

TIMBER CREEK HOMEOWNER'S ASSOCIATION

P. O. BOX 494 - SISTERS, OREGON 97759

BOARD MEETING MINUTES

January 24, 2026 10:00AM. via Zoom

<u>DIRECTORS ATTENDING:</u> Debbie Bucher – President Jennifer Maines – Secretary John Warnke – Treasurer Matthew Webb – Director	<u>OTHERS ATTENDING:</u> Rich MacConnell Margaret Smith Gloria Lutz Jim Horsley	Dennis Regan Loren Mehlbrech Neal Fair
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Call to Order and establish a Board Quorum

Admin and Board Reports:

- Meeting was called to order by the President at 10:03 AM. A quorum was established.
- A motion was made (John Warnke) and seconded (Debbie Bucher) to approve the Agenda.
- A motion was made (John Warnke) and seconded (Debbie Bucher) to approve the Minutes from 12/20/25.
- Installation of Officers:
 - Tabled to 4/18/26 Board Meeting.

Officers' Reports:

- President's Reports: (Debbie Bucher)
 - New Owners:
 - Lot 49 – Annette Roop – already an owner of Lot 50 next door.
 - Lot 51 - Brian and Whitney Burns - vacant lot next to Loren Melbrech - building to start soon
 - Lot 55 – Jeralyn and Ryan Carroll (Carroll Properties, LLC)
 - 2026 Recycle Calendar from Republic Services
 - Debbie will distribute hard copies to interested homeowners and Jennifer will post a link on the HOA website
- Treasurer's Reports: (John Warnke)
 - Assessments
 - 70% have been collected to date. After the due date of February 10th, John will start following up. Most often assessment delinquencies occur because our owner address data is out of date. Thanks to Jennifer for getting the homeowners' addresses and other data updated.
 - Taxes
 - While most of the HOA income and expenditures are not taxable, we do owe a 30% tax

on "Passive Income." In our case, we are responsible for taxes on our income from US Treasuries holdings.

- John will prepare the necessary tax return paperwork and file it.
- Reinvestment
 - A \$35, 000 Treasuries note is up for renewal on 1/31/26. Short Term Treasuries do not have a favorable interest rate. John will look at longer term opportunities and email his recommendations to the Board for approval.
- Debbie Bucher asked and John Warnke confirmed that we are invested in 4 Treasuries.
- Secretary's Reports (Jennifer Maines)
 - Owners data updates: 21 items researched and updated since our last meeting December 20th; 6 pending. Thanks to Debbie Bucher and John Warnke for their contributions. The 6 pending are being followed up with 4 emails and 2 letters sent by US Mail.
 - 2026 Calendar items were evaluated and dates set. See attached final version.
- Director's Reports (Matt Webb) – none
- Vice President's Reports: (Jack Walker) – not present
- Compliance Officer's Reports: (Debbie Bucher) – none

Committee Reports:

- ARC
 - Completion of painting, house on Cascade Avenue pending weather.
 - Gravel landscape for house on East Timber Pine Dr.
- Jennifer Maines proposed adding 2 standing committees:
 - Tree Maintenance, since we talk about the trees every meeting. John Warnke commented that our primary volunteer is John Danahy, who prefers a lower key role than Committee Chair. Debbie Bucher suggested that someone from our Board could be the liaison for Board meetings.
 - Fire & Safety, because HOA is evolving. Architectural Review work has diminished as most of our lots have been developed. A rising priority is fire risk as evidenced by the Flat Fire. Each of our homes is at risk from any one of our neighbors' homes that is not being mitigated.
 - Rich MacConnell suggested that the bylaws may limit our ability to assign new standing committees. Jennifer Maines asked if the Compliance Committee was in the original bylaws, and how did that come to be?
 - Discussion on standing committees was tabled to an undetermined Planning Meeting sometime before the next Board meeting on April 18th.

Continuing Business:

- Path Lights (Jennifer Maines)
 - Pictures of path lights from the Saddlestone and Coyote Creek neighborhoods were presented.
 - Saddlestone's newer path lights from First Light Technologies (FLT) cost anywhere from \$229 to \$451 each, plus installation. Older version is being abandoned. Jennifer did not have cost figures for the Coyote Creek example.
 - In response to Debbie Bucher's question in October, how would these lights impact snow removal?, Jennifer said they would be placed on the edge of homeowner's properties, similar to the Coyote Creek pictures.
 - Jennifer Maines conceded that this is a major expense that the HOA needs to plan for. She compared it to Ruthanne Rhoads' Alley Project resurrection, the recent swales

- refurbishment, and the Road fund, the last of which differs in that it is mandated by law.
 - John Warnke suggested that they would require additional expense running electrical wiring. Jennifer clarified that the FLT lights are battery powered from solar energy collected from the top of each unit, Darks Skies compliant, and designed to be friendly to wildlife.
 - Debbie Bucher objected that residents should use flashlights, as they have done for 20 years. Jennifer reiterated how the needs of the neighborhood are evolving, and that the Sisters Woodlands neighborhood under construction and the City of Sisters Barclay Drive improvements are being built with path lights.
 - For the next meeting, Jennifer will reach out to the Coyote Creek neighborhood to learn more about their path lights, and try to research options with battery/solar power like Saddlestone's and the aesthetics of Coyote Creek's.
- Dead Trees & Beetle Pouches (Debbie Bucher)
 - Four Brothers Tree Service recommended a product from <https://shop4verbenone.com/>. These are pouches of material which can be hung on trees to mitigate beetle infestation. Cost for 100 pouches is \$910. Debbie offered 2 proposals:
 - HOA purchases one lot of 100 pouches, and distributes them to interested homeowners.
 - HOA provides a link to <https://shop4verbenone.com/>, and homeowners can make their purchases independently.
 - Jennifer Maines asked if we could have an assessment of our neighborhood done to determine which trees were prone to beetle infestation.
 - John Warnke offered that John Danahy arranged such a neighborhood survey with Oregon State University's Extension Services a couple of years ago at no cost. He will ask John Danahy to reach out again to his contact at Oregon State University.
- Street Cleaning (John Warnke)
 - Following up on interest about street cleaning services in October, John offered some proposals:
 - Sweep 2,400 feet of private streets.
 - Roughly one mile total if we also swept the alley and Timber Creek Dr.
 - A street cleaner in Redmond agreed to look at our neighborhood and offer options.
- Firewise Update: (Jennifer Maines)
 - Firewise Certification Process
 - Set up Firewise Account
 - Minimum requirement: 8 interested homes
 - Owners provide information about themselves
 - 3-Year Action Plan
 - Neighborhood assessment
 - Application submitted to State of Oregon
 - State of Oregon forwards application to the National Fire Protection Association (NFPA – Firewise USA).
 - During this time, we can apply for grants.
 - Sisters-Camp Sherman RFPD

Steven Lord, Community Risk & Fire Safety Specialist, will:

 - Provide educational resources to help with recruitment of our minimum 8 homes.
 - Speak at our next Board meeting about fire resiliency and educational programs if we choose to invite him.
 - Perform a neighborhood assessment with the 8 interested parties.
 - Set up our Firewise Account.

