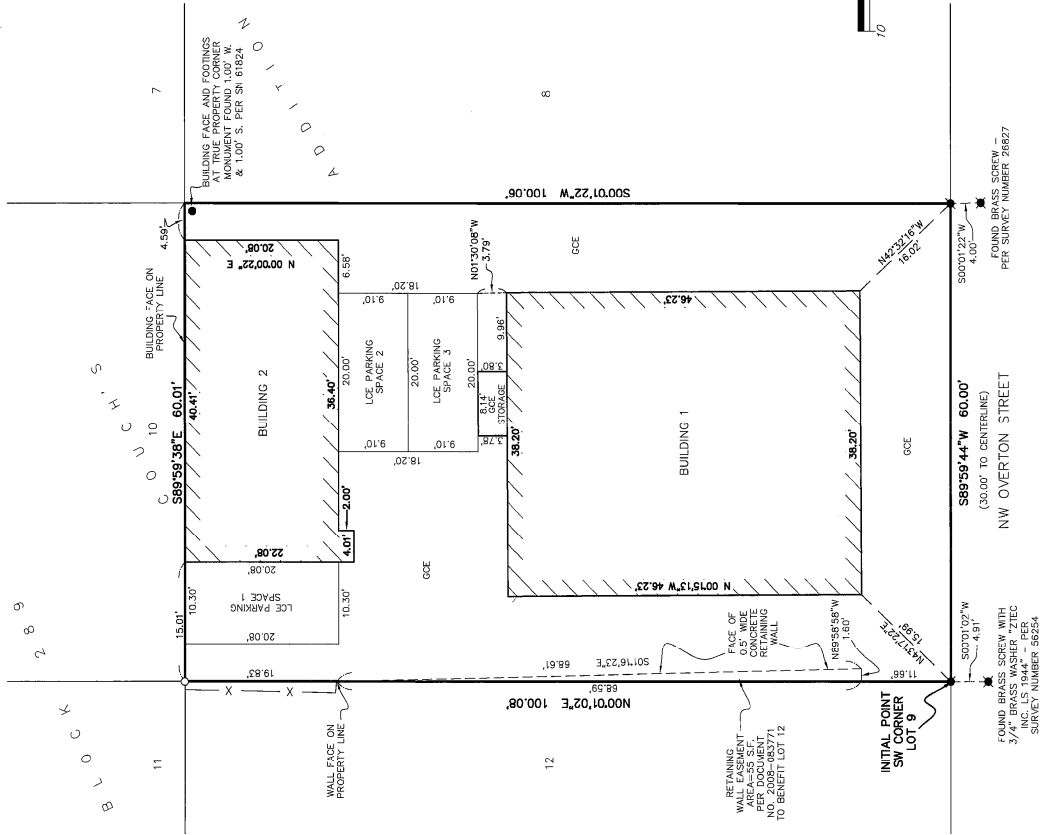


**VINTAGE ROSE CONDOMINIUMS**  
 LOT 9, BLOCK 289, "COUCH'S ADDITION TO THE CITY OF PORTLAND"  
 SITUATED IN THE NORTHWEST QUARTER OF SECTION 33  
 TOWNSHIP 1 NORTH, RANGE 1 EAST, W.M.,  
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

DATE: SEPTEMBER 4, 2006



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 SHEET 2 - BUILDING AND UNIT PLAN-VIEW DIMENSIONS, LEGEND, NOTES, BENCHMARK  
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 SHEET 3 - BUILDINGS AND UNIT CROSS-SECTIONS, LEGEND, NOTES, BENCHMARK  
 DESCRIPTION,  
 SHEET 4 - NARRATIVE, DECLARATIONS, APPROVALS, SURVEYOR'S CERTIFICATE,  
 SURVEYOR'S CERTIFICATE OF COMPLETION.

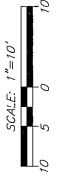
NOTES:  
 1. ALL BUILDING WALL AND LCE AREA ANGLES ARE 90°.  
 2. ALL UNIT MEASUREMENTS ARE TO FINISHED SURFACE, WHEREAS UNIT  
 BOUNDARIES ARE TO UNFINISHED SURFACE PER SECTION 3.2 OF THE "VINTAGE  
 ROSE CONDOMINIUMS" DECLARATION

LEGEND:  
 O - FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP  
 MARKED "ZTEC ENGRS. LS 1944" PER SURVEY NO. 58254,  
 MULTNOMAH COUNTY SURVEY RECORDS  
 ● - FOUND 1" BRASS DISK MARKED "FRANK PLS 53854" PER SURVEY  
 NO. 61824, MULTNOMAH COUNTY SURVEY RECORDS  
 ● - FOUND 5/8" IRON ROD WITH A YELLOW CAP MARKED "FRANK PLS 53854"  
 PER SURVEY NO. 61824, MULTNOMAH COUNTY SURVEY RECORDS.  
 ■ - FOUND BRASS SCREW AS NOTED.  
 SF - SQUARE FEET  
 LCE - GENERAL COMMON ELEMENT  
 LCF - LIMITED COMMON ELEMENT

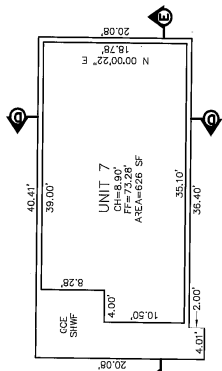
BENCHMARK:  
 DATUM: CITY OF PORTLAND  
 NUMBER: 286  
 BENCHMARK: 1/2" BRASS DISK IN CIRCULAR ON  
 SURFACE OF NW CORNER OF CONCRETE FOUNDATION  
 OF NW OVERTON STREET AND NW 20TH AVENUE  
 ELEVATION: 97.114 FEET, CITY OF PORTLAND  
 DATUM.

REGISTERED  
**PROFESSIONAL  
 LAND SURVEYOR**  
 OREGON  
 MICHAEL D. FRANK  
 33854  
 RENEWAL DATE 12-31-09  
 I CERTIFY THAT THIS MAP WAS  
 PREPARED USING HP PRODUCT  
 #P-46714 ON HP #51842B  
 POLYESTER FILM  
 I HEREBY CERTIFY THAT THIS IS A TRUE  
 AND FAITHFUL COPY OF THE  
 "VINTAGE ROSE CONDOMINIUMS"

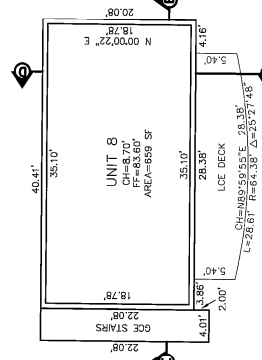
MIS0070  
 SHEET 1 OF 4  
 9-4-06  
**Surtech LLC**  
 4575 SE 108th Place  
 Portland, OR 97266  
 Tel. 503.761.8923



**VINTAGE ROSE CONDOMINIUMS**  
 LOT 9, BLOCK 289, "COUCH'S ADDITION TO THE CITY OF PORTLAND"  
 SITUATED IN THE NORTHWEST QUARTER OF SECTION 33  
 TOWNSHIP 1 NORTH, RANGE 1 EAST, W.M.,  
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON  
 DATE: SEPTEMBER 4, 2008



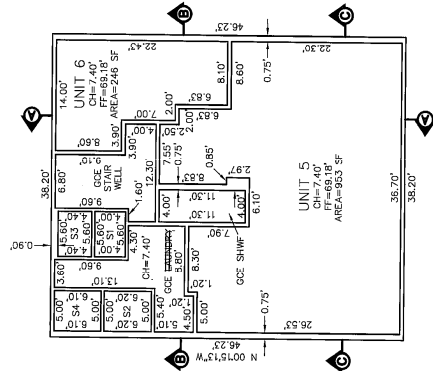
**BUILDING 2  
 FIRST FLOOR**  
 EXTERIOR WALLS ARE 0.05' WIDE.



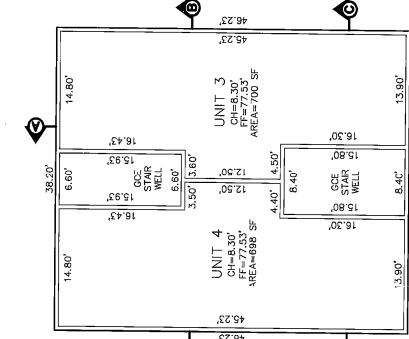
**BUILDING 2  
 SECOND FLOOR**  
 EXTERIOR WALLS ARE 0.05' WIDE.

- LEGEND:**
- SF - SQUARE FEET
  - GCE - GENERAL COMMON ELEMENT
  - LCE - LIMITED COMMON ELEMENT
  - CH - CEILING HEIGHT
  - FF - FINISH FLOOR ELEVATION
  - AREA - FINISH FLOOR PLUMBANCE AREA
  - S - INDICATES LCE STORAGE SPACE

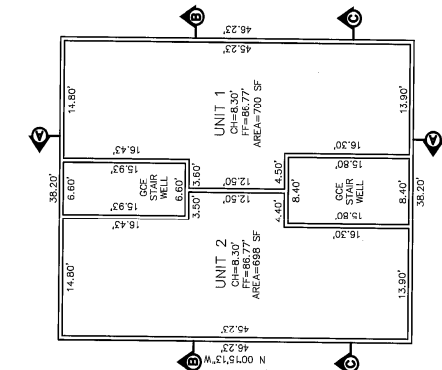
- NOTES:**
1. ALL BUILDING WALL AND LCE AREA ANGLES ARE 90°.
  2. ALL UNIT MEASUREMENTS ARE TO FINISHED SURFACE WHEREAS UNIT BOUNDARIES ARE TO UNFINISHED SURFACE UNLESS OTHERWISE NOTED. THE "VINTAGE ROSE CONDOMINIUMS" DECLARATION.



**BUILDING 1  
 FIRST FLOOR**  
 EXTERIOR AND INTERIOR WALLS ARE 0.50' WIDE EXCEPT WHERE OTHERWISE NOTED.  
 LCE STORAGE WALLS ARE 0.40' IN WIDTH.

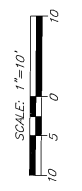


**BUILDING 1  
 SECOND FLOOR**  
 EXTERIOR AND INTERIOR WALLS ARE 0.50' WIDE.



**BUILDING 1  
 THIRD FLOOR**  
 EXTERIOR AND INTERIOR WALLS ARE 0.50' WIDE.

**BENCHMARK:**  
 DATUM: CITY OF PORTLAND  
 NUMBER: 289  
 BENCHMARK: 2-1/2" BRASS BISK IN CURB ON THE SOUTHWEST CORNER OF THE INTERSECTION OF NW OVERTON STREET AND NW 20TH AVENUE  
 ELEVATION: 67.114 FEET, CITY OF PORTLAND DATUM.



REGISTERED  
**PROFESSIONAL  
 LAND SURVEYOR**  
 OREGON  
 MICHEL D. FRANK  
 53854

RENEWAL DATE 12-31-09  
 I CERTIFY THAT THIS MAP WAS PREPARED USING THE PRODUCT #04877A ON HP #016428 POLYESTER FILM.

**I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE COPY OF THE "VINTAGE ROSE CONDOMINIUMS"**

SHEET 2 OF 4  
 M150070 9-4-08

**Surtech LLC**  
 4575 SE 108th Place  
 Portland, OR 97266  
 Tel: 503.761.6923

**VINTAGE ROSE CONDOMINIUMS**  
 LOT 9, BLOCK 289, "COUCH'S ADDITION TO THE CITY OF PORTLAND"  
 SITUATED IN THE NORTHWEST QUARTER OF SECTION 33  
 TOWNSHIP 1 NORTH, RANGE 1 EAST, W.M.,  
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

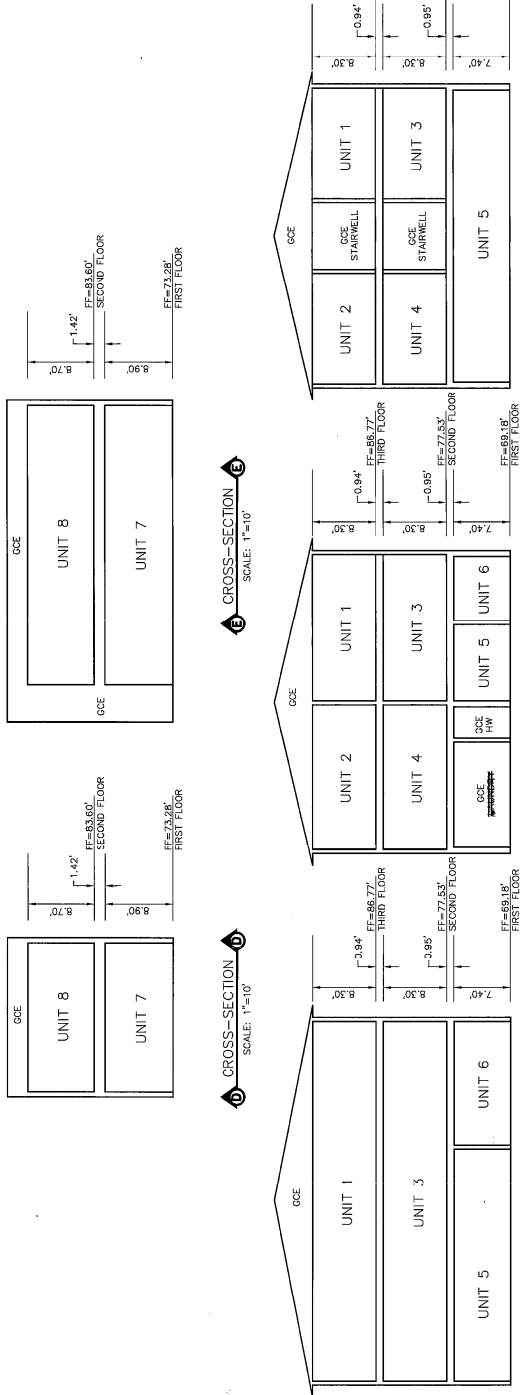
DATE: SEPTEMBER 4, 2008

**LEGEND**  
 FF - FINISH FLOOR ELEVATION  
 HW - HOT WATER HOOD-LIP  
 GCE - GENERAL COMMON ELEMENT

**NOTES:**  
 1. ALL BUILDING WALL AND LCE AREA ANGLES ARE 90°. ALL UNIT MEASUREMENTS ARE TO FINISHED SURFACE UNLESS OTHERWISE NOTED.  
 2. ALL UNIT MEASUREMENTS ARE TO FINISHED SURFACE PER SECTION 3.2 OF THE "VINTAGE ROSE CONDOMINIUMS" DECLARATION.

**BENCHMARK:**  
 DATUM: CITY OF PORTLAND  
 NUMBER: 266

THE SOUTHWEST CORNER OF THE INTERSECTION OF NEW CORTON STREET AND NW 20TH AVENUE  
 ELEVATION: 67.114 FEET, CITY OF PORTLAND DATUM.



**A** CROSS-SECTION  
 SCALE: 1"=0'

**B** CROSS-SECTION  
 SCALE: 1"=10'

**C** CROSS-SECTION  
 SCALE: 1"=10'

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 NOV. 16, 1998  
 MICHAEL FRANK  
 00000306

RENEWAL DATE 12-31-09  
 I CERTIFY THAT THIS MAP WAS  
 PREPARED BY ME OR UNDER MY  
 SUPERVISION AND I AM A LICENSED  
 SURVEYOR IN THE STATE OF  
 OREGON.

I HEREBY CERTIFY THAT THIS IS A TRUE  
 AND EXACT COPY OF THE PLAN OF  
 VINTAGE ROSE CONDOMINIUMS

SHEET 3 OF 4  
 M150070 9-4-08

**Surtech LLC**  
 4575 SE 108th Place  
 Portland, OR 97266  
 Tel. 503.761.8923



Multnomah County Official Records  
C Swick, Deputy Clerk

2009-010196

After Recording, Return to:

William G. Fig  
Sussman Shank LLP  
1000 SW Broadway, Suite 1400  
Portland, OR 97205-3089



\$256.00

00437338200900101960480488

01/26/2009 11:52:35 AM

1R-CONDODEC  
\$240.00 \$11.00 \$5.00

Cnt=1 Stn=10 RECCASH1

**CONDOMINIUM DECLARATION  
FOR  
VINTAGE ROSE CONDOMINIUMS**

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**CONDOMINIUM DECLARATION  
FOR  
VINTAGE ROSE CONDOMINIUMS**

This Declaration submits to the provisions, restrictions, and limitations of the Oregon Condominium Act, real property hereinafter described (the "Real Property") and all improvements now existing or to be constructed on such real property, to be known as Vintage Rose Condominiums.

