All covenants, conditions and restrictions included herein which are in addition to the laws and regulations of any county, state or federal law or regulatory body shall run with the land and inure to and be binding upon the heirs, executors and assigns of the lot owners of Bear Gulch Subdivision, unless modified, removed or amended at any time by 75% of the lot owners in Bear Gulch Subdivision by filing with the Baker County Clerk an Affidavit that they desire specific covenants, conditions or restrictions removed, modified or amended, and the Baker County Clerk is hereby authorized upon receipt of an affidavit to this effect, to strike, modify, abrogate, rescind or amend any such covenant, condition or restriction from the original Plan of Bear Gulch Subdivision. In order to modify any covenant, restrictions or condition, any person desiring to do so, shall ascertain the address of all the other lot owners as provided by the Baker County Assessor and shall send the proposed amendment in writing to each lot owner, by certified mail, with return receipt requested. All other lot owners shall then have 90 days from the date of the mailing of the notice in which to vote in writing whether or not to change the covenants. Upon an affirmative vote to modify the Plan of Bear Gulch Subdivision, the person or persons wishing to modify the Plan shall cause the same to be modified and pay any expenses thereof.

LIMITATION OF LIABILITY

The Subdividers shall not be liable to any lot owner to carry out any of the responsibilities enumerated in the Plan of Bear Gulch Subdivision. Any lot owners desiring to enforce any of the terms, conditions and responsibilities enumerated in this Plan may do so against any other lot owner.

IN WITNESS WHEREOF, JACK CHRISTENSEN and MARTIN LEUENBERGER, individually and as all the Partners in Christensen/Leuenberger, an Oregon Partnership, have caused this declaration setting forth the Plan of Bear Gulch Subdivision to be executed this _4_ day of September, 1980.

_____   _____
JACK CHRISTENSEN   MARTIN LEUENBERGER