- Help draft our 3-Year Action Plan.
 - Add interested representatives to his grant opportunities e-mail list.
- Fire Corps Educational Home Assessment
 - Fuels Reduction
 - Defensible Space
 - Ingress/Egress
 - Education
- Grants
 - Eligibility may be a problem for us because of income thresholds in the grant structure. This applies in some, but not all cases. Tollgate has a very active Firewise Committee and was just awarded \$2,099 for tree removal from the Oregon Department of Forestry (ODF)
- Sisters-Camp Sheman District Fire Resiliency Programs
 - Involvement of Central Oregon Intergovernmental Council (COIC) youth work parties.
 - Proposal to bolster resources for residents whose homes present a risk to their neighbors, but who don't have the means, either physically or financially, to do the recommended mitigation. One example: long-term homeowners who do not have the liquid assets to pay for the work, but are disqualified from existing grants because of the appreciated value of their homes.
- Legislative Support: When they were in town for the Town Hall a week ago, Steve met with Senator Ron Wyden and Congresswoman Janelle Bynum. Steve said they were very interested in exploring ways to amend the grant structure or introduce legislation to help people in this situation.
- Our Status / Opportunities
 - Jennifer suggested we recruit our 8 interested homeowners as we did in October by talking to our neighbors, sending emails and canvassing the neighborhood.
 - John Warnke said that he attended the October meeting and about 12 homeowners signed up for a Home Assessment. He said he himself has not been contacted and certainly there are others. John feels that he got the educational information he needs at the meeting but IS open to a Home Assessment.
 - Rich MacConnell said he received a Home Assessment.
 - Recommendations: rake pine needles under his deck, create 5 feet of defensible space.
 - He said he is waiting to finish his "to do" list.
 - Jennifer clarified that these items would be part of our 3-year plan, and he does not have to complete all tasks to be part of our Firewise committee. Asked if he would volunteer to be one of our 8 homeowners, Rich said yes.
 - Dennis Regan said he received a Home Assessment. Asked if he would be one of our 8 homeowners, he said yes, but with reservations:
 - He wants the HOA Board, ARC, Compliance Committee and other representatives of the HOA to align their standards so that he does not have to navigate conflict among them.
 - Jennifer said it should be up to the Board to resolve conflicts like that, and there are some amendments to the CC&R's that need to be formalized. It's a process.
 - Jennifer said that she is aware that Ralph Salisbury would be willing to be one of our 8, and that John Danahy is scheduled for a Home Assessment, so maybe he would help (in

a “low key” way).

- Debbie Bucher said Char Leep and Retha Lange (one home) are our current Firewise Committee, but they are currently busy with a friend who is in hospice care.
 - Jennifer offered that our Fire and Safety Committee needs more members, and these people could bolster Char and Retha. Jennifer volunteered to help resurrect our Firewise Committee for now but does not have the time to both be Secretary and ongoing Firewise Committee member.
 - Debbie will get Jennifer the names of more candidates, and Jennifer will check back with Steven Lord about those on the sign-up sheet from the October meeting. Then Jennifer will reach out to get our Firewise committee up to 8 participants.
 - At the as yet unscheduled Planning Meeting, the Board will discuss whether they want to invite Steven Lord our April 18th meeting, and whether we are interested in Steven’s grant opportunities email list.
- HOA membership withdrawal (Debbie Bucher and Neal Fair)
 - Debbie Bucher summarized a request from Neal Fair to withdraw from the HOA. Mr. and Mrs. Fair own Lot 2, 841 East Cascade Avenue and submitted a letter on October 23, 2025 (see below) asking the HOA Board to consider their request to exit the HOA.
 - Neal Fair objected to the HOA’s 2026 annual assessment of \$75.
 - Mr. Fair referenced an amendment to the Covenants, Conditions and Restrictions (CC&Rs), recorded 1/12/2005, which removed “Lots 1-4,6-10” and asked that his lot and membership in the HOA be removed as well.
 - John Warnke explained that according to the bylaws, it would take a vote of 75% of the HOA members to grant that request, clarifying that in 2005, the membership was comprised mostly of the developers, who could easily garner a 75% majority. Currently, 75% of the Association would amount to 87 homeowners voting for the request.
 - Debbie Bucher asked whether a simple petition could be created to obtain the signatures of the 75% needed. She also questioned if the owners of Lots 1 and 3 could seek withdrawal as well. All three of these lots are located on Cascade Avenue and do not back up to the Timber Creek Alley. Therefore, they derive no benefit from HOA dues or road maintenance assessments.
 - All board members agreed that they needed to read the bylaws and CC&Rs to better understand the best way to move forward.

NOTE: Further research after this meeting revealed that the 1/12/2005 amendment was approved by more than 75% of the owners of all lots in the subdivision (71 of 91 platted lots at that time) and signed by Jim Bell as Acting Chairperson of the HOA. The 2005 amendment was approved as follows:

 - Taurus Development proxy (47 lots)
 - Bruce Forbes proxy (8 lots)
 - Owners of lots 1-4 & 6-10 proxy (9 lots)
 - Jim Bell owner (7 lots)

Referenced in this amendment is a previous one, recorded 2/25/2000, and signed by Bruce Forbes, Declarant. Bruce Forbes also signed the Bylaws-- as Declarant-- on 11/15/2005. The Board of Directors did not exist until after 2/6/2006, when the HOA was turned over from the Declarant to the homeowners, who then elected the first Board.
 - Mr. Fair asked the Board what the process was to call a special meeting to consider his withdrawal request.