**Recitals, Intent and Purpose**

VR Development, LLC ("Declarant") is the owner in fee simple of the Real Property described herein below, and desires to submit the Real Property to the Condominium form of ownership to be used and owned in the manner provided by the Oregon Condominium Act.

NOW, THEREFORE,

**Declaration**

Declarant hereby declares on behalf of itself, its successors, grantees, and assigns, as well as to any and all persons having, acquiring, or seeking to have or acquire any interest of any nature whatsoever in and to any part of the Real Property, as follows:

**1. Definitions.** Except as otherwise provided or modified by this Section, the terms contained herein shall have the meaning set forth in the Oregon Condominium Act, ORS 100.005 et seq., and said statute and its definitions are incorporated herein. As used in this Declaration and in the bylaws (the "Bylaws") of the Vintage Rose Condominium Association (the "Association"), the following terms shall have the following meanings:

1.1 *Association* shall mean and refer to the Vintage Rose Condominium Association which shall be an Oregon not for profit corporation.

1.2 *Condominium* means the Real Property, all buildings and structures constructed thereon, and all improvements made thereto, and all easements, rights, and appurtenances belonging thereto, all of which are herewith submitted to the provisions of the Oregon Condominium Act.

1.3 *Mortgage* means a recorded first mortgage, first trust deed, or first contract of sale that creates a first lien against a Unit, and *Mortgagee* means a mortgagee under a mortgage, a beneficiary under a trust deed or a vendor under a land sale contract, but only when the Mortgagee has notified the Association in writing of the existence of a Mortgage and gives the Association a current name and mailing address.

1.4 *Unit* means the airspace encompassed by the unfinished interior surface of the perimeter walls, floors and ceilings which is owned in fee simple by each

owner of a Condominium unit and which is more specifically described in Section 3.2 of this Declaration.

1.5 *Unit Owner* or *Owner* means person(s) who hold(s) fee simple title to a Unit.

1.6 *Common Element* means both general common elements and limited common elements as defined in Sections 4 and 5 herein.

1.7 *Plat* means the plat of the Vintage Rose Condominiums recorded in the Multnomah County plat records.

**2. Real Property Description.** The Real Property that is submitted hereunder to the Oregon Condominium Act is located in Portland, Multnomah County, Oregon, and is more particularly described on **Exhibit A**. Each Owner shall hold fee simple title to the Unit and an undivided interest in the Common Elements.

**3. Name and Unit Description.**

3.1 *Name*. The name by which the Real Property hereunder shall be known is Vintage Rose Condominiums.

3.2 *Boundaries of Units*.

3.2.1 The Units shall be bounded by the interior surfaces of their perimeter walls, floors, ceiling, windows and window frames, doors and door frames, and trim and shall include all lath, furring, wallboard, plasterboard, plaster, paneling, tiles, wallpaper, paint, finished flooring, electrical outlets and outlet covers, and any other materials constituting any part of its finished interior surfaces.

3.2.2 In interpreting deeds, mortgages, deeds of trust, and other instruments, for any purpose whatsoever or in connection with any matter, the existing physical boundaries of the Unit or of a Unit reconstructed in substantial accordance with the original plans hereof shall be conclusively presumed to be the boundaries regardless of settling, rising, or lateral movement of the building and regardless of variances between boundaries as shown on the Plat, which is being recorded simultaneously with this Declaration, and those of the actual building or buildings.

3.3 *Building Description and Unit Designation*. The Real Property has two (2) buildings and a total of eight (8) Units. Building 1 consists of six (6) Units and Building 2 consists of two (2) Units.

Building 1 has three floors with two Units on each floor and has a three-story stairwell located in the center of its northern side and a two-story stairwell located in the center of its southern side. Units 5 and 6 are located on the first floor. Unit 5 is 953 square feet. Unit 6 is 246 square feet. The first floor also has a furnace/hot water hook up area and four limited common element storage spaces. The second floor of Building 1 contains Units 3 and 4. Unit 3 is 700 square feet. Unit 4 is 698 square feet. The third floor of Building 1 contains Units 1 and 2. Unit 1 is 700 square feet. Unit 2 is 698 square feet. Building 1 consists of post and beam wood, frame construction on concrete foundation with concrete stucco siding and composition shingle roof.



Building 2 has two floors with one Unit located on each floor. Unit 7 is located on the first floor and is 626 square feet. Unit 8 is on the second floor and is 659 square feet with a deck on exterior of the southern side of the Unit. There are exterior stairs abutting the west end of the building that give access to Unit 8. There is a storage area located underneath the stairs. Building 2 consists of post and beam wood, frame construction on concrete foundation with Hardiplank siding and a torch down roof.

The vertical and horizontal boundaries, number designation, location, and dimension of each Unit are shown on the Plat.

#### **4. General Common Elements.**

4.1 *Definition.* The general common elements consist of all portions of the Condominium that are not part of a Unit or a limited common element, including, without limitation, the following:

4.1.1 The land;

4.1.2 All landscaped and concrete areas (except the three LCE parking spaces), the fence bordering the property, the retaining wall on the west side of the property, and all sidewalks;

4.1.3 The exterior of the buildings including, but not limited to, the siding, the roofs, exterior window and door frames, and gutters;

4.1.4 Bearing and shear walls, perimeter walls, beams, columns and girders of the buildings to the interior surfaces thereof;

4.1.5 The foundations of the buildings;

4.1.6 The sewer pipes, stormwater pipes, utility pipes, meters, vaults, conduits, and stormwater drainage systems;

4.1.7 The attics of the buildings;

4.1.8 In Building 1: the storage/hot water/furnace area located on the first floor; the storage shed attached to the exterior of the northern side of the building; and the two stairwells;

4.1.9 In Building 2: the stairs on the western side of the building and the storage and furnace/hot water hook up area located underneath the stairs; and

4.1.10 All other elements of the buildings and property that are necessary or convenient to its existence, maintenance, and safety or that are normally in common use.

4.2 *Maintenance, Repair, and Replacement of General Common Elements; Liability for Common Expense.* Except as otherwise specifically provided in this Declaration or the Bylaws, the cost of maintenance, repair, and replacement of the general common elements shall be a common expense, and the performance of such work shall be the responsibility of the Association, except that any damage caused by the negligence or intentional act of an Owner or the Owner's invitee, guest, or servant shall be repaired by the Association at such Owner's sole cost and expense. Common expenses shall be apportioned among the Owners in an amount of their respective ownership interest in the Common Elements as set forth in Section 6 of this Declaration and assessed as set forth in Section 10.6 of this Declaration.

**5. Limited Common Elements.**

5.1 *Definition.* The following are limited common elements, the use of which is restricted to the Unit the limited common element adjoins or is assigned:

5.1.1 The deck adjoining Unit 8; and

5.1.2 LCE parking spaces. LCE parking space 1 is assigned to Unit 8, LCE parking space 2 is assigned to Unit 2, and LCE parking space 3 is assigned to Unit 4.

5.1.3 LCE storage spaces. Storage space 1 (S1) is assigned to Unit 1, storage space 2 (S2) is assigned to Unit 2, storage space 3 (S3) is assigned to Unit 3, and storage space 4 (S4) is assigned to Unit 4.

5.2 *Maintenance, Repair, and Replacement of Common Elements; Liability for Expense.* Except as otherwise specifically provided in this Declaration or the Bylaws, the cost of maintenance, repair, and replacement of the limited common elements shall be an expense borne exclusively by the Unit Owner of the Unit to which the limited common element adjoins or is assigned. The performance of such work shall be the responsibility of the Association. The Association will give the Unit Owner written notice of such work 20 days prior to commencing the work. The Association may assess the Unit Owner for the work as set forth in Section 10.7 and in Article 6 of the Bylaws and pursue recovery of any amounts owed by a unit owner as allowed under this Declaration, the Bylaws or the Oregon Condominium Act.

**6. Allocation of Ownership Interest in Common Elements.** The allocation to each Unit of an undivided interest in the Common Elements was determined by assigning each Unit a percentage ownership interest in the Common Elements determined by dividing the square feet of each Unit by the total number of square feet of all the Units. The numerical designation, and each Unit's ownership interest in the Common Elements are as follows:

<u>Unit No.</u>	<u>Total Area</u>	<u>Unit's Ownership Interest in Common Elements</u>
1	700 sq. ft.	13.2%
2	698 sq. ft.	13.1%
3	700 sq. ft.	13.2%
4	698 sq. ft.	13.1%
5	953 sq. ft.	18%
6	246 sq. ft.	5%
7	626 sq. ft.	12%
8	659 sq. ft.	12.4%

**NOTICE**

**THE SQUARE FOOTAGE AREAS STATED IN THIS DECLARATION ARE BASED UPON THE BOUNDARIES OF THE UNITS AS DESCRIBED IN THIS DECLARATION AND MAY VARY FROM THE AREA OF THE UNITS CALCULATED FOR OTHER PURPOSES.**

**7. Maintenance of Unit.** Each Unit Owner shall be responsible to maintain and repair his/her Unit at the Unit Owner's expense. Notwithstanding, if an Owner does not perform maintenance or repair to a Unit after receiving 30 days written notice from the Association to do so, the Association may, at its sole discretion, undertake said maintenance or repair of the Unit at such Owner's sole cost and expense. The Association may seek reimbursement of such expenses from the Unit Owner as it would any unpaid obligation owed by a Unit Owner to the Association pursuant to Sections in 10.7 and 17.4 of this Declaration and in Articles 6 and 15 of the Bylaws.

**8. Use of Property.**

8.1 *General.* Each Unit may only be used for residential purposes. The general common elements shall be used for furnishing of services and facilities to the Unit Owners. Every Unit Owner shall have an easement to enjoy and use the general common elements in the manner for which they were intended. Additional restrictions and regulations shall be set forth in the Bylaws and rules or regulations adopted pursuant to the provisions of the Bylaws.

8.2 *Rules and Regulations Promulgated by the Association.* The Board of Directors shall have the authority from time to time to promulgate such rules and regulations as the Board may deem to be in the best interest of the Association. No person shall use the Common Elements, the Units, or any part thereof in any manner contrary to or inconsistent with such rules and regulations. Without limiting the generality of the foregoing, the Board of Directors shall have the right, but not the obligation, to promulgate rules and regulations limiting the use of the general common elements to the members of the Association and their respective families, guests, invitees and servants. Such use may be conditioned on, among other things, (a) the payment by the Unit Owner of assessments for common expenses and such other assessments or fees as may be established by the Association for the purpose of defraying the costs associated with the use of such general common elements and the administration and operation of the Condominium property; and (b) the observance by the Unit Owner and the Owner's guests, invitees, and servants, of the provisions of the Declaration, the Bylaws, and the Association's rules and regulations of the Bylaws or this Declaration. The Board of Directors shall have the authority to fine Owners who are not in compliance with the rules and regulations. The amount and the procedure to impose such fines shall be established by Board resolution.

8.3 *Right of Ingress and Egress.* Each Unit Owner shall have a perpetual right of ingress and egress to and from the Owner's Unit. This right shall pass to all successors in interest to the Unit when the Unit is transferred voluntarily, involuntarily, or by operation of law. Any attempt to transfer voluntarily or involuntarily any Common Element ownership interest separately from the transfer of the Unit to which such interest pertains shall be void.

**9. Contracts and Leases.** All contracts or leases that are entered into before the turnover meeting (including any management contract) shall be terminable without penalty by the Association or the Board of Directors on not less than 30 days' written notice to the other party by the Association given not later than 60 days after the turnover meeting. Provided, however, that any such contracting or leasing party may

request the Association to affirm the continuation of any such agreement for the balance of its stated term. Affirmation by the Association after transfer of control shall extinguish all termination rights of the Association under this Section 9.

**10. Bylaws; Association; Management.**

10.1 *Adoption of Bylaws.* On behalf of the Association, the Declarant hereby adopts the Bylaws attached hereto as **Exhibit B** to govern the administration of the Condominium. The Bylaws shall be effective on the execution and recording of the Bylaws and this Declaration.

10.2 *Association; Membership.* The name of the Association shall be Vintage Rose Condominium Association. Each Owner of a Unit in the Condominium shall be a member of the Association, and membership therein shall be limited to Unit Owners only. The Association, which shall be organized on the recording of the Declaration and the Bylaws, shall serve as a means through which the Unit Owners may take action with regard to the administration, management, and operation of the Condominium. The Association shall be an Oregon corporation.

10.3 *Management; Board of Directors.* The affairs of the Association shall be governed by a Board of Directors as provided in the Bylaws. The Board of Directors shall elect officers consisting of a chairperson, secretary, and treasurer, and such other officers as the Board of Directors deems prudent or convenient. Pursuant to the provisions of the Bylaws and the Oregon Condominium Act, the Board of Directors may adopt administrative rules and regulations governing details of the operation, maintenance, and use of the Condominium property. The Board of Directors may contract with a professional manager or management firm to manage some or all of the affairs of the Association.

10.4 *Interim Board and Officers.* Declarant has reserved control over the administration of the Association by reserving the right in the Bylaws to appoint an interim Board of Directors to manage the Condominium until the turnover meeting. The turnover meeting shall be held within 90 days after the earlier of the following dates: the date on which more than 50% of the Units in the Condominium have been conveyed to persons other than the Declarant or the date on which three years have elapsed since the date of the first conveyance of a Unit in the Condominium to a person other than Declarant. The one to three members of the interim board shall also serve as the interim officers.

10.5 *Powers and Duties of the Association.* The Association and the Board of Directors shall have the powers and duties granted to them by this Declaration, the Articles of Incorporation for the Association, the Bylaws, and ORS 100.405(4) and all other provisions of the Oregon Condominium Act.

10.6 *Covenant to Pay Assessments; Liability for Common Expense; Distribution of Profits.* Each Unit Owner hereby covenants to pay to the Association annual assessments for common expenses as more fully provided in Section 4.2 and the Bylaws. No Owner may avoid liability for assessments by abandonment of his or her Unit or nonuse of the Common Elements. Except as otherwise provided in this Declaration or the Bylaws, each Unit and the Owner thereof shall be liable for the common expense and funding of the replacement reserves, both of which shall be apportioned among the Units based on each Unit's ownership interest in the Common Elements as set forth in Section 6 of this Declaration. No offset against any assessment

shall be permitted for any reason, including, without limitation, any claim that the Association is not properly discharging its duties. Assessments shall be levied against all Units not later than the first day of the month next following the date when the first Unit is conveyed to a person other than Declarant.

Any profits derived from the Common Elements shall be distributed among the Owners in an amount equal to their respective ownership interest in the Common Elements as set forth in Section 6 of this Declaration and in accordance with the Bylaws.

**10.7 Liability for Association's Costs & Expenses Incurred to Repair or Maintain a Unit or Repair, Maintain or Replace a Limited Common Element.** Each Unit Owner hereby covenants and agrees to pay to the Association the expenses it incurs undertaking or performing maintenance, repair or replacement of a Limited Common Element under Section 5.2 of this Declaration or maintenance and repair to a Unit under Section 7 of this Declaration. The Association may recover such expenses as it would any assessment or other obligation owed by an Owner to the Association as set forth in this Declaration or the Bylaws. No Owner may avoid liability for repayment of such expenses by abandonment or the nonuse of the Unit or Limited Common Element. No offset against any claim for expenses by the Association under this section shall be permitted for any reason, including, without limitation, any claim that the Association is not properly discharging its duties.

**10.8 Delegation.** Nothing in this Declaration shall be construed to prohibit the Association or the Board of Directors from delegating to persons, firms, or corporations of its choice the performance of such duties as may be imposed upon the Association or the Board of Directors by this Declaration, the Articles of Incorporation of the Association, the Bylaws, Association rules or regulations, or applicable law.

**11. Service of Process.** The designated agent to receive service of process in cases set forth in ORS 100.550(1) shall be named in the Condominium Information Report, which shall be filed with the Oregon Real Estate Agency in accordance with ORS 100.250(1).

**12. Mortgagees.** In the event of a conflict between this Section 12 and other provisions of this Declaration, the provisions of this Section 12 shall prevail.

**12.1 Notice of Action.** On the written request of a Mortgagee, insurer, or guarantor to the Association, identifying the name and address of such person and the number or address of the Unit on which a Mortgage has been placed, such Mortgagee, insurer, or guarantor shall be entitled to timely notice of the following:

12.1.1 Any condemnation loss or casualty loss that affects either a material portion of the Condominium or any Unit securing its Mortgage;

12.1.2 Any 60-day delinquency in the payment of assessments or charges owed by an Owner of any Unit on which it holds a Mortgage;

12.1.3 Any lapse, cancellation, or material modification of any insurance policy maintained by the Association;

12.1.4 Any proposed action that would require the consent of a specified percentage of eligible Mortgage holders.

12.2 *Mortgagee Exempt from Certain Restrictions.* Any Mortgagee that comes into possession of the Unit pursuant to the remedies provided in the Mortgage by foreclosure of the Mortgage or by deed (or assignment) in lieu of foreclosure shall be exempt from any "right of first refusal" or other restriction on the sale or rental of the mortgaged Unit, including, but not limited to, restrictions on the age of Unit occupants and restrictions on the posting of signs pertaining to the sale or rental of the Unit. Provided, however, that Mortgagees shall not be exempt from the restriction that Units cannot be rented for periods of fewer than 30 days.

