

DEED-ACCR
\$15.00 \$11.00 \$10.00 - Total = \$36.00



I hereby certify that the within
Instrument was received for record and
recorded in the County of Tillamook,
State of Oregon.



Tassi O'Neil, Tillamook County Clerk

After Recording, Return to:

Sahhali Shores at Neskowin
Consolidated Owners Association
P.O. Box 419
Neskowin OR 97149

AMENDMENTS TO THE
AMENDED DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS OF
SAHHALI SHORES AT NESKOWIN

WHEREAS, on August 10, 1992, Declarant adopted Covenants, Conditions and Restrictions of Sahhali Shores at Neskowin, which was recorded August 14, 1992 in Book 344 Page 441 Tillamook County Records ("1992 Declaration"), and;

WHEREAS, on January 21, 1999, Declarant adopted an Amended Declaration of Covenants, Conditions and Restrictions of Sahhali Shores at Neskowin ("Amended Declaration") which was recorded on May 26, 1999 Book 407, Page 762 in the deed records of Tillamook County, Oregon, and said Amended Declaration provided for the purpose of superceding and restating of prior Declarations (termed "First CC&R's" in said document), but failed to specifically supercede and restate the 1992 Declaration, and;

WHEREAS, on June 11, 1999, Declarant executed a Supplemental Declaration annexing additional property to the Planned Community and said Supplemental Declaration was recorded on July 16, 1999, Book 409, Page 223 of the deed records of Tillamook County, Oregon, and;

WHEREAS, on November 14, 2002, Declarant executed a Supplemental Declaration annexing additional property to the Planned Community and said Supplemental Declaration was recorded on November 18, 2002 in Book 441, Page 428 of the deed records of Tillamook County, Oregon, and;

WHEREAS, on April 24, 2003 Declarant executed a Supplemental Declaration annexing additional property to the Planned Community and said Supplemental Declaration was recorded on May 7, 2003 as document number 2003-420203 in the records of Tillamook County, Oregon, and;

WHEREAS, on August 19, 2003, Declarant executed a Supplemental Declaration annexing additional property to the Planned Community and said Supplemental Declaration was recorded on August 21, 2003 as document number 2003-424451 in the records of Tillamook County, Oregon, and;

WHEREAS, it is the intention of the members to revoke any and all Declarations recorded prior to the Amended Declaration recorded on May 26, 1999, to specifically revoke the 1992 Declaration, and further, to make certain amendments to the May 26, 1999 Amended Declaration, and;

WHEREAS, it is also the intention of the members to adopt certain revised and new definitions and prohibition against timeshare interests in Sahhali Shores and to be applicable against all Lots within Sahhali Shores, and;

NOW, THEREFORE, the members of the Sahhali Shores at Neskowin Consolidated Owners Association, ("Association") have duly voted in favor thereof, hereby adopts the following Amendments to the Amended Declaration Section 1, "Definitions:"

(Replacing Section 1.6)

1.6 "Declaration" means the covenants, restrictions, and all other provisions set forth in the Amended Declaration of Covenants recorded May 26, 1999 including these and any future amendments. Any Declaration recorded prior to May 26, 1999 is superseded by said Amended Declaration.

(Replacing Section 1.9)

1.9 "Lot" means Lots 1 through 28 of Sahhali Shores at Neskowin as shown on the plat recorded at Cabinet B at Slider 256, Records of Tillamook County, Oregon, and Lots 29 through 48 of Sahhali Shores at Neskowin Unit One annexed by document recorded June 11, 1999, and by supplemental Declaration recorded November 18, 2002 at Book 441, Page 428, and by the Supplemental Declaration recorded on May 7, 2003 as document number 2003-420203 of records of Tillamook County, Oregon, and by the Supplemental Declaration recorded on August 21, 2003 as document number 2003-424451 of records of Tillamook County, Oregon, and any of the lots which may be subsequently annexed to the Planned Community on any supplemental declaration and plat submitting additional property to the terms of the Amended Declaration. "Lot" however, shall not include any lot depicted on any plat of the Property which is designated to use as Common Property on such plat or declaration of Sahhali Shores at Neskowin.