NOTE: Further research after this meeting revealed, “Special meetings may be called by the

President of the Association, the Board of Directors or by Petition signed by twenty percent (20%) or more of the Owners.” (Bylaws, Section 3.9)

- Jennifer Maines suggested consulting an attorney. John Warnke commented that this issue is raised in every HOA eventually, and often a legal opinion is expensive and not necessarily helpful. Jennifer Maines argued that we need to get this right for future reference. John Warnke then proposed approaching an HOA attorney for advice. Mr. Fair may consult his own legal counsel.
- Mr. Fair said he can wait. The Board agreed that we will find a path forward without making any promises that we are not prepared to make today.

New Business: (none)

Next Meetings:

- Planning meeting, TBD
 - Standing Committees (Trees, Safety)
 - Firewise: Do we invite Steven Lord to speak at our 4/18 meeting?
- Quarterly Board Meeting: 4/18/26, at 10:00 AM via Zoom.
 - Jennifer Maines asked for these deferred items (missing from today’s agenda) to be restored to Continuing Business and Debbie Bucher agreed:
 - Alley Improvement Project. (Ruthanne Rhoads)
 - 911 Emergency Address Signs. In the October Homeowner’s Meeting minutes, we promised to table further discussion to today’s meeting.

Adjournment

- A motion was made (Debbie Bucher) and seconded (Jennifer Maines & John Warnke simultaneously) to adjourn.
- Meeting adjourned at 11:56 AM.

2026 City of Sisters Recycling and Yard Waste Collection Calendar

For information about your service and to receive important alerts and notifications, please sign up for an online account through the Republic Services website or app. Recycling and composting guides are available online at www.RepublicServices.com/CentralOregon

■ Holidays ■ Recycling ■ Yard Waste

JANUARY						
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Please contact Republic Services at **541.548.4984** or visit <https://www.republicservices.com/municipality/central-oregon> for more information.



Timber Creek Homeowners Association

2026 Operating and Street Maintenance Budget, Actual 2024, 2025 & 2026

	Year 2024	Year 2025	YTD 2026	Operating Budget Year 2026					Total Budget
	Actual	Actual	Actual	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Year 2026	
General Fund									
Revenue (general assessment per lot)	60	60	75	75					
General operating assessments	6,900	6,960	5,385	8,700					8,700
Interest collected on past due amounts	14	19							
Transfer fees and penalties	400	600	250	200	400	400	200		1,200
Operating revenue	7,314	7,579	5,635	8,900	400	400	200		9,900
Operating Expenses									
Common area upkeep & dog bags	782	798		200	200	225	225		850
Insurance	369	2,527				2,000			2,000
Web Site / Dropbox / Zoom	618	648	160	150		400	125		675
Snow removal	3,125	453		1,500			1,000		2,500
Neighborhood projects (signs and arborist reports)	210	-			500				500
Remove Trees in Alley / 2025 Remove Border Tre	2,100	-							-
Speed Humps on S Timber Pine		3,132							-
Swales Refresh (50/50 split with roads)		9,438							
Taxes and fees	50	50		50					50
Printing, postage, office supply & other	258	740	108	200	200	200	200		800
Annual Picnic, HOA Items	706	716				850			850
Professional fees	646			150	150	150	150		600
Miscellaneous and contingency									-
Total operating expenses	8,864	18,502	268	2,250	1,050	3,825	1,700		8,825
Excess of revenue over expenditures	(1,550)	(10,923)	5,367	6,650	(650)	(3,425)	(1,500)		1,075
Period End Dates ---->	12/31/2024	12/31/2025	1/21/2026	3/31/2026	6/30/2026	9/30/2026	12/31/2026		12/31/2026
Cash in general bank account	21,725	10,802	16,169	22,819	22,169	18,744	17,244		17,244
Restricted ARC funds in Gen'l bank Acct	-	-	-	-	-	-	-		-
Cash available in general bank account	21,725	10,802	16,169	22,819	22,169	18,744	17,244		17,244
Street Fund									
Street fund beginning of period	137,550	131,942	130,017	132,494	138,190	138,190	138,190		131,942
Street reserve fund assessments	4,664	2,986	2,477	3,756					3,756
Interest income	2,099	6,424		2,750			2,750		5,500
Fed/OR Taxes on Interest (2023 paid in 2024)	(2,052)	(1,898)		(810)			(810)		(1,620)
Withdrawal for street maintenance	(10,319)	(9,438)							-
Street fund - End of period	131,942	130,017	132,494	138,190	138,190	138,190	140,130		139,578

See notes on other side of this page

Summary Notes

Timber Creek HOA uses cash based accounting.

General Operating budget is used for everything except private street maintenance.

There is an annual assessment (currently \$75/year) for all HOA owners.

Homeowners on private streets or an alley are also charged a road assessment.

The swale projects for E Timber Pine and E Creek View were completed in 2025. Funding was split between the General and Road funds (\$9,438 each).

In 2024, the TC Board approved two speed humps on South Timber Pine. This project was completed in 2025 at a cost of \$3,132.

The General Operating fund had a deficit of \$10,802 in 2025. During Covid the HOA deferred projects which have subsequently been completed using carried over funds.

The accumulated Road funds are invested in U.S. Treasuries. The resulting interest allowed us to reduce the 2025 road assessments by 50%

TC HOA pays Federal tax on investment income (flat 30% after \$100).

US Treasury interest is not taxed by Oregon.