12.3 *Subordination of Association Lien to Mortgage; Discharge of Lien upon Foreclosure.* The lien of the Association shall be subordinate to any first Mortgage. Any first Mortgagee that comes into possession of the Unit pursuant to the remedies provided in the Mortgage by foreclosure of the Mortgage or by deed (or assignment) in lieu of foreclosure and any purchaser at the foreclosure sale of a first Mortgage shall take the property free of any claims for unpaid assessments or charges against the mortgaged Unit that accrue before such Mortgagee comes into possession of the Unit (except for claims for a pro-rata share of such assessments or charges resulting from a pro-rata reallocation of such assessments or charges to all Units, including the mortgaged Unit).

12.4 *Professional Management.* On the written request of holders of first Mortgages that represent at least 51% of the votes of mortgaged Units in the Condominium, the Board of Directors shall employ a professional manager to manage the affairs of the Association. Without the prior written approval of the holders of first Mortgages that represent at least 51% of the votes of mortgaged Units in the Condominium, the Association may not terminate professional management and assume self-management of the Condominium. Additionally, if professional management has previously been required by any Mortgage holder, any decision to establish self-management shall require prior consent of the Owners of Units to which 67% of the votes in the Association are allocated. Any agreement for professional management shall provide that the management contract may be terminated for cause on 30 days' written notice.

12.5 *Consent of Mortgagees to Change Percentage Ownership in General Common Elements.* The Unit Owners may not reallocate the percentage of interest in the general common elements attributable to any Unit without the prior written approval of holders of first Mortgages that represent at least 51% of the votes of mortgaged Units with respect to which the percentage of ownership is proposed to be altered. Nothing in this Section 12.5 shall be construed to give the Owners, the Association, or the Board of Directors, any specific authority to alter such percentage of ownership and, if any attempt is made to do so, full compliance shall be made with the Declaration, the Association's Articles of Incorporation, the Bylaws and the Oregon Condominium Act.

12.6 *Consent of Mortgagees Required to Terminate Project.* Except with respect to termination of the Condominium as a result of destruction, damage, or condemnation, any termination of the Condominium shall require the written approval of holders of first Mortgages that represent at least 67% of the votes of mortgaged Units in the Condominium. Provided, however, such consent will be deemed given if a Mortgagee does not object in writing within 30 days after notice of the proposed

termination. Additionally, any such terminations shall be carried out by the Owners pursuant to provisions of the Declaration, the Association's Articles of Incorporation, the Bylaws, and the Oregon Condominium Act and shall be carried out only after vote of the Owners, as provided in such provisions.

12.7 *Limited Right of Amendment.* Except on the written approval of holders of first Mortgages that represent at least 51% of the votes of Mortgaged Units in the Condominium, no amendment that adds to or amends any material provision that establishes, provides for, governs, or regulates any of the following may be made to the Declaration or the Bylaws:

- 12.7.1 voting rights;
- 12.7.2 increases in assessments that raise the previously assessed amount by more than 25%, assessment liens, or the priority of Common Elements;
- 12.7.3 reductions in reserves for maintenance, repair, and replacement of Common Elements;
- 12.7.4 responsibility for maintenance and repairs;
- 12.7.5 reallocation of interests in the general or limited common elements or rights to their use;
- 12.7.6 redefinition of any Unit boundaries;
- 12.7.7 convertibility of Units into Common Elements or vice versa;
- 12.7.8 expansion or contraction of the Condominium project, or the addition, annexation, or withdrawal of property to or from the Condominium project;
- 12.7.9 hazard or fidelity insurance requirements;
- 12.7.10 imposition of any restrictions on the leasing of Units;
- 12.7.11 imposition of any restrictions on a Unit Owner's right to sell or transfer his or her Unit;
- 12.7.12 restoration or repair of the Condominium (after damage or partial condemnation) in a manner other than that specified in the documents; or
- 12.7.13 any provisions that expressly benefit Mortgagee, insurers, or guarantors.

The provisions of this Section are intended to limit only the right of the Unit Owners, the Board of Directors, and the Association to amend the Declaration and the Bylaws, and are not intended to give any such parties any specific rights to effect any amendments. Any amendments to the Declaration or the Bylaws shall be made only on full compliance with the provisions of the Declaration, the Bylaws, and the Oregon Condominium Act relating to the procedure and percentage of votes required for such amendment. An addition or amendment to the Declaration or the Bylaws shall not be considered to be material so as to require the consent or approval of Mortgagees if its purpose is to correct technical errors or to clarify unclear language.

12.8 *Request for Approval of Mortgagees.* Any Mortgagee that receives a written request to approve additions or amendments to the Declaration or the Bylaws, or any other action to be taken by the Board of Directors, the Association or Unit Owners shall be considered to have given such approval unless such Mortgagee delivers or posts a negative response within 30 days after receipt of such request.

12.9 *Proxy Held by Mortgagee in Certain Cases.* If a Mortgagee reasonably believes that the Association has failed to maintain the Common Elements so as to prevent excessive wear and tear, such Mortgagee may attend a meeting of the

Association and may cast the vote of the Mortgagor of the Unit on which such Mortgagee holds a Mortgage if the proposal under consideration concerns painting or otherwise maintaining the Common Elements, including imposing special assessments necessary to pay for such maintenance. Provided, however, such right shall arise only in the event the Mortgagee reasonably believes the Association has failed to maintain the Common Elements in sufficient manner to prevent excessive wear and tear.

12.10 *Right to Examine Documents.* The Association shall make available to Unit Owners, lenders, and Mortgagees current copies of the Declaration, the Bylaws, the Articles of Incorporation of the Association, other rules concerning the Condominium, and the books, records, and financial statements of the Association. The Association shall have the right to impose a reasonable charge for any copies requested by Owners, lenders, or Mortgagees.

12.11 *Right to Receive Written Notice of Meetings.* On a Mortgagee's written request, the Association shall give all Mortgagees written notice of all meetings of the Association, and such Mortgagees shall be permitted to designate a representative to attend all such meetings.

12.12 *List of Mortgagees.* The Association shall maintain at all times a list of Mortgagees who have given the Association notice on any matter described in Section 12 of this Declaration, which list shall include their names, addresses, the Units, and mortgagors affected, and the matters with respect to which such Mortgagees have requested notice, provided that such information has been furnished to the Association by the Owners or their Mortgagees.

**13. Amendments to Declaration.** Except when a larger percentage of approval is required by law, this Declaration may be amended from time to time by approval of Unit Owners holding 75% or more of the voting rights as otherwise set forth in this Declaration. Provided, however, that this Declaration shall not be amended to reduce or eliminate the rights of any Mortgagee without all such Mortgagees' prior written consent, except as otherwise specified in this Declaration, the Bylaws, or the Oregon Condominium Act.

13.1 *Declarant's Approval Required.* Declarant's prior written consent shall be required for any amendment to this Declaration until the Unit Owners hold a meeting and elect not fewer than the number of directors sufficient to constitute a quorum of the board of directors of the Association or a receiver is appointed by a court of law to manage the affairs of the Association. Provided, however, that even thereafter, no amendment may limit or reduce any of Declarant's special rights, whether reserved herein or otherwise provided by law. No amendment may change the size, location, percentage of interest in the Common Elements, method of determining liability for common expenses, right to common profits, or voting power of any Unit(s) unless such amendment has been approved by the Owners and the Mortgagees of the affected Unit(s).

13.2 *Recordation/County Assessor and Commissioner Approval Required.* An amendment to the Declaration shall be effective on recordation in the Deed Records of Multnomah County, Oregon, certified to by the chairperson and secretary of the Association and approved by the County Assessor and the Real Estate Commissioner. Approval by the Commissioner shall not be required for an amendment



to a declaration transferring the right of use of a limited common element pursuant to ORS 100.515(5).

**14. Authority to Grant Easements, Rights-of-Way, Licenses, and Other Similar Interests/Encroachments.**

14.1 *General.* Except as limited or prohibited by the Bylaws and the Oregon Condominium Act, the Association shall have the authority to execute, acknowledge, deliver, and record easements, rights-of-way, licenses, and other similar interests affecting the general common elements and to consent to vacation of roadways within or adjacent to the Condominium as provided by ORS 100.405(5) & (8). An instrument granting any such interest or vacating any such roadway shall be executed by the chairperson and secretary of the Association, shall be acknowledged in the manner provided for acknowledgment of such instruments by such officers, and shall state that such grant was approved by the minimum required vote of the Owners or Board of Directors required by ORS 100.405.

14.2 *Utility Easements; Dedications.* Anything in this Declaration to the contrary notwithstanding, Declarant shall have the right to execute, deliver, and record on behalf of the Association and the Unit Owners such documents as may be required to grant easements, rights-of-way, and licenses over the Common Elements for the installation, maintenance and repair of public utilities serving the Condominium or adjacent property. Declarant shall also have the right to execute, deliver, and record on behalf of the Association and the Unit Owners such deeds and other documents as may be required to convey, dedicate, or grant such easements, rights-of-way, or licenses over Common Elements as may be required by any government or governmental agency in order to complete development of the Condominium. To effect the intent of this Section 14.2, each Unit Owner, by acceptance of a deed or contract to a Unit, whether or not it shall be expressed in such deed or contract, for the Owner and the Owner's successors in interest, irrevocably appoints John Isenberg, or the Owner's nominee, as his or her lawful attorney-in-fact for the purpose of executing any and all documents required or permitted to be executed hereunder. The Power of Attorney and the rights under this Section shall expire at such time as Declarant no longer owns a Unit or three years from the date this Declaration is recorded, whichever is earlier.

14.3 *Encroachments.* There shall be an easement for any encroachment of the Common Elements on any Unit or an encroachment of any Unit on the Common Elements or another Unit arising from the original construction, reconstruction, authorized repair, shifting, settling, or other movement of any portion of the condominium improvements. Such easements shall exist indefinitely and may be terminated only by the voluntary act of the party who benefits from the easement(s).

**15. Declarant's Special Rights.** Declarant shall have the following special rights:

15.1 *Sales Office and Model.* Declarant shall have the right to maintain sales and/or rental offices and sales and/or rental models in one or more of the Units that Declarant owns. Declarant, its agents and prospective purchasers, shall have the right to park automobiles in the parking area on the general common elements and to

use and occupy the sales and/or rental office and models during reasonable hours any day of the week.

15.2 *"For Sale" and "For Rent" Signs.* Declarant may maintain a reasonable number of "For Sale" and/or "For Rent" signs at reasonable locations on the Condominium property.

15.3 *No Capital Assessments Without Consent.* Neither the Association nor the Board of Directors shall make any assessments for new construction, acquisition, capital improvements, or otherwise without the prior written consent of Declarant, as long as Declarant owns the greater of two Units or 5% of the total number of Units in the Condominium. Nothing contained in this Section 15.3 shall be construed to limit Declarant's obligation to pay assessments for common expenses on Units owned by Declarant pursuant to requirements of the Oregon Condominium Act.

15.4 *Common Element Maintenance by the Association.* The Association shall maintain all Common Elements in a clean and attractive condition. If the Association fails to do so, Declarant may perform such maintenance at the expense of the Association.

15.5 *Declarant's Easements.* Declarant and its agents and employees shall have an easement on and over the Common Elements for the completion of any portion of the Condominium, including the furnishing and decoration of any Unit, sales office, or model, and the right to store materials on the general common elements at reasonable places and for reasonable lengths of time.

15.6 *Declarant's Other Special Rights.* The rights reserved to Declarant in this Section 15 shall in no way limit any other special rights that Declarant, as a declarant, may have, whether pursuant to the Oregon Condominium Act or otherwise. On the expiration of any or all such special rights, Declarant shall have the same rights as any other Owner in the Condominium with respect to such ownership.

15.7 *Assignment of Declarant's Rights.* Declarant shall have the right to assign any and all of its rights, including, without limitation, Declarant's special rights, as set forth in this Section 15, or to share such rights with one or more other persons exclusively, simultaneously, or consecutively.

15.8 *Expiration of Declarant's Special Rights.* Unless otherwise provided, Declarant's special rights, as reserved in this Section 15, shall expire on the conveyance by Declarant of the last Unit owned by the Declarant or three years after the first conveyance of a Unit in the Condominium, whichever is earlier.

**16. Voting.** The Owner or co-Owners of each Unit shall be entitled to one vote per Unit. *Majority* or *Majority of Unit Owners* shall mean the Owners of more than 50% of the voting rights allocated to the Units by the Declaration. The calling and conducting of meetings of the Association and the exercise of voting rights shall be controlled by Articles 2 and 3 of the Bylaws.

## **17. General Provisions.**

17.1 *Interpretation.* The rights and obligations of all members of the Association and any person dealing with the Association or any of its members with respect to matters pertaining to the Declaration, Articles of Incorporation of the

Association, or the Bylaws shall be interpreted in accordance with and governed by the laws of the State of Oregon.

17.2 *Severability.* Each provision of the Declaration, the Articles of Incorporation of the Association, and the Bylaws shall be independent and severable. The invalidity or partial invalidity of any provision thereof shall not affect any of the remaining portions of that or any other provision of this Declaration or the Bylaws.

17.3 *Waiver of Rights.* The failure of the Association, the Board of Directors, an officer, or a Unit Owner to enforce any right, provision, covenant, or condition provided in the Declaration, Articles of Incorporation of the Association, or the Bylaws shall not constitute a waiver of the right of any such party to enforce such right, provision, covenant, or condition in the future.

17.4 *Legal Proceedings.* Failure to comply with any of the terms of the Declaration, Articles of Incorporation of the Association, the Bylaws, and any rules or regulations adopted thereunder shall be grounds for relief, which may include, without limitation, fining the noncomplying Owner, bringing an action to recover money due, damages or a suit for injunctive relief, or an action to foreclose a lien, or any combination thereof. Relief may be sought by the Association, the Board of Directors, an officer, a professional manager, or a management firm, or, if appropriate, by an aggrieved Unit Owner.

17.5 *Costs and Attorney Fees.* In any proceeding arising because of an alleged failure of a Unit Owner to comply with the terms and provisions of this Declaration (as amended or supplemented), the Bylaws (as amended), the Articles of Incorporation of the Association, the rules and regulations adopted under the Bylaws, or the Oregon Condominium Act, the prevailing party shall be entitled to recover the cost of the proceedings and such reasonable attorney fees as may be determined by the arbitrator or trial court in any arbitration or trial, including any bankruptcy or insolvency hearing, or by the appellate court in any appeal thereof. In addition, the Association shall be entitled to recover costs and attorney fees incurred by it to collect delinquent assessments or fines, or to enforce the terms of the Declaration, the Bylaws, or any rules or regulations promulgated thereunder whether or not any action or suit is filed.

17.6 *Compliances.* Each Unit Owner shall comply with the provisions of the Declaration, the Articles of Incorporation of the Association, and the Bylaws, and with the administrative rules and regulations adopted thereunder, and with all other applicable covenants, conditions, and restrictions of record. Failure to comply therewith shall be grounds for suit or action, maintainable by the Association or any Unit Owner in addition to other sanctions that may be provided by the Bylaws or by any existing administrative rules and regulations.

17.7 *Conflicting Provisions.* In the event of a conflict between or among the provisions of the Declaration, the Articles of Incorporation of the Association, the Bylaws, and any administrative rules and regulations, the provisions of the Declaration shall be paramount to those of the Articles, the Bylaws, and the rules and regulations, and the Articles shall be paramount to the Bylaws and the rules and regulations and those of the Bylaws shall be paramount to the rules and regulations. For purposes of this Section 17.7, the term *Declaration* shall include all amendments to this Declaration, and the term *Bylaws* shall include all amendments to the Bylaws.

17.8 Section and Paragraph Captions. Section and paragraph captions shall not be deemed to be part of this Declaration unless the context otherwise requires. In construing this Declaration, if the context so requires, the singular shall be taken to mean and to include the plural, the masculine shall be taken to mean and to include the feminine and the neuter, and, generally, all grammatical changes shall be made, assumed, and implied to make the provisions hereof apply equally to individuals, trusts, estates, personal representative, trustees, and corporations.

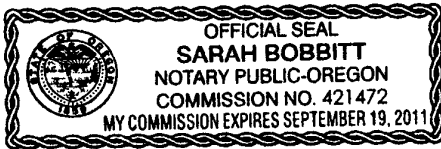
The undersigned Declarant of the subject property has caused this Declaration to be executed this 18th day of September, 2008.

