoyment of other lots in the Subdivision.
   6.2.1 Outdoor lighting shall be limited to residential fixtures attached to the house (i.e. porch lights or can lights under eaves) and driveway accent lights. All outdoor lighting shall be situated so as to be directed away from the adjoining properties and streets. Temporary or permanent floodlights which illuminate adjacent properties are strictly prohibited.
2. Article 6.15 Fires and Grills. Any form of fire or burning of materials which takes place outdoors is limited to the use of gas grilles, charcoal grills, smokers, portable fire pits and bowls, outdoor fireplaces, and in-ground fire pits. No person shall burn any material except propane, wood, and charcoal No Owner or guest of and Owner shall burn vegetation or other garbage (as set out in section 6.10 above). Any construction of in-ground fire pits, or similar immovable features for burning materials, shall be approved in writing by the ASDRC prior to construction.

After Recording Return To: Heceta South HOA, PO BOX 2075, Florence, OR 97439
Except as specifically modified herein all terms and provisions of the Declaration remain in full force and effect and are hereby ratified and confirmed.

IN WITNESS WHEREOF, The Heceta South Homeowners Association, Inc has caused these amendments to be executed as of the date first above written.

Heceta South Homeowners Association, Inc.

By: [Signature]

S. Charles Campione, President

By: [Signature]

Mary McCarthy, HOA Board Member
Chairman of the CC&R/By-Law Revision Committee

STATE OF OREGON )
) ss.
County of Lane )

This instrument was acknowledged before me on this 27th day of April 2016 by S. Charles Campione, President and Mary McCarthy, Chairman of the CC&R/By-Law Revision Committee of Heceta South Homeowners Association, Inc.

[Stamp]
Notary Public for Oregon
My commission expires: 01/22/2019

After Recording Return To: Heceta South HOA, PO BOX 2075, Florence, OR 97439