Timber Creek Homeowners Association General Fund Cash Transactions - Year 2026

Date	Description	Road Dues	Gen Dues	Fees/Misc	Interest	ARC Dep	HOA Svcs	Events	Snow Rem	Projects	Admin	Web Svcs	Insurance	Transfers	Checking
1/1/16	Opening Balance														10,802.47
1/5/26	John Warnke #5050										107.80				10,694.67 Assessments Print & Mail
1/13/26	Assessments	1,019.00	2,100.00	200.00											14,013.67 Assessments Received
1/20/26	John Warnke #5051											159.90			13,853.77 Zoom paid by John W
1/21/26	Assessments	1,458.00	3,285.00	50.00										-2,477.00	16,169.77 Assessments Received
	Totals	<u>2,477.00</u>	<u>5,385.00</u>	<u>250.00</u>	<u>0.00</u>	<u>159.90</u>	<u>0.00</u>	<u>-2,477.00</u>	<u>16,169.77</u>						

Debbie has checks
5029, 5030

Timber Creek Homeowners Association
General Fund Cash Transactions - Year 2026

Date	Description	Road Dues	Gen Dues	Fees/Misc	Interest	ARC Dep	HOA Svcs	Events	Snow Rem	Projects	Admin	Web Svcs	Insurance	Transfers	Checking
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EVENT	January	February	March	April	May	June	July	August	September	October	November	December
Approved budget mailed to owners < 30 days	01/05/2026											
Dues Statements prepared & mailed out	01/05/2026											
Board Meeting	01/24/2026											
REQUIRED: agenda on Web site 10 days prior	01/17/2026											
REQUIRED: notice posted 3 days prior	01/17/2026											
REQUIRED: minutes posted (10 days after)		02/03/2026										
Taxes - Preparation & Filing John's goal 2/1, filing due 4/15		02/01/2026	04/15/2026									
Spring / Fall Maintenance Flyers / emails (Debbie)			as weather permits						as weather permits			
Spring/Fall Clean-up Day (prior to Republic pick-up)				tba						tba		
Compliance walk-thru					05/15/2026				09/15/2026			
Reminder cheat grass notice to HOA								08/01/2026				
Board Meeting				04/18/2026								
REQUIRED: agenda on Web site 10 days prior				04/08/2026								
REQUIRED: notice posted 3 days prior				04/15/2026								
REQUIRED: minutes posted (10 days after)				04/28/2026								
Annual Picnic									09/12/2026			
Planning Committee for Picnic (Liz Weeks) Hire balloon artist & face painter						06/01/2026						
Picnic Flyer to HOA/residents (Debbie)							07/01/2026					
Director Recruiting/ Nominating / Election									09/12/2026	10/17/2026		
assign nominating committee (president calls)						06/01/2026						
prepare ballots/proxies (prepared by Secretary)								08/05/2026				
ballots/proxies mailed 30 days in advance								08/12/2026				
Reminders to return Proxies/Ballots to Secretary									09/02/2026	10/07/2026		
Board and Annual Owner Meeting (75%? quorum required)									09/12/2026			
REQUIRED: agenda on Web site 10 days prior									09/02/2026			
REQUIRED: notice posted 3 days prior									09/09/2026			
IF QUORUM ACHIEVED: minutes posted (10 days after)									09/22/2026			
Board and Annual Owner meeting (37.5%? quorum required)										10/17/2026		
REQUIRED: agenda on Web site 10 days prior										10/07/2026		
REQUIRED: notice posted 3 days prior										10/14/2026		
REQUIRED: minutes posted (10 days after)										10/27/2026		
Yearly Renewals												
Homestead website								08/01/2026				
ISP								08/01/2026				
Insurance										10/01/2026		
Snow Removal Contract signed										10/01/2026		
Board Meeting												12/19/2026
REQUIRED: agenda on Web site 10 days prior												12/09/2026
REQUIRED: notice posted 3 days prior												12/16/2026
REQUIRED: minutes posted (10 days after)												12/29/2026
Newsletter (quarterly - if possible)		02/15/2026			05/15/2026			8/15/2026			11/15/2026	
Financial Reports - JW										10/01/2026		
Road estimate and budget prep												12/31/2026
End of Year												12/31/2026
Budget for Next Year												12/31/2026

Saddlestone



hard wired



solar and hard wired

Coyote Springs



hard wired



Thanks for taking the time to review this request. My wife and I would like to exit the Timber Creek HOA. We reside in Lot #2 at 841 E. Cascade Ave. Sisters, OR 97759.

As we are a freestanding single-family home on the boundary of the HOA, we do not share the benefits or improvements of the private streets and sidewalks, nor do we have access to traffic control speed bumps. Additionally, we do not abut any alleyway.

I would like to request that the board consider our request and meet to vote on this at their next meeting, if possible. We can be reached at any time for any comments or concerns – (509) 310-3774.

Thank you for your time and consideration.

Respectfully,

The Fair's

After Recording Return to:

Jim & Tammy Bell
P.O. Box 177
Sisters OR 97759

DESCHUTES COUNTY OFFICIAL RECORDS
NANCY BLANKENSHIP, COUNTY CLERK

2005-02164



\$96.00

00332332200500021640130134

01/13/2005 03:45:34 PM

D-CCR Cnt=1 Stn=28 SHIRLEY
\$65.00 \$11.00 \$10.00 \$5.00 \$5.00

AK
66

**AMENDMENT
TO
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR TIMBER CREEK AND TIMBER CREEK II**

RECITALS:

13

A. J. Bruce Forbes ("Forbes") is the Declarant of a Declaration of Covenants, Conditions and Restrictions ("the CC&Rs"), dated September 8, 1999, which was first recorded September 14, 1999 at Volume 1999, Page 44444 and rerecorded September 20, 1999, at Volume 1999, Page 45822, in Deschutes County Records.

B. The CC&Rs govern development in the Timber Creek and Timber Creek II Subdivisions in Sisters, Oregon. The CC&Rs provide (Article 5) for the establishment of an association of the homeowners. The Timber Creek Homeowners Association ("Association") was created by Forbes and has been operated, administered, and maintained by Forbes. Pursuant to the terms of the CC&Rs, each platted lot has a single vote as a member of the Association with regard to its administration and governance of the combined subdivisions.

C. In accordance with Article 7.3 of the CC&Rs, the Declaration can be amended if approved by a minimum of seventy-five percent (75%) of the owners of finally platted lots.