VR DEVELOPMENT, LLC

John G. Isenberg  
By: John G. Isenberg, Manager

STATE OF Oregon )  
 )ss.  
County of Multnomah )

This instrument was acknowledged before me on September 18, 2008 by John G. Isenberg as Manager of VR Development, LLC.



Sarah Bobbitt  
Notary Public for Oregon  
My Commission Expires: 9-19-11

January  
U.S.

The foregoing Declaration is approved pursuant to ORS 100.110 this ~~5<sup>th</sup>~~ <sup>21<sup>st</sup></sup> day of ~~December~~, 2008 <sup>9</sup>, and, in accordance with ORS 100.110(7), this approval shall automatically expire if this Declaration is not recorded within two years from this date. U.S.

Gene Bentley  
Real Estate Commissioner  
By: Haurit Skillman

The foregoing Declaration is approved pursuant to ORS 100.110 this 26<sup>th</sup> day of January, 2008 <sup>9</sup>.

COUNTY ASSESSOR  
By: Frank J. Henderson

~~NOTE: This declaration is for an unstaged project and is provided for your reference. All other forms from the original chapter and previous supplement are obsolete and should not be used without substantial revision to conform them to the changes made by the 1999, 2001, 2003 and 2007 legislatures.~~

F:\CLIENTS\11936\002\ID-DECLARATIONS 8-25-08.DOC

*Deleted by Haurit Skillman  
Oregon Real Estate Agency*

EXHIBIT A

LEGAL DESCRIPTION

A TRACT OF LAND BEING ALL OF LOT 9 OF BLOCK 289, "COUCH'S ADDITION TO THE CITY OF PORTLAND", MULTNOMAH COUNTY PLAT RECORDS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH, STATE OF OREGON, THE BOUNDARY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A 1" BRASS DISK MARKED "FRANK PLS 53854" FOUND AT THE SOUTHWEST CORNER OF SAID LOT 9 AND ON THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST OVERTON STREET;

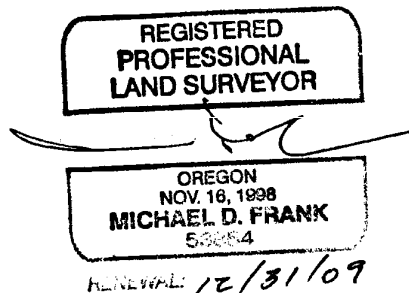
THENCE NORTH 00°01'02" EAST, ALONG THE WEST LINE OF SAID LOT 9, A DISTANCE OF 100.08 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "ZTEC ENGRS. LS 1944" FOUND AT THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 89°59'38" EAST, ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 60.01 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 00°01'22" WEST, ALONG THE EAST LINE OF SAID LOT 9, A DISTANCE OF 100.06 FEET TO A 1" BRASS DISK MARKED "FRANK PLS 53854" FOUND AT THE SOUTHEAST CORNER THEREOF AND ON THE NORTH RIGHT-OF-WAY LINE OF NW OVERTON STREET;

THENCE SOUTH 89°59'44" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 60.00 FEET TO THE INITIAL POINT;

CONTAINING 6,005 SQUARE FEET, MORE OR LESS.



After Recording, Return to:

William G. Fig  
Sussman Shank LLP  
1000 SW Broadway, Suite 1400  
Portland, OR 97205-3089

**BYLAWS OF  
VINTAGE ROSE CONDOMINIUMS**

**Exhibit B  
to Condominium Declaration for Vintage Rose Condominiums**

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**BYLAWS  
OF  
VINTAGE ROSE CONDOMINIUMS**

**Exhibit B  
to Condominium Declaration for Vintage Rose Condominiums**

**ARTICLE 1  
PLAN OF UNIT OWNERSHIP**

**1.1 Unit Ownership.** The condominium, located in the City of Portland, County of Multnomah, State of Oregon, known as Vintage Rose Condominiums, is submitted to the provisions of ORS 100.005 et seq., the Oregon Condominium Act, by the Vintage Rose Condominiums Declaration ("Declaration"), and these Bylaws.

**1.2 Bylaws Applicability.** The provisions of these Bylaws are applicable to the Vintage Rose Condominium Association ("Association") and the entire management structure thereof. (The term *Condominium* as used herein shall include the land.)

**1.3 Personal Application.** All present or future Owners or their employees, or any other person that might use the facilities of the Condominium in any manner, are subject to the regulations set forth in these Bylaws. The acquisition or occupancy of any of the Units of the Condominium or the mere act of occupancy of any such Units will constitute acceptance and ratification of these Bylaws and agreement to comply with all the provisions hereof.

**1.4 Definitions.** Except as otherwise provided below, the terms herein shall have the meaning set forth in the Oregon Condominium Act, ORS 100.005 et seq., as supplemented by the Declaration, and said statute and definitions are incorporated herein by this reference.

**ARTICLE 2  
ASSOCIATION MEMBERSHIP, VOTING,  
MAJORITY OF OWNERS, QUORUM, PROXIES**

**2.1 Membership in the Association.** On recordation of a conveyance or contract to convey a Unit, the grantee or purchaser named in such conveyance or contract shall automatically be a member of the Association and shall remain a member of the Association until such person's ownership ceases for any reason. For all purposes of the Declaration and the administration of the Condominium, Unit ownership shall be determined on the basis of the records maintained by the Association. The record shall be established by the Unit Owner filing with the Association a copy of the deed to or land sale contract for his or her Unit, to which shall be affixed the certificate of the recording officer of the County of Multnomah, Oregon, showing the date and place of recording of such deed or contract. No person shall be recognized as a Unit Owner unless a copy of the deed or contract showing him or her to be the current Owner or contract purchaser of a Unit has been filed with the Association as provided above. Notwithstanding the foregoing, Declarant shall be the owner of all previously

unsold Units, although no deed or land sale contract, with respect to such Units, has been filed with the Association.

**2.2 Voting.** The Owner or co-Owner of each Unit shall be entitled to one vote per Unit. The calling and conducting of meetings of the Association and the exercise of voting rights shall be controlled by Articles 2 and 3 of the Bylaws.

**2.3 Majority of Owners.** As used in these Bylaws, the term *majority of Owners* shall mean those Owners holding over 50% of the voting rights allocated to the Unit Owners in accordance with the Declaration and Section 2.2 above. *Majority of Owners present* shall mean Owners holding over 50% of the votes present at any legal meeting as defined in Section 2.8 hereof.

**2.4 Quorum.** Except as otherwise provided in these Bylaws, the presence in person, by proxy, or by ballot of Owners holding 51% or more of the outstanding votes in the Condominium, as defined in Section 2.2 hereof, shall constitute a quorum.

**2.5 Proxies; Ballots.** Votes may be cast in person, by proxy, or by written ballot. The Board of Directors may also adopt a resolution providing that a vote, approval or consent of a Unit Owner may be given via electronic mail, facsimile, posting on a website or other approved electronic means. Electronic ballot and the procedures to vote by electronic ballot must meet the requirements of the Declaration, these Bylaws and ORS 100.021.

Proxies must be filed with the secretary of the Association (the "Secretary") before or during the appointed meeting. The proxies may require the holder to cast a vote for or against any special proposal set out in the notice calling the meeting. Unless withdrawn, a proxy given to another person to vote at a specific meeting also shall be valid at an adjourned meeting called under the provisions of Section 3.7 hereof.

Unless otherwise prohibited by these Bylaws or the Oregon Condominium Act, in the sole discretion of the Board of Directors, a meeting of the Association may be held by ballot rather than at a formal gathering. Ballots for such meeting must be properly executed and returned in sufficient quantity to constitute a quorum and/or to pass the proposal(s) specifically propounded on the ballot. Procedures for meetings by ballot shall comply with the Oregon Condominium Act as may be amended from time to time and Section 3.8 of these Bylaws. Proxies and ballots must be retained by the Association for one year from the date of determination of the vote.

**2.6 Authority to Vote.** All Owners shall be entitled to vote. An Owner's right to vote may not be revoked. A purchaser under a land sale contract who is entitled to immediate possession of the Unit shall be deemed to be the Owner thereof unless otherwise provided in such contract.

**2.7 Fiduciaries and Joint Owners.** An executor, administrator, guardian, or trustee may vote or grant consent with respect to a Unit owned or held in a fiduciary capacity, whether or not the deed to the Unit or the specific right to vote or grant consent has been transferred to the fiduciary, provided that fiduciary can satisfy the Secretary that he or she is the executor, administrator, guardian, or trustee, holding the Unit in a fiduciary capacity.

Whenever any Unit is owned by two or more persons jointly according to the records of the Association, the vote of such Unit may be exercised by any one of the Owners then present, in the absence of protest by a co-Owner. In the event of such protest, no one co-Owner shall be entitled to vote without the approval of all co-Owners.

In the event of such disagreement and such protest, the vote of such Unit shall be disregarded completely in determining the proportion of votes given with respect to such matter.

**2.8 Actions by Association; Legal Meeting.** Except as otherwise provided in the Declaration, the Articles of Incorporation, these Bylaws, the Oregon Condominium Act, or the Oregon Corporation Act, decisions and resolutions of the Association shall require approval by a majority of Owners present at any legal meeting. For purposes of these Bylaws, a legal meeting is one duly called pursuant to these Bylaws at which a quorum is present in person or by proxy, at a ballot meeting where the number of Owners casting written ballots constitutes a quorum.

### **ARTICLE 3 ADMINISTRATION**

**3.1 Association Responsibilities.** The Owners of the Units constitute the members of the Association, which, through its Board of Directors, has the responsibility of administering the project, approving the annual budget, establishing and collecting assessments, and arranging for the operation, management, and maintenance of the Condominium, including negotiating and contracting with and supervising any person, persons, or business entity with respect to such matters. The Association shall be incorporated as Vintage Rose Condominium Association, an Oregon not for profit corporation.

**3.2 Place of Meetings.** Formal meetings of the Association shall be held at the principal office of the Condominium or such other place that is convenient to the Owners as may be designated by the Board of Directors. The outcome of a ballot meeting shall be determined by the Board of Directors within 48 hours of the deadline for return of ballots or, in the event the ballot return date is postponed, within 48 hours of the postponed date. Each Unit Owner shall be notified within 10 days after the ballots have been counted, by mail or other delivery of written notice, of the results of the ballot meeting or that a quorum of ballots was not returned.

**3.3 Turnover & Initial Organizational Meeting.** The turnover meeting (which shall constitute the initial organizational meeting) shall be held within 90 days after the earlier of the following: the date on which more than 70% of the Units that Declarant has reserved the right to create have been conveyed to persons other than Declarant or the date on which three years have elapsed since the first conveyance of a Unit to someone other than Declarant. The turnover meeting shall be called by written notice to all Unit Owners of the time, place, and purpose thereof not less than 10, nor more than 50, days before the meeting. If such meeting is not called by Declarant within the time specified, the meeting may be called and notice given by a Unit Owner.

At the turnover meeting, Declarant shall relinquish control of the administration of the Association and the Unit Owners shall assume such control. If a quorum of Unit Owners is present, in accordance with the Declaration and the provisions of Article 4 of these Bylaws, the Unit Owners shall elect not fewer than the number of directors sufficient to constitute a quorum of the board of directors of the Association (individually "Director"; collectively "Board of Directors"). At the turnover meeting, if the Unit Owners present do not constitute a quorum or the Unit Owners fail to elect a

number of Directors sufficient to constitute a quorum of the Board of Directors, at any time before the election of a number of Directors sufficient to constitute a quorum of the Board of Directors, a Unit Owner or first mortgagee of a Unit may call a special meeting as provided for in Section 3.5 of these Bylaws for the purpose of electing a Board of Directors. In addition, in such an instance, a Unit Owner or first mortgagee of a Unit may also petition the court to appoint a receiver to manage the affairs of the Association as allowed by ORS 100.019 of the Oregon Condominium Act.

Additionally, at the turnover meeting, Declarant shall turn over the maintenance and repair plan to the Unit Owners and shall deliver to the Association those items specified in the Oregon Condominium Act to be turned over by the Declarant at the turnover meeting. To facilitate an orderly transition, during the three-month period following the turnover meeting, the Declarant or an informed representative shall be available to meet with the Board of Directors on at least three mutually acceptable dates to review the documents delivered to the Association as required by the Oregon Condominium Act and as referred to above. The turnover meeting may not be conducted by written ballot.

**3.4 Annual Meetings.** The first annual meeting of the Association shall be held during the calendar year following the calendar year during which the turnover meeting is held, and its date shall be set by action of the Board of Directors. This meeting, the date of which may be changed from time to time at the discretion of the Board of Directors, must be held annually under the rules and regulations as set forth in the Bylaws. At such meetings, new members of the Board of Directors shall be elected by the Owners in accordance with the requirements of Section 4.6 of these Bylaws to replace those Directors whose terms have expired. The Owners may also transact such other business of the Association as may properly come before them. Annual meetings of the Association may not be conducted by written ballot.

**3.5 Special Meetings.** Special meetings of the Association may be called by the chairperson of the Association ("Chairperson"), a majority of the Board of Directors, a Unit Owner or first mortgagee under the conditions set forth in Section 3.3 of these Bylaws, or on the presentation to the Secretary of a petition signed by 50% of the Owners. If the Association does not give notice of a special meeting within 30 days of the Unit Owners submitting a written request for such a meeting to the Secretary or Chairperson, any of the Unit Owners who signed the request may set the time and place of the meeting and give notice thereof. All meetings called because of petition of Unit Owners shall be held at a formal gathering and not by ballot, and shall be held within 60 days after receipt of the petition. The notice of any special meeting shall state the time and place of such meeting and the purpose thereof. No business, except as stated in the notice therefor, shall be transacted at a special meeting unless by consent of all the Owners of the Units or as otherwise set forth in these Bylaws.

**3.6 Notice of Meetings.** The Secretary shall mail by first-class or certified mail, or shall hand-deliver, a notice of each annual or special meeting, stating the purpose thereof and the time and place where it is to be held, to each Owner of record at least 10, but not more than 50, days before such meeting or the date when ballots for a ballot meeting are required to be returned. The Secretary shall hand-deliver, or mail by first-class or certified mail, written ballots for ballot meetings to each Owner of record not less than 20 days before the date on which such ballots must be received by the

Association in order to be counted. The mailing shall be to the Owner's address last given to the Secretary in writing by the Unit Owner or his vendee. If Unit ownership is split or the Unit has been sold on a contract, notice shall be sent to a single address, of which the Secretary has been notified in writing by such parties. If no address has been given to the Secretary in writing, then mailing to the address of the Condominium Unit shall be sufficient. The mailing of a notice in the manner provided in this Section shall be considered notice served.

As set forth in these Bylaws, the Board of Directors may adopt a resolution allowing notice under this section to be provided by electronic means.

**3.7 Adjourned Meetings.** If any gathering of Owners is not a legal meeting because a quorum has not attended, the Owners who are present, either in person or by proxy, may adjourn the meeting to a time not less than 48 hours nor more than 20 days from the time the original meeting was called. The Board of Directors may postpone the date for counting the ballots of a ballot meeting, in one or more postponements, for up to 90 days after the originally scheduled ballot return date if a quorum of ballots has not been returned and/or for matters on which a certain percentage approval is required and that vote has not been received, nor have sufficient votes in opposition been received to negate such approval.

The quorum for a meeting under this section is the greater of 20% of the voting rights present at the meeting in person, via proxy or by absentee ballot, if such ballots are allowed by the Board of Directors, or half of the quorum required by these Bylaws.

**3.8 Ballot Meetings.** Unless prohibited or limited by the Articles of Incorporation of the Association, these Bylaws or ORS 100.425, any action that may be taken at any annual or special meeting of the Unit Owners may be taken without a meeting if the Association delivers a written ballot or, if allowed an electronic ballot, to every Unit Owner entitled to vote on the matter. Such ballot shall set forth each proposed action and provide an opportunity to vote for or against each proposed action. A proposed action shall be deemed to be approved by written ballot when the number of votes cast by ballot equals or exceeds any quorum required to be present at a meeting authorizing the action, and the number of approvals equals or exceeds the number of votes that would be required to approve the matter at a meeting at which the total number of votes cast was the same as the number of votes cast by ballot. The Board must provide Owners with at least 10 days' notice as required by ORS 100.425(2)(b) before written ballots are mailed or otherwise delivered.

**3.9 Order of Business.** The order of business at all meetings of the Owners of Units shall be as follows unless the Board of Directors sets a different agenda:

- 3.10.1 Roll call.
- 3.10.2 Proof of notice of meeting or waiver of notice.
- 3.10.3 Reading of minutes of the preceding meeting.
- 3.10.4 Reports of officers.
- 3.10.5 Reports of committees.
- 3.10.6 Election of inspectors of election.
- 3.10.7 Election of Directors.
- 3.10.8 Unfinished business.
- 3.10.9 New business.

