

AFTER RECORDING, RETURN TO:
WILLIAM R. POTTER
ARNOLD GALLAGHER, P.C.
800 WILLAMETTE STREET, STE. 800
EUGENE, OR 97401

Lane County Clerk
Lane County Deeds and Records

2012-063693



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**FIRST AMENDMENT TO THE
AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
QUAIL RUN CLUSTER SUBDIVISION**

This Amendment amends the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Quail Run Cluster Subdivision, recorded as Instrument No. 9865928 in the Lane County Deeds and Records (the "Declaration").

The Declaration is amended as follows:

1. ARTICLE VIII - ASSESSMENTS

Section 8.3 – The second to last sentence is hereby deleted and replaced with the following: **“The Association may otherwise modify the Annual Assessment upon approval by a majority of Owners present at any legal meeting, as defined in Section 2.3 of the Bylaws.”**

Section 8.4 – The following language at the end of the first sentence is hereby deleted: “provided that any such Special Assessment shall require the approval of Owners holding at least 51% of the votes.” The deleted language is replaced with the following: **“provided that any such Special Assessment shall require approval by a majority of Owners present at any legal meeting, as defined in Section 2.3 of the Bylaws.”**

Section 8.5 - The following language in the second to last sentence is hereby deleted: “if Owners representing 75% of the votes agree to the action, they may vote to increase, reduce, or eliminate future assessments for the account.” The deleted language is replaced with the following: **“the Owners may increase, reduce, or eliminate future assessments for the account upon approval by a majority of Owners present at any legal meeting, as defined in Section 2.3 of the Bylaws.”**

2. Except as expressly modified herein, the Declaration remains unchanged and in full force and effect.

The undersigned, being the President and Secretary of the Quail Run Homeowners' Association, hereby certify that the amendments set forth in this Amendment were duly approved by the Owners in accordance with the Declaration and ORS 94.590, effective as of November 1, 2012.

FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION - 1

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120312.doc

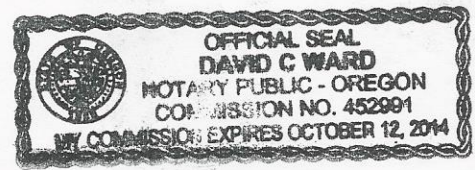
IN WITNESS WHEREOF, this Amendment has been executed this 11 day of Dec, 2012.

By: David Strickland - President
Name: DAVID J STRICKLAND
Its: President

By: Mary Koeblich
Name: MARY E. KOEBLICH
Its: Secretary

STATE OF OREGON)
)ss.
County of Lane)

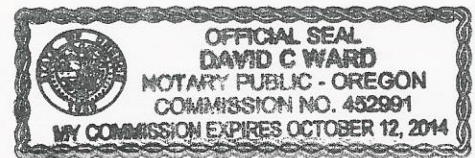
Personally appeared David Strickland President of the Quail Run Homeowners' Association, who, being duly sworn, acknowledged said instrument to be her/his voluntary act and deed.



David C. Ward
Notary Public for Oregon
My Commission expires: Oct 12 2014

STATE OF OREGON)
)ss.
County of Lane)

Personally appeared Mary Koeblich, Secretary of the Quail Run Homeowners' Association, who, being duly sworn, acknowledged said instrument to be her/his voluntary act and deed.



David C. Ward
Notary Public for Oregon
My Commission expires: Oct 12 2014