D. For purposes of this amendment, and at the present time, there are 91 finally platted lots in Timber Creek and Timber Creek II. They are owned as follows:

Taurus Development LLC ("Taurus") Timber Creek II Lots 22-33; 48-68; 72; 76-86; 96; and 102	=47 lots/votes
J. Bruce Forbes ("Forbes") Timber Creek II Phase I lots 1-3; 97-101	=8 lots/votes
Jim Bell ("Bell") Timber Creek II Phase I lots 34; 35 parcel 1; 42; 44-46; and 47 parcel 1	=7 lots/votes
Timber Creek ("all lot owners in Timber Creek") Timber Creek lots 1-4; 6-10	=9 lots/votes
Other lots owned by others individually Timber Creek II lots 69; 70; 71; 73; 74; 75; 35 parcel 2; 36 parcels 1 & 2; 37 parcels 1 & 2; 38 parcels 1 & 2; 39 parcels 1 & 2; 40 parcels 1 & 2; 41; 43; and 47 parcel 2	=20 lots/votes
Total votes	91

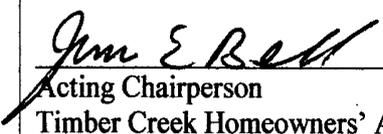
Recorded by Western Title as an accommodation only. No liability accepted for condition of title or validity, sufficiency or affect of document. B

E. Taurus, Bell, and Forbes have agreed to support an amendment to the CC&Rs which would remove the Timber Creek Subdivision (Lots 1-4 and 6-10) from the scope and coverage of the CC&Rs. The parties acknowledge that property (Lot 14) has previously been removed by Mr. Forbes,

acting on behalf of the Association. Removal of Lot 14 from the CC&Rs was effected by an amendment to the CC&Rs recorded February 25, Volume 2000, Page 7211, Deschutes County Records. The parties hereto further acknowledge there is presently no functioning homeowner's association due to the absence of bylaws, officers and a board of directors. As the owners of more than seventy-five percent (75%) of the lots, Forbes, Taurus and Bell together with the owners of all the other lots in the Timber Creek Subdivision, have held a special meeting for the sole purpose of voting in the amendment setforth herein. Forbes, Taurus, and the owners of Lots 1-4 and 6-10 of the Timber Creek Subdivision have executed irrevocable proxy agreements which appoint Bell to act and vote on their behalf with regard to the issue of whether the Timber Creek Subdivision (Lots 1-4, 6-10) should be excluded from the scope, coverage and control of the CC&Rs. The proxy automatically terminates on July 31, 2005. At the special meeting of the Association, the members who were present or represented by proxy, and who represent more than 75% of the owners of lots unanimously voted to approve the amendment and authorized its recordation in Deschutes County Records.

NOW THEREFORE, Jim Bell, acting chairperson of the Timber Creek Homeowners Association hereby declares that the CC&Rs are amended to exclude from Exhibit "A" attached to the CC&Rs, Lots 1-4, 6-10 of the Timber Creek Subdivision, the final plat of which was recorded on February 2, 2001, at Volume 2001, Pages 5073, Deschutes County Records.

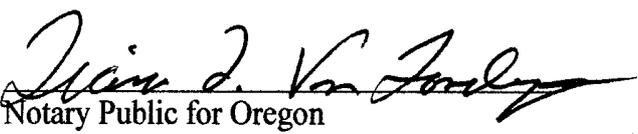
IN WITNESS WHEREOF, Jim E. Bell has executed this Amendment on the 10 day of JANUARY, 2004. 2005.

<p>JIM E. BELL</p>  <p>Acting Chairperson Timber Creek Homeowners' Association</p>	
--	--

STATE OF OREGON)
) ss.
 County of Deschutes)

This instrument was acknowledged before me on JANUARY 10, 2005 by JIM E. BELL.




 Notary Public for Oregon
 My commission expires: 5.21, 2006

SPECIAL MEETING – MINUTES

December 15, 2004

On December 15, 2004 a special meeting of the Timber Creek Homeowner's Association was held. At least 75% of the owners of lots in the Timber Creek and Timber Creek II subdivision were present either in person or by proxy. The sole purpose of the meeting was to vote on an amendment of the CC&Rs which would exclude Lots 1-4 and 6-10 of the Timber Creek Subdivision from the coverage and jurisdiction of the Declaration of Covenants, Conditions and Restrictions, first recorded September 14, 1999 at Volume 1999, Page 44444 in Deschutes County Records.

It was unanimously agreed by all present to adopt the amendment, which shall be duly recorded in the Deed of Records of Deschutes County. Jim Bell was authorized to act as chairperson and execute the amendment on behalf of the Association. It was further certified by those present that this amendment was adopted in accordance with the Declaration and the provisions of ORS 94.590.

There being no further business the meeting was adjourned.

Respectfully submitted,

Jim Bell
Acting Chairperson

FROM :BF

FAX NO. :5415492900

Oct. 22 2004 12:24PM P4

2004/OCT/22/FRI 12:04 PM FRANCIS AND MARTIN

FAX No. 5413827066

P. 003

IRREVOCABLE PROXY

RECITALS:

A. J. Bruce Forbes, a.k.a. Bruce J. Forbes ("Forbes") warrants that he owns the following lots in the Timber Creek and Timber Creek II Subdivision (hereafter "Timber Creek," "Timber Creek II" and collectively "The Subdivision") in Sisters, Oregon: Timber Creek II Lots 1-3, 97-101.

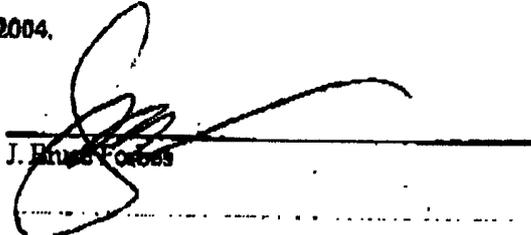
B. As owner of the aforementioned lots, Forbes is a member of the Timber Creek Homeowners Association ("the Association").

C. All of the lots in the Subdivision are subject to a Declaration of Covenants, Conditions and Restrictions for Timber Creek and Timber Creek II (the CC&Rs').

PROXY:

1. The above recitals are incorporated herein.
2. For valuable consideration, Forbes hereby appoints Jim E. Bell ("Bell") as proxy-holder, to represent Forbes to vote all of its votes in the Association, now held and hereafter acquired with regard to the sole issue of whether Timber Creek Lots 1 - 4 and 6 - 10 ("Timber Creek Lots") shall be excluded completely from the coverage and controls of the CC&Rs. This irrevocable proxy includes the grant of authority to initiate and hold a meeting to conduct a vote regarding the issue of whether Timber Creek Lots shall be excluded from the CC&Rs. This irrevocable proxy shall automatically terminate and be of no further force or effect at 12:01 a.m., February 22, 2005.
3. In granting this proxy, Forbes agrees to actively support and cooperate with any decision to release Timber Creek from the CC&Rs (except for Lot 5), including, but not limited to, the execution of documents related thereto, including separate CC&Rs for Timber Creek, which shall contain the identical use restrictions set forth in Article III of the CC&Rs. This proxy is binding upon future purchasers of lots from Forbes, and Forbes agrees to notify purchasers of the proxy and its termination date prior to any sale.
4. This proxy is specifically intended to be irrevocable.