(Adding the following new definitions)

1.18 "Fractional Ownership" means fee title or other legal claim of right to possession or occupancy of any Lot or Living Unit by more than one entity, such as a partnership, limited liability company, limited liability partnership, corporation, or other business entity, or more than two natural persons who are not related by either blood or marriage. For the purpose of this section a married couple holding title to a fractional share as tenants by the entirety shall constitute one person.

1.19 "Timeshare" means a timeshare estate, timeshare plan, or a timeshare license.

1.20 "Timeshare Estate" means a right to occupy a Lot or Living Unit during 5 or more separated timeshare periods over a period of at least 5 years, including renewal options, coupled with a freehold estate or an estate for years in the time share property.

1.21 "Timeshare instrument" means a document creating or regulating timeshares.

1.22 "Timeshare License" means a right to occupy a Lot or Living Unit during 5 or more separated timeshare periods over a period of more than 3 years, including renewal options, not coupled with a freehold estate or an estate for years.

1.23 "Timeshare period" means the period of time when an owner is entitled to possess and occupy a Lot or Living Unit or facilities of a timeshare plan.

1.24 "Timeshare Plan" means an arrangement, whether by membership, agreement, tenancy in common, sale, lease, deed, rental agreement, license, right to use agreement or otherwise, in which an owner receives a timeshare estate or a timeshare license and the right to use any Lot or Living Unit and the facilities that are part of the timeshare property.

1.25 "Timeshare property" means one or more Lots or Living Units subject to the same timeshare instrument and any other real estate or rights appurtenant to those Lots or Living Units.

NOW, THEREFORE, the Sahhali Shores at Neskowin Consolidated Owners Association, ("Association"), hereby has duly voted, and hereby adopts the following Amendment to the Amended Declaration Section 9.2 "Use," which adds sub-section 9.2.2.

SECTION 9.
USE RESTRICTIONS; ARCHITECTURAL CONTROLS
AND MAINTENANCE RESPONSIBILITIES

9.2 Use.

9.2.2 Fractional & Timeshare Ownership. Fractional ownership is prohibited, and no such form of ownership in any Lot or Living Unit shall be established, created or maintained. Timeshare interests as provided for creation in ORS Chapter 94 and as defined herein are prohibited, and no such form of ownership or interest in any Lot or Living Unit shall be established, created or maintained.

EXCEPT as amended by this document, all other sections and provisions of the Amended Declaration are intended to remain in full force and effect and as stated in said Amended Declaration.

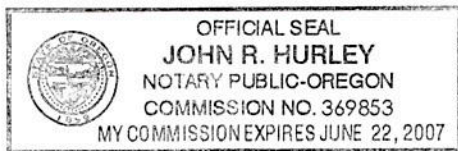
These amendments having been adopted by an adequate vote of the membership as required by the Amended Declaration and ORS 94.590, the President and Secretary do hereby certify said vote by his signature hereunder.

STATE OF OREGON)
) ss.
County of ~~Tillamook~~ Lincoln)

Dated this 3rd day of July, 2006.

Craig Grant
Craig Grant

On July 3, 2006, Craig Grant, the President of the Sahhali Shores at Neskowin Consolidated Owners Association did sign his name above before me.



[Signature]
Notary Public for Oregon
My Commission Expires: 6-22-2007

STATE OF OREGON)
) ss.
County of ~~Tillamook~~ Lincoln)

Hathaway Cornelius
Hathaway Cornelius

On July 3 2006, Hathaway Cornelius, the appointed Secretary to the Sahhali Shores at Neskowin Consolidated Owners Association did sign his name above before me.



Melane M. Layton
Notary Public for Oregon
My Commission Expires: April 22, 2007

TILLAMOOK COUNTY RECORDING

Receipt #: 26192 Receipt Date: 07/14/2006 03:41 PM

Station: 1 Cashier: SHOLMES

Receipt Name: CRAIG A GRANT - PO BOX 410, NESKOWIN, OR 97149

Comments: RECORDING FEE

RECORDING

Document #	Recording Date	Doc Type	Recording	Survey	A&T Fund	NonStd	Other	Total
2006-006116	07/14/2006 03:41:09 PM	DEED-ACCR					36.00	\$36.00
Totals:							36.00	\$36.00

Thank You

Receipt Total \$36.00
CHECK 1267 \$36.00