## ARTICLE 4 BOARD OF DIRECTORS

**4.1 *Number, Qualification & Term.*** The affairs of the Association shall be governed by a Board of Directors composed of three persons, each of whom must be an Owner or a co-Owner of a Unit or the Declarant. Provided, however, that if a Unit is owned by more than one Owner, only one Owner of that Unit may serve on the Board of Directors at any one time. An officer or employee of a corporation, a trustee of a trust, a personal representative of an estate, or an employee of a trust or estate may serve on the Board of Directors if such corporation, trust, or estate owns a Unit. Each person on the Board of Directors will serve a term of two (2) calendar years from the date elected.

**4.2 *Powers and Duties.*** The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association and may do all such acts and things as are not by law or by these Bylaws directed to be exercised and done by the Owners.

**4.3 *Other Duties.*** In addition to duties imposed by these Bylaws or by resolutions of the Association, the Board of Directors shall have authority to carry out and shall be responsible for the following matters:

4.3.1 Caring for, maintaining, and supervising the management of the Condominium, Association property, if any, the Common Elements for which the Association has maintenance responsibilities, and assigning, supervising assignments, or approving any assignment of the use of any Common Element, general or limited, as may be required by the Declaration.

4.3.2 Establishing and maintaining replacement reserve accounts and other reserves as required by the Oregon Condominium Act or these Bylaws and such other reserve accounts as are permitted by these Bylaws.

4.3.3 Designating and collecting regular and special assessments from the Owners in accordance with these Bylaws, the Declaration, and the Oregon Condominium Act.

4.3.4 Establishing a budget for payment of all common expenses of the Association and instituting and maintaining a system for such payment as may be reasonably necessary to prevent any misuse of Association funds.

4.3.5 Obtaining and maintaining insurance policies and paying premiums therefor out of the common expense funds with respect to both the Common Elements and individual Units as more specifically provided in Article 8 of these Bylaws.

4.3.6 Designating and dismissing the personnel necessary for the maintenance and operation of the Condominium and the Common Elements.

4.3.7 Causing the preparation and distribution of annual financial statements of the Condominium to each of the Unit Owners as more specifically provided in Article 12 of these Bylaws.

4.3.8 Adopting and amending administrative rules and regulations governing the details of operation and use of the Common Elements and the Units and the administration of the Association, including a fine schedule for violations of these Bylaws, the Declaration, or any rules or regulations promulgated thereunder. Provided, however, that any such rules or regulations always shall be subject to rescission or

amendment by the Association on a majority vote of Owners present at any properly called meeting at which a quorum is present.

4.3.9 Causing the Association to comply with ORS 100.480 relating to maintenance within the State of Oregon of documents delivered to the Association by Declarant, depositing all assessments in a separate bank account in the name of the Association, payment of all expenses of the Association from the Association's bank account, and maintenance and distribution of financial statements, and maintenance of copies suitable for duplication of the following: the Declaration, the Articles of Incorporation, the Bylaws, the Association rules and regulations and any amendments thereto, the most recent annual financial statement, and the current operating budget of the Association. Further, the Board of Directors shall cause to be maintained and kept current the information required to enable the Association to comply with ORS 100.480(7).

4.3.10 Causing the Association to file an Annual Report with the Oregon Real Estate Agency as provided in ORS 100.250 and ORS 100.260.

4.3.11 Causing the Association to file the necessary tax returns of the Association.

4.3.12 Establishing and maintaining a current mailing address for the Association.

**4.4 Management Agent.** The Board of Directors may employ a management agent, to be compensated in an amount established by the Board, to perform such duties and services as the Board shall authorize, including, but not limited to, the duties listed in Section 4.3 hereof. Any such management contract must be cancelable without penalty upon 90 days' written notice. Any management contract entered into by Declarant before the turnover meeting may be canceled by the Board of Directors elected at the turnover meeting upon 30 days' written notice given not later than 60 days after the turnover meeting.

**4.5 Interim Directors.** On the filing of the Declaration submitting the Condominium to the Oregon Condominium Act, Declarant shall appoint an interim board of one to three Directors (who need not be Owners of Units), who shall serve until replaced by the Declarant or their successors have been elected by the Unit Owners at the turnover meeting as provided in Section 3.3.

**4.6 Vacancies.** Vacancies on the Board of Directors caused by any reason other than the removal of a Director by a vote of the Association shall be filled for the balance of the term of each directorship by vote of a majority of the remaining Directors, even though they may constitute less than a quorum; and each person so elected shall be a Director until the person's successor is elected on expiration of the term for which such person was elected by the other Directors to serve.

**4.7 Removal of Directors.** At any legal annual or special meeting of Owners, other than a meeting by ballot, any one or more of the Directors may be removed with or without cause by a majority vote of Owners and a successor may be then and there elected to fill the vacancy thus created. Any Director whose removal has been proposed by the Owners shall be given an opportunity to be heard at the meeting. Any Director or Directors who fail(s) to attend three successive meetings of the Board of Directors that have been properly called, or who has failed to attend more than one-third of the Board



of Directors meetings during a 12-month period that have been properly called, may be removed by a majority of the remaining Directors.

**4.8 Organizational Meeting.** The first meeting of a newly elected Board of Directors shall be held within 10 days after its election at such place as shall be fixed by the Directors at the meeting at which such Directors were elected, and no notice need be given to the newly elected Directors to hold such meeting legally, provided that a majority of the newly elected Directors are present.

**4.9 Regular Meetings.** Regular meetings of the Board of Directors may be held at such time and place as shall be determined from time to time by a majority of the Directors, but shall be held no less often than quarterly. Notice of regular meetings of the Board of Directors may be called by the Chairperson on three days' notice to each Director, given personally or by mail, telephone, facsimile, telegraph, or other similarly reliable method, which notice shall state the time, place (as hereinabove provided), and purpose of the meeting.

**4.10 Special Meetings.** Special meetings of the Board of Directors may be called by the Chairperson or Secretary or on the written request of at least three Directors. Special meetings of the Board of Directors may be called on three days' notice to each Director, given personally or by mail, telephone, facsimile, or telegraph, which notice shall state the time, place (as hereinabove provided), and purpose of the meeting.

**4.11 Waiver of Notice to Directors.** Before, at, or after any meeting of the Board of Directors, any Director may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Director at any meeting of the Board shall be a waiver of notice by the Director of the time and place thereof. If all of the Directors are present at any meeting of the Board, no notice to Directors shall be required and any business may be transacted at such meeting.

**4.12 Board of Directors' Quorum.** At all meetings of the Board of Directors, a majority of the existing Directors shall constitute a quorum for the transaction of business, and the acts of a majority of the Directors shall be the acts of the Board of Directors. A majority of those present may adjourn a meeting of the Board of Directors at which less than a quorum is present. At any such adjourned meeting, any business that might have been transacted at the meeting as originally called may be transacted without further notice.

**4.13 Voting by Directors - Presumption Of Assent.** A Director who is present at a Board Of Directors' meeting is presumed to have assented to an action of the Board of Directors unless the Director votes against the action or abstains from action due to a conflict of interest. The vote or abstention of a Director must be recorded in the minutes for the meeting. Directors may not vote by proxy or by secret ballot except that officers may be elected by the Board of Directors by secret ballot.

**4.14 Board of Directors' Meetings Open to All Association Members.** Except as provided in Section 4.14, all meetings of the Board of Directors shall be open to all members of the Association. No Association member shall have a right to participate in the Board of Directors meetings unless such member is also a member of the Board of Directors. The Chairperson shall have authority to exclude any Association member who disrupts the proceedings at a meeting of the Board of Directors.

**4.15 Notice to Association Members of Board of Directors' Meetings.** For other than emergency meetings, notice of Board of Directors meetings shall be posted at a place on the Condominium property at least three days before the meeting or notice otherwise shall be provided to each member of the Association in a manner that is reasonably calculated to inform each member of such meetings. The posting of such notices shall be at a reasonable location that has been generally publicized to the Unit Owners.

**4.16 Compensation of Directors.** No Director shall be compensated in any manner, except for out-of-pocket expenses, unless such compensation is approved by a majority vote of the Unit Owners.

## **ARTICLE 5 OFFICERS**

**5.1 Designation.** The principal officers of the Association shall be a Chairperson, who shall be the president, a secretary, and a treasurer, all of whom shall be elected by the Directors. The Directors may appoint an assistant treasurer and an assistant secretary and any such other officers as in their judgment may be necessary.

**5.2 Election of Officers.** The officers of the Association may be elected by the Board of Directors at the organizational meeting of each new Board or any Board meeting thereafter and shall hold office at the pleasure of the Board. Election of Officers may be by secret ballot.

**5.3 Removal of Officers.** On an affirmative vote of a majority of the members of the Board of Directors, any officer may be removed, either with or without cause, and the officer's successor shall be elected at any regular or special meeting of the Board of Directors.

**5.4 Chairperson.** The Chairperson shall be the chief executive officer of the Association. The Chairperson shall preside at all meetings of the Association and of the Board of Directors. The Chairperson shall have all of the general powers and duties that are usually vested in the office of president of an association, including, but not limited to, the power to appoint committees from among the Owners from time to time as he or she may in his or her discretion decide is appropriate to assist in the conduct of the affairs of the Association.

**5.5 Secretary.** The Secretary ("Secretary") shall keep the minutes of all meetings of the Board of Directors and the minutes of all meetings of the Association; the Secretary shall have charge of such books and papers as the Board of Directors may direct; and the Secretary shall, in general, perform all of the duties incident to the office of secretary.

**5.6 Treasurer.** The treasurer of the Association ("Treasurer") shall have responsibility for Association funds and securities not otherwise held by the managing agent, and shall be responsible for keeping full and accurate accounts of all receipts and disbursements in books belonging to the Association. The Treasurer shall be responsible for the deposit of all monies and other valuable effects in the name, and to the credit, of the Association in such depositories as may from time to time be designated by the Board of Directors.

**5.7 Directors as Officers.** Any Director may be an officer of the Association.

**ARTICLE 6  
OBLIGATIONS OF THE OWNERS**

**6.1 Assessments.** All Owners shall be obligated to pay assessments imposed by the Association to meet all of the Condominium's common expenses, which shall include premiums for insurance required or permitted under Article 8 of these Bylaws. In the discretion of the Board of Directors, the assessments may be made payable semiannually, quarterly, or monthly. An annual assessment shall be charged beginning when Declarant first conveys a Unit to a Unit Owner. Prior to such time, Declarant shall pay all operating expenses of the Condominium. All of the reserve accounts set up pursuant to these Bylaws shall be funded by allocation and payment from the assessment of Unit Owners. The assessment of all Unit Owners who may be benefited by expenditure of reserve funds may be increased as necessary, so the reserve fund in question can be maintained in an amount sufficient to meet the needs for which such fund was established.

Except as otherwise provided in the Declaration or these Bylaws, each Unit shall be liable for the common expense equal to the ownership interest in the Common Elements allocated to such Unit.

The assessment of Units shall include the following items, which shall be common expenses:

**6.1.1 Expense Items:**

- 6.1.1.1 Expenses of administration.
- 6.1.1.2 Expenses of maintenance, repair, or replacement of the general common elements and Association property, if any.
- 6.1.1.3 Any deficit in common expenses for any prior period.
- 6.1.1.4 The costs of utilities for the Common Elements and other utilities that have a common meter or that are commonly billed, such as water and sewer.
- 6.1.1.5 The cost of insurance or bonds obtained in accordance with these Bylaws.
- 6.1.1.6 The cost of any professional management if required by mortgagees or desired by the Board of Directors.
- 6.1.1.7 Legal, accounting, and other professional fees.
- 6.1.1.8 Any other items that are properly chargeable as an expense of the Association.

**6.1.2 Reserve Items:**

6.1.2.1 *Reserve Account.* Declarant has established a reserve account for the purpose of effecting major repair and maintenance and replacement of the Common Elements of the Condominium that will normally require major repair or maintenance or replacement after one year and less than 30 years. Payment into this account shall be deemed a contribution to capital improvement as and when made. The reserve account for major repair and maintenance and replacement of the Common Elements shall be funded by assessment against the all Units as set forth in Article 6.1 of these Bylaws.

Declarant has prepared a reserve study to determine the initial reserve account requirements. The Board of Directors of the Association annually shall review and update the reserve study of the Common Elements to determine the then-existing reserve account requirements for those items of the Common Elements all or part of which will normally require major repair and maintenance or replacement after one and less than 30 years and for the maintenance, repair, or replacement of other items as may be required under the Declaration or Bylaws or that the Board of Directors, in its discretion, may deem appropriate. The reserve account need not include items that could reasonably be funded from operating assessments. The reserve study shall include:

- (a) Identification of all items for which reserves are to be established;
- (b) The estimated remaining useful life of each item as of the date of the reserve study;
- (c) An estimated cost of maintenance, repair, or replacement of each item at the end of its useful life; and
- (d) A 30-year plan with regular and adequate contributions, adjusted by estimated inflation and interest earned on reserves, to meet the maintenance, repair, and replacement schedule.

Except as otherwise provided in the Oregon Condominium Act, the reserve account shall be used only for major maintenance and repair and replacement of Common Elements for which reserves have been established and shall be kept separate from other accounts.

Declarant has also prepared a maintenance plan. The Board of Directors shall review and update the maintenance plan as necessary.

6.1.2.2 *General Operating Reserve.* The Board of Directors shall create and maintain a general operating reserve account by allocation and payment thereto monthly of an amount determined by the Board of Directors. This account shall be used to pay expenses that exceed budgeted amounts. The initial working capital required by Section 6.2.1 shall be deposited into such operating reserve account.

6.1.2.3 *Special Reserves.* Such other special reserve funds as may be set up by the Directors by special assessments of the Unit Owners who benefit thereby as may be required by the Declaration or otherwise determined by the Association to be appropriate. Although not required to do so, the Association may establish a reserve account to cover any costs incurred by the Association in repairing or maintaining an Owner's Unit as allowed under Section 7 of the Declaration or repairing, replacing or maintaining a limited common element as allowed under Section 5.2 of the Declaration.

6.1.2.4 *Separate Accounts.* Each reserve account shall be kept in an account with a safe and responsible depository, shall be accounted for separately and, if invested, the obligation or security shall be fully guaranteed as to principal by the United States of America or one of its agencies. Assessments paid into the reserve accounts are the property of the Association and are not refundable to the seller of a Unit. Provided, however, that nothing contained herein shall prevent the seller of a Unit from treating their outstanding allocable share of reserve accounts as a

separate or reimbursable item in a sales agreement. No Unit Owner shall have any individual rights in any of these reserves, although it is understood that the value of their respective Unit may increase in proportion to each Unit's right to receive repair, maintenance, and replacement therefrom.

**6.2 Initial Assessment.** The amount of the initial assessment due from Unit Owners other than Declarant shall be determined by Declarant. The amount of the annual assessment thereafter shall be subject to review and modification by the Board of Directors.

**6.2.1 Contribution to Working Capital.** At closing, each purchaser shall contribute to the Association a sum equal to one month's payment for the annual assessment, with respect to the Unit being purchased, as a one-time contribution to the working capital of the Association. Within 60 days after the first conveyance by Declarant of the first Unit in the Condominium, Declarant shall make such contribution with respect to all Units in the Condominium that have not yet been conveyed to a purchaser. If Declarant has made such contribution, no further contribution shall be required to the Association, but each purchaser shall reimburse Declarant at closing for the amount of the contribution made by Declarant with respect to the Unit conveyed to the purchaser. If the amount of assessments is reduced pursuant to the authority granted to Declarant herein, the initial deposit to the Association budget, equal to month's payment of the annual assessments, shall be based on the projected amount of such annual assessments after substantial or full occupancy of the Units rather than on the reduced amount. The working capital contribution shall be allocated to the general operating reserve provided in Section 6.1.2.2 of these Bylaws. The working capital contribution is in addition to regular assessments and shall not be used as a prepayment of assessments by any Owner. Declarant may not use the working capital funds to defray any of its expenses, reserve contributions, or construction costs, or to make up any budget deficits while Declarant is in control of the Association. All working capital contributions shall be disbursed to the Association at or prior to the turnover meeting and shall be credited to the operating reserve account.

**6.2.2 Procedures.** If Declarant or any other person pays all of the operating expenses of the Condominium or subsidizes such expenses, the assessment shall be reduced by such amount, but shall not be reduced to a sum less than the total amount of the replacement reserve items. With respect to Units not yet conveyed by Declarant, Declarant may accrue the replacement reserve items. At the time of conveyance of the Unit for which the replacement reserve has been accrued, the accrued reserves must be paid to the Association.