DATED this 22 day of October, 2004.



 J. Bruce Forbes

DOCUMENT POOR QUALITY
 AT TIME OF RECORDING.

IRREVOCABLE PROXY

RECITALS:

A. Taurus Development, L.L.C. ("Taurus") warrants that it owns the following lots in the Timber Creek and Timber Creek II Subdivision (hereafter "Timber Creek," "Timber Creek II" are collectively "The Subdivision") in Sisters, Oregon: Timber Creek II, Lots 22-33, 48-68, 72, 76-86, 96 and 102.

B. As owners of the aforementioned lots, Taurus is a member of the Timber Creek Homeowners Association ("the Association").

C. All of the lots in the Subdivision are subject to a Declaration of Covenants, Conditions and Restrictions for Timber Creek and Timber Creek II ("the CC&Rs").

PROXY:

1. The above recitals are incorporated herein.
2. For valuable consideration, Taurus hereby appoints Jim E. Bell ("Bell") as proxy-holder to represent Taurus to vote all of its votes in the Association, now held and hereafter acquired with regard to the sole issue of whether Timber Creek lots 1-4 and 6-10 ("Timber Creek Lots") shall be excluded completely from the coverage and controls of the CC&Rs. A condition to the exercise of this proxy's authority to vote on the issue of whether Timber Creek Lots shall be excluded from the coverage and controls of the CC&Rs is a unanimous vote by all owners of Timber Creek Lots approving the enactment and recording of separate CC&Rs for the Timber Creek Lots that contain use restrictions for the Timber Creek Lots that are identical to those set forth in Article III of the CC&Rs. This irrevocable proxy includes the grant of authority to initiate and hold a meeting to conduct a vote regarding the issue of whether Timber Creek Lots shall be excluded from the CC&Rs. This irrevocable proxy shall automatically terminate and be of no further force or effect at 12:01 a.m., February 22, 2005.
3. In granting this proxy, Taurus agrees to support and cooperate with any decision to release Timber Creek Lots from the CC&Rs, including, but not limited to, the execution of documents related thereto, including separate CC&Rs for Timber Creek Lots, which shall contain the identical use restrictions set forth in Article III of the CC&Rs. This proxy is binding upon future purchasers of lots from Taurus, and Taurus agrees to notify purchasers of the proxy and its termination date prior to any sale.
4. This proxy is specifically intended to be irrevocable.

DATED this ___ day of October, 2004.

TAURUS DEVELOPMENT L.L.C.

By:


Rick Waible

Title: Member

DOCUMENT POOR QUALITY
AT TIME OF RECORDING.

Irrevocable Proxy

Recitals:

A. The Wright's warrant that they own the following lot in the Timber Creek Subdivision in Sisters, Oregon : Timber Creek lot 1 / 115 Timber Creek Dr.

B. As owners of the aforementioned lot, the Wright's are a member of the Timber Creek Home Owners Association

C. All of the lots in the Subdivision are subject to a Declaration of Covenants, Conditions, and Restrictions for Timber Creek.

Proxy:

1. The above recitals are incorporated herein.

2. For valuable consideration, the Wrights hereby appoint Jim Bell as proxy holder to represent the Wright's to vote its vote in the Association, now held and hereafter acquired with regard to the sole issue of whether Timber Creek Lots 1-4 and 6-10 shall be excluded completely from the coverage and controls of the CC&R's. A condition to the exercise of this proxy's authority to vote on the issue of whether Timber Creek lots shall be excluded from the coverage and controls of the CC&R's is a unanimous vote by all owners of Timber Creek Lots, (1-4 and 6-10), approving the enactment and recording of separate CC&R's for the Timber Creek Lots that contain use restrictions for the Timber Creek Lots that are identical to those set forth in Article III of the CC&R's. This irrevocable proxy includes the grant of authority to initiate and hold a meeting to conduct a vote regarding the issue of whether Timber Creek Lots Shall be excluded from the CC&R's. This irrevocable proxy shall terminate and be of no further force or effect at 12:01, February 22, 2005.

3. In granting this proxy, the Wright's agree to support and cooperate with any decision to release Timber Creek lots from the CC&R's including, but not limited to, the execution of documents related thereto, including separate CC&R's for Timber Creek Lots, which shall contain the identical use restrictions set forth in Article III of the CC&R's. This proxy is binding upon future purchasers from the Wrights and the Wright's agrees to notify purchasers of the proxy and its termination date prior to any sale.

4. This proxy is specifically intended to be irrevocable.

Dated this day 25 of October, 2004

Signed [Signature]
Title: member

Irrevocable Proxy

Recitals:

- A. The Womack's warrant that they own the following lot in the Timber Creek Subdivision in Sisters, Oregon : Timber Creek lot 2 / 165 Timber Creek Dr.
- B. As owners of the aforementioned lot, the Womack's are a member of the Timber Creek Home Owners Association
- C. All of the lots in the Subdivision are subject to a Declaration of Covenants, Conditions, and Restrictions for Timber Creek.

Proxy:

1. The above recitals are incorporated herein.
2. For valuable consideration, the Womack's hereby appoint Jim Bell as proxy holder to represent the Womacks to vote its vote in the Association, now held and hereafter acquired with regard to the sole issue of whether Timber Creek Lots 1-4 and 6-10 shall be excluded completely from the coverage and controls of the CC&R's. A condition to the exercise of this proxy's authority to vote on the issue of whether Timber Creek lots shall be excluded from the coverage and controls of the CC&R's is a unanimous vote by all owners of Timber Creek Lots, (1-4 and 6-10), approving the enactment and recording of separate CC&R's for the Timber Creek Lots that contain use restrictions for the Timber Creek Lots that are identical to those set forth in Article III of the CC&R's. This irrevocable proxy includes the grant of authority to initiate and hold a meeting to conduct a vote regarding the issue of whether Timber Creek Lots Shall be excluded from the CC&R's. This irrevocable proxy shall terminate and be of no further force or effect at 12:01, February 22, 2005.
3. In granting this proxy, the Womack's agree to support and cooperate with any decision to release Timber Creek lots from the CC&R's including, but not limited to, the execution of documents related thereto, including separate CC&R's for Timber Creek Lots, which shall contain the identical use restrictions set forth in Article III of the CC&R's. This proxy is binding upon future purchasers from the Womacks and the Womack's agrees to notify purchasers of the proxy and its termination date prior to any sale.
4. This proxy is specifically intended to be irrevocable.

