



01819356201800210480020023

I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Christine Walker - County Clerk

AFTER RECORDING, RETURN TO:

Bella Vista Homes Homeowner's Association
PO Box 8550
Bend OR 97708

**FOURTH AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF BELLA VISTA HEIGHTS SUBDIVISION PHASES 1 & 2 IN
MEDFORD, JACKSON COUNTY, OREGON**

THIS FOURTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF BELLA VISTA HEIGHTS SUBDIVISION PHASES 1 & 2 IN MEDFORD, JACKSON COUNTY, OREGON ("**Amendment**") is made this 25 day of June, 2018 by the BELLA VISTA HOMES HOMEOWNER'S ASSOCIATION, an Oregon nonprofit corporation (the "**Association**").

RECITALS

A. The Declaration of Covenants, Conditions and Restrictions of Bella Vista Heights Subdivision Phases 1 & 2 in Medford, Jackson County, Oregon was recorded February 23, 2007, in the Records of Jackson County, Oregon as Document 2007-009000 as amended by the First Amendment to the Declaration of Covenants, Conditions and Restrictions of Bella Vista Heights Subdivision Phases 1 & 2 in Medford, Jackson County, Oregon, recorded April 8, 2013, in the Records of Jackson County, Oregon as Document 2013-011820, and the Second Amendment to the Declaration of Covenants, Conditions and Restrictions of Bella Vista Heights Subdivision Phases 1 & 2 in Medford, Jackson County, Oregon, recorded January 31, 2014, in the Records of Jackson County, Oregon as Document 2014-002468, and the Third Amendment to the Declaration of Covenants, Conditions and Restrictions of Bella Vista Heights Subdivision Phases 1 & 2 in Medford, Jackson County, Oregon, recorded February 21, 2018, in the Records of Jackson County, Oregon as Document 2018-005701, (collectively the "**Declaration**"). Association is the association of owners established pursuant to the Declaration.

B. In accordance with Section 13.1 of the Declaration, by affirmative vote or written consent of members representing at least seventy-five percent (75%) of the total voting power of each class of membership of the Association, the members wish to amend the Declaration as set forth below.

C. The purpose of this Amendment is to delete and replace Sections 2.12.1 and 2.12.4 of the Declaration as set forth below.

AMENDMENT

The Declaration is hereby amended by replacing Sections 2.12.1 and 2.12.4 with the following:

2.12.1 Recreational and Commercial Vehicles. Except as may otherwise be provided in the Rules and Regulations of the Association, parking of boats, trailers, campers or other recreational or commercial vehicles or equipment, regardless of weight, and parking of any other vehicles with a gross vehicle weight in excess of 9,000 pounds is not allowed on any part of the Property or on public streets within the Property, except only within areas that may be designated for such purposes by the Board of Directors, or within the confines of an enclosed garage or screened area the plans for which must have been reviewed and approved by the Architectural Control Committee prior to construction and no portion of the same may project beyond the screened area. If there is no rear fencing and the vehicle could be seen from outside the Lot other than from the front yard, the vehicle must also be screened from view from that direction. Vehicles may not be used for storage of materials for more than forty-eight (48) hours without approval from the Architectural Control Committee.

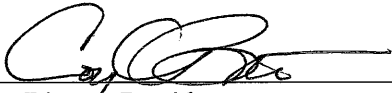
2.12.4 Motor Vehicles. Except as otherwise may be provided in the Rules and Regulations of the Association, no vehicles or similar equipment will be parked or stored in an area visible from any street except passenger automobiles, passenger vans, motorcycles, pick-up trucks, and pick-up trucks with attached bed campers that are in operating condition and have current license plates and are in daily use as motor vehicles on the streets and highways of the State of Oregon. No abandoned, derelict or inoperable vehicles may be stored or located on any Lot or street.

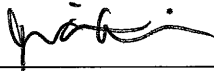
Except as amended by this Fourth Amendment, the Declaration is unmodified and shall continue in full force and effect in accordance with its terms.

Certification

The undersigned President and Secretary of Bella Vista Homes Homeowner's Association hereby certifies that the within Fourth Amendment to Declaration of Protective Covenants, Conditions, Restrictions of Bella Vista Heights Subdivision Phases 1 & 2 has been approved and adopted in accordance with Section 13.1 of the Declaration and the Oregon Planned Community Act, as applicable.

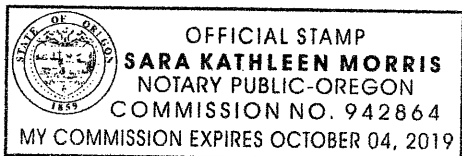
BELLA VISTA HOMES HOMEOWNER'S ASSOCIATION,
an Oregon nonprofit corporation

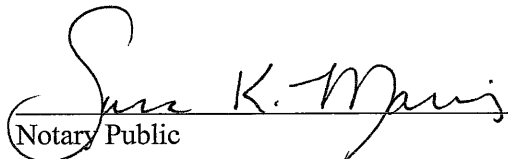
By 
Cory Bittner, President

By: 
Dan Pahlisch, Secretary

State of Oregon)
)ss.
County of Deschutes)

The foregoing was acknowledged before me this 25th day of June, 2018 by Cory Bittner, President of Bella Vista Homes Homeowner's Association, on its behalf.

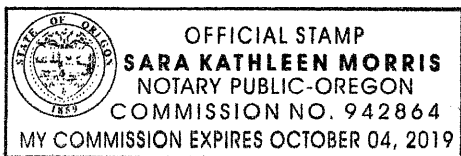


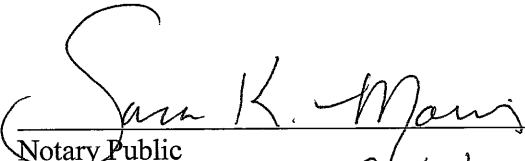

Notary Public

My Commission Expires: October 04, 2019

State of Oregon)
)ss.
County of Deschutes)

The foregoing was acknowledged before me this 25th day of June, 2018 by Dan Pahlisch, Secretary of Bella Vista Homes Homeowner's Association, on its behalf.




Notary Public

My Commission Expires: October 04, 2019