Declarant, or such other person paying all operating expenses or subsidizing such expenses, shall give 10 days' written notice to individual Unit Owners before their obligation to pay the full assessment begins. Thereafter, each Owner, including Declarant or such other person, shall pay the assessments to the Association. If Declarant has collected initial assessments from Unit purchasers at closing and thereafter elects to pay or subsidize the operating expenses, thereby causing the amount of the assessment to be reduced, the one-time initial contribution collected from Unit purchasers shall be held by Declarant in a separate Association account. On the date on which Unit Owners are required to pay full assessments, the aggregate sums

held in such separate account shall be deposited to the Association's general account to be used as working capital.

6.2.3 *Temporary Reduction of Assessment Amount.* If the Association expenses are temporarily less than projected by Declarant because some or most of the Units are not yet sold or occupied, Declarant shall have the authority to reduce temporarily the amount of the assessment to reflect the lower expenses of the project.

**6.3 Special Assessments.** The Board of Directors shall have the power to levy special assessments against an Owner or all Owners for the following purposes and in the following manner:

6.3.1 To correct a deficit in the operating budget by vote of a majority of the Board;

6.3.2 To collect amounts due to the Association from an Owner for breach of the Owner's obligations under the Declaration, these Bylaws, or the Association's rules and regulations, by vote of a majority of the Board;

6.3.3 To make repairs or renovations to the Common Elements if sufficient funds are not available from the operating budget or replacement reserve accounts by vote of a majority of the Board; or

6.3.4 To make capital acquisitions, additions or improvements by vote of at least 75% of all votes allocated to Units in the Condominium.

**6.4 Payment of Assessments.** Subject to the provisions of Sections 6.2 and 6.3, from the date on which the Declaration is recorded, Declarant shall:

6.4.1 Pay assessments due for operating expenses on all unsold Units; and

6.4.2 Pay assessments due for reserves on all unsold Units, or, at Declarant's option, pay or require the Unit Owner to pay all accrued reserve assessments against the Unit at the time of the initial sale to the Unit Owner. Provided, however, such reserve accrual shall not extend beyond the date of the turnover meeting.

**6.5 Adoption of Budget; Determination of Fiscal Year; Filing of Income Tax Returns.**

6.5.1 *Adoption of Budget.* At least 60 days before the beginning of each fiscal year, the Board of Directors shall adopt a budget for the Association containing an estimate of the total amount considered necessary to pay the cost of maintenance, management, operation, repair, and replacement of the Common Elements and those parts of the Units as to which it is the responsibility of the Association to maintain, repair, and replace, and the cost of wages, materials, insurance premiums, services, supplies, and other expenses that may be declared to be common expenses pursuant to the Oregon Condominium Act, the Condominium instruments, or a resolution of the Association and that shall be required during the ensuing fiscal year for the administration, operation, maintenance, and repair of the Condominium and the rendering to the Unit Owners of all related services.

Such budget also shall include such reasonable amounts as the Board of Directors considers necessary to provide working capital and such general operating reserve accounts, fund the reserve account for major maintenance and repair and replacement, contingency and other reserve accounts as the Board shall determine. The amount designated for replacement reserves shall be adjusted annually to reflect

current replacement cost and remaining useful life. Within 30 days after adopting the annual budget, the Board shall provide a summary of the budget to all Owners. Such budget shall constitute the basis for determining each Unit Owner's assessment for the common expenses of the Condominium.

**6.5.2 Failure to Prepare Budget.** The failure of the Board of Directors to prepare and/or to present, in a timely manner, a budget to the Unit Owners shall not be cause for any Owner to fail or refuse to pay assessments. Assessments shall continue, based on the last adopted or accepted budget, until a new budget is created and announced. Retroactive increases and/or special assessments may be made by the Board of Directors to make up for any deficiency.

**6.5.3 Failure to Adopt Budget.** If the Board of Directors fails to adopt, in a timely manner, a budget for a new fiscal year, Unit Owners holding a majority of the votes of the entire Association, at any general or specially called meeting, may adopt such a budget, announce it to the Unit Owners, and immediately commence assessments based on the newly adopted budget. Additionally, at any general or specially called meeting, Unit Owners holding a majority of the votes of the entire Association may amend any budget adopted by the Board of Directors. Thereafter, the amount of assessments due from Unit Owners shall be based on the budget as so amended until a new budget is adopted in accordance with this Section 6.5.

**6.5.4 Determination of Fiscal Year.** The fiscal year of the Association shall be the calendar year unless otherwise determined by the Board of Directors.

**6.5.5 Filing of Income Tax Returns.** The Board of Directors, in its sole discretion, shall determine the manner in which all necessary income tax returns are filed and of selecting any and all persons to prepare such tax returns.

**6.6 Default.** The failure of an Owner to pay any assessment of the Association shall be a default by such Owner of the Owner's obligations pursuant to these Bylaws and the Oregon Condominium Act, and, in addition to the Association's other remedies provided in the Declaration, these Bylaws shall entitle the Association to declare the balance of such Owner's annual assessment otherwise being paid in installments to be immediately due and payable in full. Interest shall be charged on delinquent assessments at such rate as may be set by the Board of Directors from time to time not to exceed the highest rate permitted by applicable law. Before a change in the interest rate charged on delinquent assessments, the Board of Directors shall give 30 days' written notice to all Owners.

In addition, the Board, at its option, may impose a late charge penalty on any assessment that is delinquent for 10 or more days. Such penalty shall not exceed the sum of 25% of the delinquent assessment and shall be imposed only once on each regular or special assessment or installment of such assessments.

The Association shall be entitled to a lien that may be enforced on compliance with the provisions of ORS 100.450. In any foreclosure suit by the Association with respect to such lien, the Association shall be entitled to collect reasonable rent from the defaulting Owner for the use of his Unit or shall be entitled to the appointment of a receiver pursuant to ORS 100.460. Liability for all assessments, fines, charges, interest, fees (including attorney fees, whether or not a suit or an action is commenced), and other sums owing by the Unit Owner pursuant to the Declaration, these Bylaws, the Oregon Condominium Act, and rules and regulations of the Association shall be the

personal obligation of the Unit Owner and may be enforced by suit for a money judgment, in addition to all other remedies of the Association.

**6.7 Statement of Assessments.**

6.7.1 The Association shall provide, within 10 business days of receipt of a written request from an Owner, a written statement that provides:

6.7.1.1 The amount of assessments due from the Owner and unpaid at the time the request was received, including:

- (a) Regular and special assessments;
- (b) Fines and other charges;
- (c) Accrued interest; and
- (d) Late payment charges.

6.7.1.2 The percentage rate at which interest accrues on assessments that are not paid when due.

6.7.1.3 The percentage rate used to calculate the charges for late payment or the amount of a fixed charge for late payment.

6.7.2 The Association is not required to comply with Section 6.7.1 if the Association has commenced litigation by filing a complaint against the Owner and the litigation is pending when the statement would otherwise be due.

**6.8 Maintenance and Repair.**

6.8.1 *Owner's Duty to Maintain.* Every Owner shall perform promptly all maintenance and repair work that is needed to fix, repair, or maintain the Owner's Unit and/or the limited common elements assigned to or adjoining the Unit and/or perform any such work to the Unit or limited common elements necessary to prevent any negative effect on another Unit or the Common Elements of the Condominium or a part thereof belonging to other Owners. Every Owner shall be responsible for the damages and liabilities that the Owner's failure to maintain and repair may cause, including, but not limited to, damage caused by plugged toilets and bath drains, overloaded electrical outlets, and clothes washer and dishwasher overflow.

6.8.2 *Owner's Expenses.* All repairs of internal installations of each Unit, such as water, lights, gas, power, sewage, telephones, air conditioners, heaters, and sanitary installations, doors, windows, lamps, and all other accessories and appliances belonging to the Unit, shall be at the sole expense of the Owner of such Unit.

6.8.3 *Reimbursement of Association.* An Owner shall reimburse the Association for any expenditures incurred in repairing or replacing any Common Elements and/or facility that was damaged through such Owner's fault and that is not otherwise covered by insurance policies carried by the Owner or the Association for the Owner's and the Association's benefit. In such circumstances, the insurance obtained by the Owner shall be deemed to be the primary coverage.

6.8.4 *Payment Vouchers.* The Association, in its sole discretion, may accept payment vouchers from a Unit Owner in lieu of a payment for an assessment (special or regular) or an amount owed by the Unit Owner to the Association for the repair or maintenance of a Unit or a Common Element that is damaged by the fault or negligence of a Unit Owner or his/her guest or invitee. The Association will provide the payment voucher form, which must be submitted to the Association at least twenty (20) days prior to the obligation at issue becoming due and owing. Within five (5) business days of receiving the voucher, the Association will notify the Unit Owner whether the



voucher will be accepted. If the voucher is not accepted, the Unit Owner must satisfy the obligation as provided herein. The amount set forth in the voucher will become due and owing by the Unit Owner to the Association upon twenty (20) days written notice by the Association to the Unit Owner.

**6.9 Right of Entry; Easement for Maintenance; Encroachments.**

6.9.1 *Association Right of Entry.* If an emergency originates in or threatens a Unit, the Owner shall grant the right of entry to the management agent or to any other person authorized by the Board of Directors or the Association, whether the Owner is present at the time or not.

6.9.2 *Easement for Maintenance.* An easement for the benefit of the Association is hereby reserved in and through all Units and the Common Elements providing access at reasonable times and with reasonable notice for purposes of maintenance, repair, and replacement of the Common Elements. If, in the process of such repair and maintenance by the Association, it is necessary to alter or damage any Unit, the Common Elements, such alterations or damages shall be permitted without compensation, provided that the Unit and/or the Common Elements are promptly restored to substantially their prior condition by the Association.

6.9.3 *Encroachment.* If any portion of the Common Elements encroaches on a Unit, or a Unit encroaches on any portion of the Common Elements, a valid easement for the encroachment and for the maintenance of the same, as long as the affected Unit or Common Element stands, shall and does exist. If the affected Unit or Common Element either is partially or totally destroyed and then rebuilt, the Owners of the Units agree that minor encroachment of parts of the Common Elements due to such rebuilding shall be allowed and an easement shall exist for such purpose.

6.9.4 *Unit Owner Approval.* Except as set forth in this section, any other granting of a lease, easement, right of way or license by the Association must be first approved by 75% of the Unit Owners. Unit Owner approval may be obtained by any means the Board of Directors deems reasonable and need not be at a meeting of the Association.

**ARTICLE 7  
USE AND OCCUPANCY RESTRICTIONS;  
RULES OF CONDUCT**

The failure of an Owner (or the Owner's family or invitees) to comply with the rules of conduct and restrictions set forth herein, in the Declaration, or others promulgated by the Board of Directors, shall be cause for which the Board of Directors may deny or restrict such Owner's right to use any Common Element facility with respect to which such Owner otherwise had a right of use.

**7.1 Use as Private Dwelling Only.** Each of the Units shall be used as a single-family private dwelling by its Owner or the Owner's visitors and guests or tenants, and for no other purpose. Subject to compliance with applicable local ordinances and other restrictions of record, an Owner or Owner's tenant may use his or her Unit as a "home office," provided that clients, customers, vendors, and employees do not regularly visit the "home office." All Common Elements shall be used in a manner conducive to such purpose. A Unit Owner may lease or rent his or her Unit. A lessee or tenant is bound by rules and regulations set forth in Section 7 of these Bylaws.

**7.2 Restriction on Alteration to Unit.** No Owner shall make any structural alteration that increases the existing footprint of his or her structure or otherwise materially encroaches on the existing common areas. All structural alterations will comply with applicable building codes and permit requirements.

**7.3 Use of the Common Elements.** No Owner shall place or cause to be placed in the lobbies, sidewalks, vestibules, or stairways, or on the patios, ramps, or other Common Elements of the Condominium of a similar nature, any furniture, packages, or objects of any kind, except that suitable furniture may be placed on the patios without the prior written consent of the Board of Directors. Such areas shall not be used for any purpose that is not appropriate, customary, and acceptable to the Board of Directors.

**7.4 Appearance of Condominium Building(s).** No Unit Owner shall cause anything to be hung, displayed, or placed on the walls, railings, doors, windows, walkways, patios, fences, ceilings of walkways, or roof of the Condominium building(s) or any other Common Element or otherwise change the appearance of any portion of the Common Elements without the prior written consent of the Board of Directors. No clothes lines or similar devices and no "For Sale" or "For Rent" signs shall be allowed on any part of the Condominium property without the prior written consent of the Board of Directors, except that the Declarant may post reasonable signs advertising any Unit for sale or rent in reasonable places on the Condominium property.

**7.5 Nuisances.** No nuisances or any use or practice that is the source of annoyance to residents or that interferes with the peaceful possession and proper use of the property by its residents shall be allowed on the Condominium property. Residents shall exercise extreme care about creating disturbances, making noises, or using musical instruments, radios, televisions, and amplifiers that may disturb other residents. All parts of the Condominium shall be kept in a clean and sanitary condition; no rubbish, refuse, or garbage shall be allowed to accumulate; and no fire or environmental hazard shall be allowed to exist. All garbage and trash shall be placed inside disposal containers. No Unit Owner shall make or permit any use of his or her Unit or make any use of the Common Elements that would increase the cost of insurance on the Condominium property.

No Owner shall hang garments, towels, rugs, or similar items from any window, facade, deck, patio, fence, railing, balcony, or terrace of the Condominium or hang or shake dust rags, mops, or similar items from any window, porch, terrace, or patio, or clean such items by beating them on an exterior part of the Condominium.

**7.6 Improper, Offensive, or Unlawful Use.** No improper, offensive, or unlawful use shall be made of the Condominium property or any part of it. All valid laws, zoning ordinances, and regulations of governmental bodies having jurisdiction shall be observed. The responsibility for meeting the requirements of governmental bodies for maintenance, modification, or repair of the Condominium property shall be carried out and paid for in the same manner as the responsibility for the maintenance and repair of the property concerned.

**7.7 Restriction on Exterior Installations.** Except as permitted by law, no Owner or resident shall install wiring for electrical or telephone installation, machines, or air conditioning units or similar devices on the exterior of the Condominium building(s) or cause them to protrude through the walls or the roof of the Condominium except as

authorized in writing by the Board of Directors, and, if the modification or installation would require an easement pursuant to the Declaration, then prior approval by the required percentage of Unit Owners. No window guards, awnings, or shades shall be installed without the prior written consent of the Board of Directors.

**7.8 *Satellite Dishes and Antennas.*** Except as otherwise provided by law or this section, no exterior antennas, satellite dishes, microwave, aerial, tower, or other devices for the transmission or reception of television, radio, or other forms of sound or electromagnetic radiation shall be erected, constructed, or placed on any Unit or any Common Elements. Only exterior satellite dishes or antennas with a surface diameter of one meter or less and antennas designed to receive television broadcast signals may be placed on a unit if it is securely mounted in such a manner that it may not become dislodged. Any damage to the Common Elements caused by such Owner shall be repaired at Owner's sole cost and expense. Such cost shall be considered as an assessment and collectible as such as elsewhere provided in the Bylaws or Declaration. The Board may adopt reasonable rules and regulations governing the installation, safety, placement, and screening of such antennas, satellite dishes, and other transmission devices. Such rules shall not unreasonably delay or increase the cost of installation, maintenance, or use or preclude reception of a signal of acceptable quality.

**7.9 *Vehicle Restrictions.*** The speed of vehicular traffic on the parking areas and driveways on Condominium property shall be limited to five miles per hour as a safety precaution. This speed limit shall apply to bicycles, motor scooters, motorcycles, automobiles, and trucks. No recreational vehicles, campers, trailers, boats, boat trailers, vehicles in disrepair, or similar things may be parked or kept on Condominium property without the prior written consent of the Board of Directors.

**7.10 *Fines.*** The Board of Directors may, after giving written notice and an opportunity to be heard, levy reasonable fines for violations of the Declaration, Bylaws, and rules and regulations of the Association, provided that fines levied are based on a schedule previously adopted by Board resolution that is mailed to the mailing address of each Unit or mailed to the mailing address designated in writing by the Owner(s).

**7.11 *Additional Rules.*** Rules and regulations concerning other use of the Condominium property and Units and administration of the Association may be made and amended from time to time by the Association pursuant to Section 2.8 or the Board of Directors pursuant to Section 4. Copies of such rules and regulations shall be furnished to all Unit Owners and residents of the Condominium on request.

**7.12 *Covenants, Conditions, Restrictions, and Easements in Other Documents.*** In addition to the provisions of the Declaration, the Articles of Incorporation, the Bylaws, and any rules or regulations promulgated thereunder, each Owner of a Unit in the Condominium is subject to covenants, conditions, restrictions, easements, and assessments as set forth in the easement recorded on June 3, 2008 as document no. 2008-083771 in the Multnomah County, Oregon property records.