Dated this day 24 of October, 2004

Signed Thomas Womack
Title: member Rebecca L. Womack

Irrevocable Proxy

Recitals:

- A. The Ross' warrant that they own the following lot in the Timber Creek Subdivision in Sisters, Oregon : Timber Creek lot 3 / 893 Timber Pine Dr.
- B. As owners of the aforementioned lot, the Ross' are a member of the Timber Creek Home Owners Association
- C. All of the lots in the Subdivision are subject to a Declaration of Covenants, Conditions, and Restrictions for Timber Creek.

Proxy:

1. The above recitals are incorporated herein.
2. For valuable consideration, the Ross' hereby appoint Jim Bell as proxy holder to represent the Ross' to vote its vote in the Association, now held and hereafter acquired with regard to the sole issue of whether Timber Creek Lots 1-4 and 6-10 shall be excluded completely from the coverage and controls of the CC&R's. A condition to the exercise of this proxy's authority to vote on the issue of whether Timber Creek lots shall be excluded from the coverage and controls of the CC&R's is a unanimous vote by all owners of Timber Creek Lots, (1-4 and 6-10), approving the enactment and recording of separate CC&R's for the Timber Creek Lots that contain use restrictions for the Timber Creek Lots that are identical to those set forth in Article III of the CC&R's. This irrevocable proxy includes the grant of authority to initiate and hold a meeting to conduct a vote regarding the issue of whether Timber Creek Lots Shall be excluded from the CC&R's. This irrevocable proxy shall terminate and be of no further force or effect at 12:01, February 22, 2005.
3. In granting this proxy, the Ross' agree to support and cooperate with any decision to release Timber Creek lots from the CC&R's including, but not limited to, the execution of documents related thereto, including separate CC&R's for Timber Creek Lots, which shall contain the identical use restrictions set forth in Article III of the CC&R's. This proxy is binding upon future purchasers from the Ross' and the Ross' agrees to notify purchasers of the proxy and its termination date prior to any sale.
4. This proxy is specifically intended to be irrevocable.

Dated this day 27 of October, 2004

Signed _____
Title: member

Sammye Ross / Michele Ross

Irrevocable Proxy

Recitals:

- A. The Kersavage's warrant that they own the following lot in the Timber Creek Subdivision in Sisters, Oregon : Timber Creek lot 4 / 265 Timber Creek Dr.
- B. As owners of the aforementioned lot, the Kersavage's are a member of the Timber Creek Home Owners Association
- C. All of the lots in the Subdivision are subject to a Declaration of Covenants, Conditions, and Restrictions for Timber Creek.

Proxy:

1. The above recitals are incorporated herein.
2. For valuable consideration, the Kersavage's hereby appoint Jim Bell as proxy holder to represent the Kersavage's to vote its vote in the Association, now held and hereafter acquired with regard to the sole issue of whether Timber Creek Lots 1-4 and 6-10 shall be excluded completely from the coverage and controls of the CC&R's. A condition to the exercise of this proxy's authority to vote on the issue of whether Timber Creek lots shall be excluded from the coverage and controls of the CC&R's is a unanimous vote by all owners of Timber Creek Lots, (1-4 and 6-10), approving the enactment and recording of separate CC&R's for the Timber Creek Lots that contain use restrictions for the Timber Creek Lots that are identical to those set forth in Article III of the CC&R's. This irrevocable proxy includes the grant of authority to initiate and hold a meeting to conduct a vote regarding the issue of whether Timber Creek Lots Shall be excluded from the CC&R's. This irrevocable proxy shall terminate and be of no further force or effect at 12:01, February 22, 2005.
3. In granting this proxy, the Kersavage's agree to support and cooperate with any decision to release Timber Creek lots from the CC&R's including, but not limited to, the execution of documents related thereto, including separate CC&R's for Timber Creek Lots, which shall contain the identical use restrictions set forth in Article III of the CC&R's. This proxy is binding upon future purchasers from the Kersavage's and the Kersavage's agrees to notify purchasers of the proxy and its termination date prior to any sale.
4. This proxy is specifically intended to be irrevocable.

Dated this day 24 of October, 2004

Signed *Dustin Kersavage*
Title: member

Irrevocable Proxy

Recitals:

- A. The Mayes' warrant that they own the following lot in the Timber Creek Subdivision in Sisters, Oregon : Timber Creek lot 7 / 256 Timber Creek Dr.
- B. As owners of the aforementioned lot, the Mayes' are a member of the Timber Creek Home Owners Association
- C. All of the lots in the Subdivision are subject to a Declaration of Covenants, Conditions, and Restrictions for Timber Creek.

Proxy:

1. The above recitals are incorporated herein.
2. For valuable consideration, the Mayes' hereby appoint Jim Bell as proxy holder to represent the Mayes' to vote its vote in the Association, now held and hereafter acquired with regard to the sole issue of whether Timber Creek Lots 1-4 and 6-10 shall be excluded completely from the coverage and controls of the CC&R's. A condition to the exercise of this proxy's authority to vote on the issue of whether Timber Creek lots shall be excluded from the coverage and controls of the CC&R's is a unanimous vote by all owners of Timber Creek Lots, (1-4 and 6-10), approving the enactment and recording of separate CC&R's for the Timber Creek Lots that contain use restrictions for the Timber Creek Lots that are identical to those set forth in Article III of the CC&R's. This irrevocable proxy includes the grant of authority to initiate and hold a meeting to conduct a vote regarding the issue of whether Timber Creek Lots Shall be excluded from the CC&R's. This irrevocable proxy shall terminate and be of no further force or effect at 12:01, February 22, 2005.
3. In granting this proxy, the Mayes' agree to support and cooperate with any decision to release Timber Creek lots from the CC&R's including, but not limited to, the execution of documents related thereto, including separate CC&R's for Timber Creek Lots, which shall contain the identical use restrictions set forth in Article III of the CC&R's. This proxy is binding upon future purchasers from the Mayes' and the Mayes' agrees to notify purchasers of the proxy and its termination date prior to any sale.
4. This proxy is specifically intended to be irrevocable.

