

Don Martin Construction  
Klamath County Clerk

2020-011734

Klamath County, Oregon



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09/15/2020 01:04:05 PM

Fee: \$92.00

By Law's

**ADDUMDUM TO HIDDEN VALLEY HOMEOWNERS ASSOCIATION**

**Vehicles:** No trucks ( except pickups of one ton weight or less), house trailer, motorhome, camper, boat, motorcycle, motor-scooter's, or trailer of any type shall be stored or parked on any Lot or street other than temporarily (in no case of excess of 48 hours) and there solely for the purpose of loading or unloading or a service call; each vehicle may be kept within an Owner's enclosed garage or behind the front elevation.

No vehicles of any kind shall be parked on any portion of the property while such vehicle is in a state of disrepair or while being repaired.

**Parking:** At no time should any vehicles be parked blocking any part of the sidewalk. This is a County Code and will be enforced by the County.

Refusal to move vehicle after warning from the HOA will result in the vehicle being towed at owners' expense.

Yards are to be maintained, grass mowed and watered, no weeds etc.

Homeowner's due: Phase 1, As of January 1, 2021 HOA dues will be \$300.00 per year. Due by January 31, a fee of \$25.00 will be accessed as a late fee on February 15<sup>th</sup>, and every month thereafter until paid, interest at 9% will be added monthly.

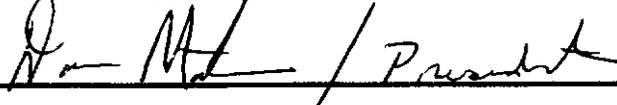
Phase 2, HOA dues will be \$300.00 upon sale, prorated through the end of year. \$300.00 yearly dues will be due Jan 31<sup>st</sup>, a \$25.00 fee will be accessed as a late fee on February 15<sup>th</sup> and every month thereafter until paid, interest at 9% will be added monthly.

DMC will be gifting lot 15 on Scenic View to the HOA, there is a lien on the property for \$17,900 that needs to be paid to Rocky Mountain Construction, The HOA dues will be used for paying off this lien, plus taxes, insurance and cost for establishing and maintenance to make this a common park area. There is also another common area that must be maintained. The lien must be paid in full, before transfer of title to the HOA. The lien was for the road construction.

Yards are to be maintained, grass mowed and watered, no weeds etc.

At the beginning of every year, the HOA will send out the notices along with the accounting of monies spent and monies in the HOA bank account.

Dan Martin Construction Inc

 / President 9/11/20

Dan Martin, President



State of OREGON

County of Klamath

This instrument was acknowledged before me on September 11, 2020

by Dan Martin.

Angela Jo Fuller

Notary Public - State of Oregon