## ARTICLE 8 INSURANCE

Unless all Unit Owners agree otherwise in writing, the Board of Directors may obtain and maintain at all times insurance of the type and kind and in the amounts hereinafter provided, including insurance for such other risks of a similar or dissimilar nature as are or hereafter customarily shall be covered with respect to other condominiums similar in construction and design, and which insurance shall be governed by the provisions in this numbered section.

**8.1 Types of Insurance Policies.** For the benefit of the Association and the Owners, the Board of Directors may obtain and maintain at all times, and may pay for out of the common expense funds, the following insurance to the extent that it is available at reasonable cost:

8.1.1 A policy or policies of property insurance, including, but not limited to, fire, extended coverage, vandalism, and malicious mischief, for the full insurable replacement value, if available, the Common Elements. For the purposes of any policy or policies of fire insurance, the term *building* shall include fixtures (including cabinets, built-in appliances, and plumbing fixtures), installations or additions comprising a part of the building within the unfinished interior surfaces of the perimeter walls, floors, and ceilings of the individual Condominium Units initially installed or replacement thereof, in accordance with the original Condominium plans and specifications. The Association may also, in its sole discretion, obtain such policies for the full insurable replacement value of the Units, with the Unit Owners and any mortgagees as named beneficiaries.

8.1.2 A policy or policies insuring the Association, its Board of Directors, the Unit Owners individually, and the manager against any liability to the public or the Owners of Units and their invitees, incident to the ownership, supervision, control, or use of the Common Elements. Limits of liability under such insurance shall be not less than \$1 million per occurrence for bodily injuries and property damage. Such limit and coverage shall be reviewed at least annually by the Board of Directors, which, in its discretion, may increase either. Said policy or policies may be issued on a comprehensive liability basis and may provide cross-liability endorsements wherein the rights of a named insured under the policy or policies shall not be prejudiced with respect to his or her action against another named insured.

8.1.3 Workers' compensation insurance to the extent necessary to comply with any applicable laws.

8.1.4 A fidelity bond naming such persons as may be designated by the Board of Directors as principals and the Association and the Owners as obligees, for the amount determined by the Board of Directors. Provided, however, that the Board of Directors shall require that all officers and employees of the Association handling or responsible for Association funds obtain adequate fidelity bonds. The premiums on such bonds shall be paid by the Association.

8.1.5 Each Unit Owner shall carry homeowner insurance on that Owner's Unit.

The Association shall not be responsible for any loss or damage to personal property of any Unit Owner or a tenant or lessee of a Unit Owner, whether stored on the

Common Elements or in the Owner's Unit, nor shall the Association be required to maintain any insurance coverage for such loss.

**8.2 Insurance Companies Authorized.** All policies shall be written by a company licensed to do business in Oregon and holding a "Commissioner's rating" of "A+" and a size rating of "AAA" or better by Best's Insurance Reports, or as may be otherwise acceptable to all mortgagees and a majority of the Directors.

**8.3 Authority to Adjust Losses.** All losses under policies hereafter in force regarding the property shall be settled exclusively with the Board of Directors or its authorized representative; provided, however, that when a first mortgagee has been designated as a loss payee by a Unit Owner and such first mortgagee has requested the opportunity to exercise the rights provided by this Article 8, such mortgagee shall be entitled to settle losses as to the mortgaged Unit, provided that the loss that occurs is severable. Releases and proofs of loss shall be executed by at least two Directors.

**8.4 Value of Owner Improvements.** Each Owner must inform the Board of Directors of the value of improvements made to his Unit in excess of \$1,000 so that the Board of Directors may make any desired adjustments in insurance coverage. Nothing in this paragraph shall permit an Owner to make improvements without first obtaining the approval of the Board of Directors pursuant to Article 7.2.

**8.5 Provisions in Insurance Policies.** The Board of Directors shall make every effort to secure insurance policies that provide for the following:

8.5.1 A waiver of subrogation by the insurer as to any claims against the Board of Directors, the manager, the Unit Owners, and their respective servants, agents, and guests.

8.5.2 A provision that the master policy on the Condominium cannot be canceled, invalidated, or suspended on account of the conduct of any one or more individual Owners.

8.5.3 A provision that the master policy on the Condominium cannot be canceled, invalidated, or suspended on account of the conduct of any officer or employee of the Board of Directors or the manager without prior demand in writing that the Board of Directors or manager cure the defect.

8.5.4 A provision that any "no other insurance" clause in the master policy exclude individual Owners' policies and not otherwise prevent such individual policies from providing coverage for damage to Units or Common Elements.

**8.6 Reconstruction Costs.** If the Association is required or elects to reconstruct any Common Element or Unit that has been damaged or destroyed, an affected Unit Owner (*i.e.*, the Owner whose Unit or limited common element has been damaged or destroyed) shall contribute to the Association all amounts received by such Owner from property loss insurance policies to help pay for the repairs. To the extent that such insurance proceeds are unavailable or unpaid when needed, the Association shall assess such Owner the amount of the Association's "deductible" under its policy to pay the cost of repairing or reconstructing such Owner's Unit or limited common elements. Such assessment shall be both a personal obligation of such Owner and a lien against such Owner's Unit in the same manner as any other Association assessment.

**8.7 Insurance Deductible/Owner Insurance.** The Board of Directors shall determine the amount of the deductible for property loss insurance policies, as well as

other insurance policies required to be procured by the Association under this Article 8. The amount of the deductible contained in any Association insurance policy cannot exceed \$10,000. The Board of Directors shall determine the responsibility for paying the deductible and the amount of the deductible via a resolution adopted by the Board. In determining the deductible under the policies, the Board shall take into consideration, among other factors, the availability, cost, and loss experience of the Association. In this regard, as in other Board responsibilities, the Board members shall exercise their reasonable business judgment.

The Association shall have no responsibility to procure or assist in procuring property loss insurance for any Owner for (a) damage to a Unit or limited common elements not covered by the Association's policy (because of the deductible amount or because the claim for loss or damage is one not normally covered by fire and property loss insurance policies with extended coverage endorsements) or (b) for any damage or loss to the Owner's personal property. Owners shall be responsible for purchasing insurance policies insuring their Units for any losses and for insuring their own personal property for any loss or damage. Proof of such insurance coverage shall be provided to the Association's Secretary by the Unit Owner. The Board of Directors shall notify all Owners of the amount of the deductible under the Association policies. To the extent reasonably practicable, the Board of Directors shall give at least 30 days' notice to the Owners of any increase in the deductible proposed in renewal or replacement insurance policies. Owners of all Units shall procure and maintain comprehensive liability policies having combined limits of not less than \$50,000 for each occurrence. Such insurance shall provide coverage for, without limitation, the negligent acts of the Owner(s) and their guests or other occupants of the Unit(s) for damage to the Common Elements and other Units and the personal property of others located therein.

**8.8 *Review of Insurance Policies.*** At least annually, the Board of Directors shall review all insurance carried by the Association, which review shall include a consultation with a representative of the insurance carrier writing the master policy.

**8.9 *Duplicate Insurance Coverage.*** In the event of duplicate insurance coverage, the insurance policy obtained by the Unit Owners shall be deemed to be the primary coverage.

## **ARTICLE 9 DAMAGE AND DESTRUCTION**

**9.1 *Insurance Proceeds Sufficient to Cover Loss.*** In case of fire, casualty, or any other damage and destruction, the insurance proceeds of the master policy, if sufficient to reconstruct the buildings damaged or destroyed, shall be applied to such reconstruction.

**9.2 *Insurance Proceeds Insufficient to Cover Loss.*** If the insurance proceeds are insufficient to reconstruct the damaged or destroyed buildings, the damage to, or destruction of, such buildings shall be promptly repaired and restored by the manager or the Board of Directors, using the proceeds of insurance, if any, on such buildings for that purpose and all the Unit Owners shall be liable for assessment for any deficiency for such reconstruction, such deficiency to take into consideration as the Owner's contribution any individual policy insurance proceeds provided by such Owner.

Provided, however, that if three-fourths or more in value of all the buildings is destroyed or substantially damaged, and if the Owners of at least 51% of the Units so vote, and on written approval of holders of first mortgages that represent at least 51% of the votes of mortgaged Units in the Condominium, the manager or Board of Directors shall record with the County Recorder a notice setting forth such facts, and upon the recording of such notice:

9.2.1 The Condominium property shall be deemed to be owned in common by the Owners.

9.2.2 The respective interest of each Unit Owner in the property shall be determined by the provisions of ORS 100.610 that are in effect on the date the Condominium Declaration is recorded.

9.2.3 Any liens affecting any of the Units shall be deemed to be transferred in accordance with the existing priorities to the undivided interests of the Owners in the project.

9.2.4 The Condominium shall be subject to an action for partition at the suit of any Owner. If a decree of partition orders the sale of the Condominium property, the net proceeds of sale, together with the net proceeds of the policies of insurance on the Condominium, if any, shall be considered as one fund and shall be divided among all of the Owners in proportion to their respective undivided interests, after first paying, out of the respective shares of the Owners, to the extent such share is sufficient for the purpose, all liens on the undivided interest in the project owned by each Owner.

**9.3 Architectural Changes After Damage or Destruction.** Reconstruction of the damaged or destroyed building as used in this Article means restoring the buildings to substantially the same condition in which they existed prior to the fire, casualty, or disaster and shall be performed substantially in accordance with the Declaration and the original plans and specifications unless other action is approved in writing by holders of first mortgages that represent at least 51% of the votes of mortgaged Units in the Condominium. Such reconstruction shall be accomplished under the direction of the manager or the Board of Directors. Notwithstanding all other provisions hereof, the Owners may, by an affirmative vote of sufficient Owners, amend these Bylaws, cause an amendment to be made to the Condominium documents so as to facilitate architectural changes that the Owners affected thereby and the Association deem desirable if, and only if, the partial or total destruction of the Condominium, or any buildings thereof, by fire, casualty, or any other disaster is so great as to require the substantial reconstruction of the whole of the Condominium, or said buildings, and on written approval by holders of first mortgages that represent at least 51% of the votes of mortgaged Units in the Condominium. Provided, however, that any such amendment of such Condominium documents shall be valid only upon (a) compliance with all applicable provisions of the Oregon Condominium Act, (b) approval by the Oregon Real Estate Commissioner, (c) recording thereof with the recording officer of Multnomah County, and (d) recording with that recording officer of the approval thereof of each mortgagee and each other lien holder of record having a lien against any part of the project or building affected by such amendment.

**9.4 Reallocation of Percentage Interest.** In the event of a partial destruction of the Condominium buildings or Units therein, the Unit Owners may not reallocate percentages of interest in the Common Elements without the prior approval of the

mortgagees of all the remaining Units, whether existing in whole or in part. Any such reallocation shall also comply with the Oregon Condominium Act and other provisions of the Declaration and the Bylaws.

#### **ARTICLE 10 CONDEMNATION**

The Board of Directors shall have the sole authority to negotiate with any public or private body or person having the power of eminent domain and to sue or defend in any litigation involving such bodies or persons with respect to the Common Elements of the Condominium, and shall assist any Unit Owner whose Unit or a part thereof is the subject of any condemnation or eminent domain proceeding. Provided, however, that nothing in this or any document or agreement relating to the Condominium shall be construed to give a Unit Owner or any party priority over the rights of the first mortgagees of any Condominium Units in the case of a distribution to the Unit Owner of any such condemnation awards for losses to or a taking of a Unit and/or the Common Elements. In the event of a taking or acquisition of part or all of the Common Elements by a condemning authority, the award or proceeds of settlement shall be payable to the Association, or any trustee, for the use and benefit of the Unit Owners and their mortgage holders as their interests may appear. The Board of Directors shall distribute the proceeds of any such award or settlement on a reasonable and equitable basis among the Unit Owners.

#### **ARTICLE 11 AMENDMENTS TO BYLAWS**

These Bylaws may be amended by the Owners holding a majority of the total voting rights allocated to the Units in a duly constituted meeting or ballot meeting called for such purpose, and no amendment shall take effect unless approved by Owners holding a majority of the voting rights as otherwise set forth in the Declaration. Any amendments adopted hereunder shall be reduced to writing and certified by the Chairperson and Secretary of the Association to be the amendment so adopted by the Association. Such amendment so certified shall be recorded in the Deed Records of Multnomah County, Oregon. Provided, however, that no amendment of these Bylaws reducing or eliminating the right of any first mortgagee shall be made without the prior written consent of such first mortgagees. Provided, further, that no amendment of these Bylaws may be made without the consent of the Declarant so long as Declarant owns any Unit in the Condominium, but no such consent shall be required after conveyance to Owners other than Declarant of 75% of the Units or three years after the first conveyance of a Unit in the Condominium, whichever is earlier. Provided, however, that even thereafter, no amendment may limit Declarant's special rights, whether reserved in the Declaration, these Bylaws, or as otherwise provided by law. **ANY AMENDMENTS TO THESE BYLAWS MADE WITHIN FIVE YEARS OF THE RECORDING DATE HEREOF MUST BE APPROVED BY THE OREGON REAL ESTATE COMMISSIONER PRIOR TO RECORDING.**



Notwithstanding the above, a declarant may amend the declaration or bylaws in order to comply with requirements of the Federal Housing Administration, the United States Department of Veterans Affairs, Rural Development or the Farm Service Agency of the United States Department of Agriculture, the Federal National Mortgage Association, the Government National Mortgage Association, the Federal Home Loan Mortgage Corporation, any department, bureau, board, commission or agency of the United States or the State of Oregon or any corporation wholly owned, directly or indirectly, by the United States or the State of Oregon that insures, guarantees or provides financing for a condominium or units in a condominium. If the need to amend the declaration or the bylaws occurs after turnover to the association of unit owners has occurred, the amendment must be approved by the association in accordance with the approval provisions of the Declaration, these Bylaws and the Oregon Condominium Act.

## **ARTICLE 12 RECORDS AND AUDITS**

**12.1 General Records.** The Board of Directors and the managing agent or manager, if any, shall keep detailed records of the actions of the Board of Directors and the managing agent or manager, minutes of the meetings of the Board of Directors, and minutes of the meetings of the Association as required by ORS 100.480. The Board of Directors shall maintain a list of Owners entitled to vote at meetings of the Association and a list of all mortgagees of Units insofar as those names have been provided to the Board by the Owner or mortgagee. Proxies and ballots must be retained by the Association for one year from the date of determination of the vote.

**12.2 Records of Receipts and Expenditures.** The Board of Directors or its designee shall keep detailed, accurate records in chronological order of the receipts and expenditures affecting the Common Elements, itemizing the maintenance and repair expenses of the Common Elements, and any other expenses incurred. Such records and the vouchers authorizing the payments shall be available for examination by the Unit Owners and mortgagees during convenient weekday hours.

**12.3 Assessment Roll.** The assessment roll shall be maintained in a set of accounting books in which there shall be an account for each Unit. Such account shall designate the name and address of the Owner or Owners, the amount of each assessment against the Owners, the dates and amounts in which the assessment comes due, the amounts paid on the account, and the balance due on the assessments.

**12.4 Payment of Common Expenses.** The Board of Directors shall authorize the Treasurer, the management agent, or another specified party to pay all legitimate expenses of the Association. Such payments shall be made pursuant to the payment system instituted by the Board of Directors as described in Section 4.3.4 of these Bylaws.

**12.5 Reports and Audits.** The Board of Directors shall prepare or cause to be prepared an annual report of the receipts and expenditures of the Association and a balance sheet and income and expense statement setting forth the financial condition of the Association as of the end of each year. The report shall be prepared according to generally accepted accounting procedures and shall be distributed to all Unit Owners

within 90 days after the end of each fiscal year. At any time and at his or her own expense, any Owner or mortgagee may cause an audit or inspection to be made of the books and records of the Association.

**12.6 Notice of Sale or Mortgage.** Immediately on the sale or mortgage of any Unit, the Unit Owner shall promptly inform the Secretary or manager of the name and address of such purchaser, vendee, or mortgagee. This obligation is in addition to those set forth in these Bylaws.

**12.7 Annual Report.** The Board of Directors shall cause an annual report, including any amendments, to be filed with the Oregon Real Estate Agency pursuant to the provisions of ORS 100.250 and ORS 100.260.

### **ARTICLE 13 COMPLIANCE**

These Bylaws are intended to comply with the provisions of the Oregon Condominium Act, which are incorporated herein, and to supplement the provisions of the Condominium Declaration. If any of the provisions herein conflict with the provisions of the statutes, the statutory provisions shall apply. If any of the provisions herein conflict with the provisions of the Declaration, the provisions of the Declaration shall apply.