Dated this day 24 of October, 2004

Signed _____
Title: member

Clara A. Mayes *Molly Mayes*

Irrevocable Proxy

Recitals:

A. The Roderguez' warrant that they own the following lot in the Timber Creek Subdivision in Sisters, Oregon : Timber Creek lot 8 / 216 Timber Creek Dr.

B. As owners of the aforementioned lot, the Roderguez' are a member of the Timber Creek Home Owners Association

C. All of the lots in the Subdivision are subject to a Declaration of Covenants, Conditions, and Restrictions for Timber Creek.

Proxy:

1. The above recitals are incorporated herein.

2. For valuable consideration, the Roderguez' hereby appoint Jim Bell as proxy holder to represent the Roderguez' to vote its vote in the Association, now held and hereafter acquired with regard to the sole issue of whether Timber Creek Lots 1-4 and 6-10 shall be excluded completely from the coverage and controls of the CC&R's. A condition to the exercise of this proxy's authority to vote on the issue of whether Timber Creek lots shall be excluded from the coverage and controls of the CC&R's is a unanimous vote by all owners of Timber Creek Lots, (1-4 and 6-10), approving the enactment and recording of separate CC&R's for the Timber Creek Lots that contain use restrictions for the Timber Creek Lots that are identical to those set forth in Article III of the CC&R's. This irrevocable proxy includes the grant of authority to initiate and hold a meeting to conduct a vote regarding the issue of whether Timber Creek Lots Shall be excluded from the CC&R's. This irrevocable proxy shall terminate and be of no further force or effect at 12:01, February 22, 2005.

3. In granting this proxy, the Roderguez'' agree to support and cooperate with any decision to release Timber Creek lots from the CC&R's including, but not limited to, the execution of documents related thereto, including separate CC&R's for Timber Creek Lots, which shall contain the identical use restrictions set forth in Article III of the CC&R's. This proxy is binding upon future purchasers from the Roderguez' and the Roderguez' agrees to notify purchasers of the proxy and its termination date prior to any sale.

4. This proxy is specifically intended to be irrevocable.

Dated this day 25 of October, 2004

Signed *Corina Rodriguez*
Title: member

Irrevocable Proxy

Recitals:

- A. The Hydes' warrant that they own the following lot in the Timber Creek Subdivision in Sisters, Oregon : Timber Creek lot 9 / 156 Timber Creek Dr.
- B. As owners of the aforementioned lot, the Hydes' are a member of the Timber Creek Home Owners Association
- C. All of the lots in the Subdivision are subject to a Declaration of Covenants, Conditions, and Restrictions for Timber Creek.

Proxy:

1. The above recitals are incorporated herein.
2. For valuable consideration, the Hydes' hereby appoint Jim Bell as proxy holder to represent the Hydes' to vote its vote in the Association, now held and hereafter acquired with regard to the sole issue of whether Timber Creek Lots 1-4 and 6-10 shall be excluded completely from the coverage and controls of the CC&R's. A condition to the exercise of this proxy's authority to vote on the issue of whether Timber Creek lots shall be excluded from the coverage and controls of the CC&R's is a unanimous vote by all owners of Timber Creek Lots, (1-4 and 6-10), approving the enactment and recording of separate CC&R's for the Timber Creek Lots that contain use restrictions for the Timber Creek Lots that are identical to those set forth in Article III of the CC&R's. This irrevocable proxy includes the grant of authority to initiate and hold a meeting to conduct a vote regarding the issue of whether Timber Creek Lots Shall be excluded from the CC&R's. This irrevocable proxy shall terminate and be of no further force or effect at 12:01, February 22, 2005.
3. In granting this proxy, the Hydes' agree to support and cooperate with any decision to release Timber Creek lots from the CC&R's including, but not limited to, the execution of documents related thereto, including separate CC&R's for Timber Creek Lots, which shall contain the identical use restrictions set forth in Article III of the CC&R's. This proxy is binding upon future purchasers from the Hydes' and the Hydes' agrees to notify purchasers of the proxy and its termination date prior to any sale.
4. This proxy is specifically intended to be irrevocable.

Dated this day 25th of October, 2004

Signed _____
Title: member

J.P.B. Hydes / Cynthia Hydes

Irrevocable Proxy

Recitals:

Killimann *nek*

A. The Killimann's warrant that they own the following lot in the Timber Creek Subdivision in Sisters, Oregon : Timber Creek lot 10/ 116 Timber Creek Dr.

B. As owners of the aforementioned lot, the Killimann's are a member of the Timber Creek Home Owners Association

C. All of the lots in the Subdivision are subject to a Declaration of Covenants, Conditions, and Restrictions for Timber Creek.

Proxy:

1. The above recitals are incorporated herein.

2. For valuable consideration, the Killimann's hereby appoint Jim Bell as proxy holder to represent the Killimann's to vote its vote in the Association, now held and hereafter acquired with regard to the sole issue of whether Timber Creek Lots 1-4 and 6-10 shall be excluded completely from the coverage and controls of the CC&R's. A condition to the exercise of this proxy's authority to vote on the issue of whether Timber Creek lots shall be excluded from the coverage and controls of the CC&R's is a unanimous vote by all owners of Timber Creek Lots, (1-4 and 6-10), approving the enactment and recording of separate CC&R's for the Timber Creek Lots that contain use restrictions for the Timber Creek Lots that are identical to those set forth in Article III of the CC&R's. This irrevocable proxy includes the grant of authority to initiate and hold a meeting to conduct a vote regarding the issue of whether Timber Creek Lots Shall be excluded from the CC&R's. This irrevocable proxy shall terminate and be of no further force or effect at 12:01, February 22, 2005.

3. In granting this proxy, the Killimann's agree to support and cooperate with any decision to release Timber Creek lots from the CC&R's including, but not limited to, the execution of documents related thereto, including separate CC&R's for Timber Creek Lots, which shall contain the identical use restrictions set forth in Article III of the CC&R's. This proxy is binding upon future purchasers from the Killimann's and the Killimann's agrees to notify purchasers of the proxy and its termination date prior to any sale.

4. This proxy is specifically intended to be irrevocable.

Dated this day 5th *November* of ~~October~~, 2004

Signed Mary L Killimann
Title: member *MARY L & KEITH E. Killimann*

all spellings are hereby changed with the correction as indicated. nek