### **ARTICLE 14 INDEMNIFICATION OF DIRECTORS, OFFICERS, EMPLOYEES, AND AGENTS**

The Association shall indemnify any Director, officer, employee, or agent who was or is a party or is threatened to be made a party to any threatened, pending, or completed action, suit, or proceeding, whether civil, criminal, administrative, or investigative (other than an action by the Association), by reason of the act that the person is or was a Director, officer, employee, or agent of the Association, or is or was serving at the request of the Association as a Director, officer, employee, or agent of another corporation, partnership, joint venture, trust, or other enterprise, against expenses (including attorney fees), judgments, fines, and amounts paid in settlement actually and reasonably incurred by that person in connection with such suit, action, or proceeding if the person acted in good faith and in a manner the person reasonably believed to be in, or not opposed to, the best interest of the Association, and, with respect to any criminal action or proceedings, had no reasonable cause to believe that his or her conduct was unlawful. The termination of any action, suit, or proceeding by judgment, order, settlement, conviction, or with a plea of nolo contendere or its equivalent, shall not of itself create a presumption that a person did not act in good faith and in a manner which the person reasonably believed to be in, or not opposed to, the best interest of the Association, and, with respect to any criminal action or proceedings, had reasonable cause to believe that his or her conduct was unlawful. Payment under this clause may be made during the pendency of such claim, action, suit, or proceeding as and when incurred, subject only to the right of the Association to be reimbursed, should it be proven at a later time that said person had no right to such payments. All

persons who are ultimately held liable for their actions on behalf of the Association as a Director, officer, employee, or agent shall have a right of contribution over and against all other Directors, officers, employees, or agents and members of the Association who participated with or benefited from the acts which created said liability.

**ARTICLE 15  
ASSESSMENT AND FINE COLLECTION COSTS;  
ENFORCEMENT SUITS AND ACTIONS**

Whether or not suit or action is commenced, Unit Owners shall be obliged to pay reasonable fees and costs, including, but not limited to, attorney fees (whether or not suit or action is commenced) incurred in connection with efforts to collect delinquent and unpaid assessments, fines, and enforcement of the Declaration, Bylaws, or rules and regulations of the Association. In addition to the assessment for operating expenses and the funding of reserves, such assessments may include fees, late charges, fines, and interest imposed pursuant to ORS 100.405(4)(j)-(L).

If suit or action is commenced by the Directors for the collection of any amounts due pursuant to these Bylaws or for the enforcement of any provisions of the Bylaws or of the Oregon Condominium Act, the Owner or Owners, jointly and severally, will in addition to all other obligations, pay the costs of that suit or action, including reasonable attorney fees to be fixed by the trial court, arbitrator, or in any bankruptcy or insolvency proceeding and, in the event of an appeal, the cost of the appeal, together with reasonable attorney fees in the appellate court to be fixed by such court.

**ARTICLE 16  
MISCELLANEOUS**

**16.1 Notices.** All notices to the Association or to the Board of Directors shall be sent in care of the managing agent or, if there is no managing agent, to the principal office of the Association or to such other address as the Board of Directors may hereafter designate from time to time. All notices to any Unit Owner shall be sent to such address as may have been designated by him from time to time, in writing, to the Board of Directors, or if no address has been designated, then to the Owner's Unit.

The Board of Directors may adopt a resolution allowing any notice, information or other written materials to be given to a Unit Owner or Director under these Bylaws, Declaration or ORS Chapter 100 *et. seq.* by electronic mail, facsimile or other form of electronic communication. Notwithstanding, electronic mail, facsimile or other form of electronic communication may not be used to give notice of: failure to pay an assessment; the foreclosure of an Association lien; an action by the Association against a Unit Owner; or an offer to use the dispute resolution program under ORS 100.405. A Unit Owner or Director may decline to receive notice by electronic mail, facsimile or other form of electronic communication and direct the Board of Directors to provide that notice must be given as required by these Bylaws, the Declaration or the Oregon Condominium Act.

**16.2 Waiver.** No restriction, condition, obligation, or provision contained in these Bylaws shall be deemed to have been abrogated or waived by reason of any

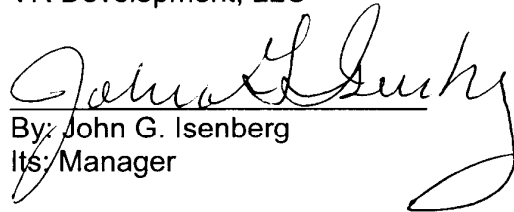
failure to enforce the same, irrespective of the number of violations or breaches thereof which may occur.

**16.3 Invalidity; Number; Captions.** The invalidity of any part of these Bylaws shall not impair or affect in any manner the validity, enforceability, or effect of the balance of these Bylaws. As used herein, the singular shall include the plural, and the plural the singular. The masculine and neuter shall each include the masculine, feminine, and neuter, as the context requires. All captions used herein are intended solely for convenience of reference and shall in no way limit any of the provisions of these Bylaws.

It is hereby certified that these Bylaws have been adopted by VR Development, LLC as the Declarant of Vintage Rose Condominiums and will be recorded in the Deed Records of Multnomah County, together with the Condominium Declaration for said Condominium, after the Declaration and Bylaws are approved by the Assessor of that County.

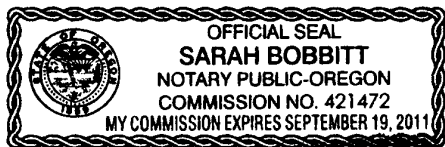
DATED this 18<sup>th</sup> day of September, 2008.

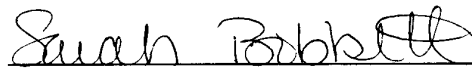
VR Development, LLC

  
By: John G. Isenberg  
Its: Manager

STATE OF Oregon            )  
  ) ss.  
County of Multnomah        )

This instrument was acknowledged before me on September 18, 2008 by John G. Isenberg as Manager of VR Development, LLC.



  
Notary Public for Oregon  
My Commission Expires: 9-19-11

\$46.00



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*P. P/O  
Kuster*

After Recording, Return to:  
Jeffrey Stocum  
Vintage Rose HOA  
2049 NW Overton St #9  
Portland, OR 97209

**FIRST AMENDMENT TO BYLAWS FOR VINTAGE ROSE CONDOMINIUMS**

Recitals:

1. The Declaration of Vintage Rose Condominiums was recorded on January 26, 2009 as document no. 2009-010196 in the real property records of Multnomah County, Oregon. The Bylaws are Exhibit B of that filing. The First Amendment to the Condominium Declaration for Vintage Rose Condominiums was recorded on September 24, 2009, as document number 2009-135914 in the real property records of Multnomah County, Oregon. The plat for the Vintage Rose Condominiums was recorded in the plat records of Multnomah County, Oregon at Book No. 1298, Pages 62-35 (the "Plat"). The Second Amendment to the Condominium Declaration for Vintage Rose Condominiums was recorded on July 29, 2010, as document no. 2010-093108 in the real property records of Multnomah County, Oregon.
2. The Board of Directors of the Vintage Rose Condominiums (the "Board") has approved this First Amendment in accordance with ORS 100.410 (10)(a).
3. The purpose of this amendment is to add a third paragraph to Bylaws Article 7 Use and Occupancy Restrictions; Rules of Conduct, specifically section 7.5.

Section 7.5 of the Bylaws is amended as follows:

1. Add a third paragraph to section 7.5 "Nuisances" to include the following language in its entirety:

"Owners are entitled to enjoy a peaceful environment from nuisances created by pet animals. A majority vote by the Board is required to remove any such nuisances. Owners have seven days to remove said nuisance upon request from the President, while being provided with a written statement of voting result from the Secretary."

IN WITNESS WHEREOF, the undersigned have executed this Amendment this 25 day of May 2011.

VINTAGE ROSE CONDOMINIUM ASSOCIATION  
An Oregon nonprofit corporation

By

*Jeffrey G. Stocum*  
Jeffrey G. Stocum, Chairperson

Certificate of Association

*3*

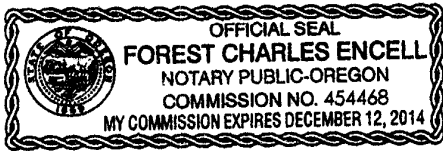
The undersigned Chairperson and Secretary of the Vintage Rose Condominium Association (the "Association") herby certify that the First Amendment to the Bylaws was adopted and approved by the Association pursuant to and in accordance with ORS 100.410 and Article 11 of the Bylaws for Vintage Rose Condominiums.

By: Jeffrey G. Stocum  
Jeffrey Stocum, Chairperson

By: Nicole Kasten  
Nicole Kasten, Secretary

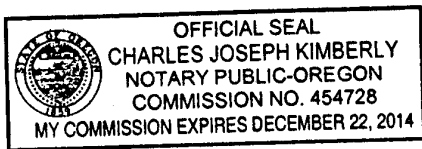
STATE of OREGON            )  
  ) ss.  
County of Multnomah        )

This instrument was acknowledged before me on May 25, 2011 by Jeffrey G. Stocum as Chairperson of Vintage Rose Condominiums Association, an Oregon nonprofit corporation.



[Signature]  
Notary Public for Oregon  
My Commission expires: 12 December 2014

This instrument was acknowledged before me on May 25, 2011 by Nicole Kasten as Secretary of Vintage Rose Condominium Association, an Oregon nonprofit corporation.



Charles Joseph Kimberly  
Notary Public for Oregon  
My Commission expires: December 22, 2014

The foregoing First Amendment to the Bylaws for Vintage Rose Condominiums is approved pursuant to ORS 100.410 this 8<sup>th</sup> day of July 2011, and, in accordance with ORS 100.410 (6)(c), this approval shall automatically expire if this Declaration is not recorded within one year form this date.

GENE BENTLEY  
Oregon Real Estate Commissioner

By:   
Laurie Skillman

~~The foregoing First Amendment to Condominium Bylaws for Vintage Rose Condominiums is approved pursuant to ORS 100.410 this \_\_\_\_\_ day of \_\_\_\_\_, 2011.~~

~~COUNTY ASSESSOR~~

~~By: \_\_\_\_\_~~



\$46.00

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After Recording, Return to:

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*plu  
Kerry*

William G. Fig  
Sussman Shank LLP  
1000 SW Broadway, Suite 1400  
Portland, OR 97205-3089

**SECOND AMENDMENT TO CONDOMINIUM DECLARATION  
& PLAT AMENDMENT FOR VINTAGE ROSE CONDOMINIUMS**

Recitals:

1. The Declaration of Vintage Rose Condominiums was recorded on January 26, 2009, as document no. 2009-010196 in the real property records of Multnomah County, Oregon. The First Amendment to the Condominium Declaration for Vintage Rose Condominiums was recorded on September 24, 2009, as document no. 2009-135914 in the real property records of Multnomah County, Oregon. The plat for Vintage Rose Condominiums was recorded in the plat records of Multnomah County, Oregon at Book No. 1298, Pages 62-35 (the "Plat").
2. At least 75% of unit owners have approved this Second Amendment to Condominium Declaration & Plat Amendment (this "Amendment") and approved the amendment to the Plat for Vintage Rose Condominiums.
3. The purpose of this amendment is to replace paragraph 5.1.3 of the Declaration to create three additional limited common element storage spaces (spaces S5 through S7) from the general common elements and to authorize an amendment to the Plat for Vintage Rose Condominiums (the "Plat Amendment") documenting the additional limited common element storage spaces.
4. The Plat Amendment is being recorded concurrently with this Amendment.

The Declaration is amended as follows:

1. Deleting paragraph 5.1.3 to the Declaration in its entirety and replacing it with the following language:

"5.1.3 LCE storage spaces. Storage space 1 (S1) is assigned to Unit 1, storage space 2 (S2) is assigned to Unit 2, storage space 3 (S3) is assigned to Unit 3, storage space 4 (S4) is assigned to Unit 4, storage space 5 (S5) is assigned to Unit 8, storage space 6 (S6) is assigned to Unit 6, and storage space 7 (S7) is assigned to Unit 7."



2. The Plat Amendment adding storage spaces S5 through S7 to the Condominium as limited common elements is hereby approved and authorized. Such Plat Amendment shall be recorded simultaneously herewith.

IN WITNESS WHEREOF, the undersigned have executed this Amendment this 22 day of July, 2010.

**VINTAGE ROSE CONDOMINIUM ASSOCIATION,**  
an Oregon nonprofit corporation

By: *Jeffrey G. Stocum*  
Jeffrey G. Stocum, Chairperson

**CERTIFICATE OF ASSOCIATION**

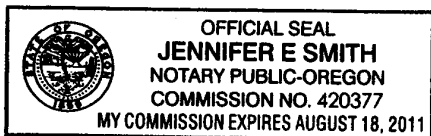
The undersigned Chairperson and Secretary of the Vintage Rose Condominium Association (the "Association") hereby certify that the Second Amendment to Condominium Declaration & Plat Amendment for Vintage Rose Condominiums was adopted and approved by the Association pursuant to and in accordance with ORS 100.135 and paragraph 13 of the Condominium Declaration For Vintage Rose Condominiums.

By: *Jeffrey G. Stocum*  
Jeffrey G. Stocum, Chairperson

By: *Nicole Kasten*  
Nicole Kasten, Secretary

STATE OF OREGON        )  
                                  ) ss.  
County of Multnomah    )

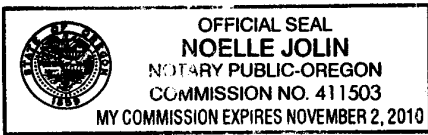
This instrument was acknowledged before me on July 22, 2010 by Jeffrey G. Stocum as Chairperson of Vintage Rose Condominium Association, an Oregon nonprofit corporation.

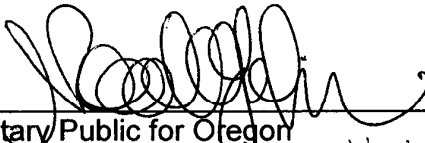


*Jennifer E. Smith*  
Notary Public for Oregon  
My Commission Expires: 8/18/2011

STATE OF OREGON     )  
  ) ss.  
County of Multnomah     )


This instrument was acknowledged before me on July 20, 2010, by Nicole Kasten, as Secretary of Vintage Rose Condominium Association, an Oregon nonprofit corporation.



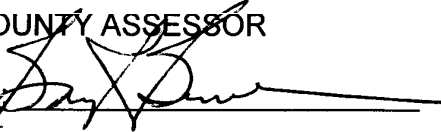
  
\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: 11/2/2010

The foregoing Second Amendment to the Declaration for Vintage Rose Condominiums is approved pursuant to ORS 100.110 this 23<sup>rd</sup> day of July, 2010, and, in accordance with ORS 100.110(8), this approval shall automatically expire if this Declaration is not recorded within one year from this date.

GENE BENTLEY  
Oregon Real Estate Commissioner

By:   
\_\_\_\_\_  
Laurie Skillman

The foregoing Second Amendment to Condominium Declaration & Plat Amendment for Vintage Rose Condominiums is approved pursuant to ORS 100.110 this 29<sup>th</sup> day of July, 2010.

COUNTY ASSESSOR  
By:   
\_\_\_\_\_



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\$10.00 \$11.00 \$5.00

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After Recording, Return to:

*PLU*

William G. Fig  
Sussman Shank LLP  
1000 SW Broadway, Suite 1400  
Portland, OR 97205-3089

**FIRST AMENDMENT TO CONDOMINIUM DECLARATION  
FOR VINTAGE ROSE CONDOMINIUMS**

Recitals:

1. The Declaration of Vintage Rose Condominiums was recorded on January 26, 2009, as document no. 2009-010196 in the real property records of Multnomah County, Oregon.
2. The Declarant, VR Development, LLC, owns seven of the eight units in Vintage Rose Condominiums. There has been no turnover meeting. Therefore, Declarant has the authority to execute this document under ORS 100 et. seq. and section 13 of the Declaration.
3. The purpose of this amendment is to amend paragraphs 12.6 and 12.8 of the Declaration to change the time period set forth in each of those paragraphs from 30 days to 60 days comply with new federal lending requirements.

The Declaration is amended as follows:

1. paragraph 12.6 of the Declaration – the language “30 days” in the second sentence of the paragraph is deleted and is replaced with the following language: “60 days”
2. paragraph 12.8 of the Declaration – the language “30 days” is deleted and is replaced with the following language: “60 days”

The undersigned Declarant of the subject property has caused this First Amendment to the Declaration for Vintage Rose Condominiums to be executed this 9<sup>th</sup> day of September, 2009.

VR DEVELOPMENT, LLC

*John G. Isenberg* Mgr.  
By: John G. Isenberg, Manager

*2*

STATE OF Arizona  
County of Maricopa SS.

This instrument was acknowledged before me on September 9, 2009 by John G. Isenberg as Manager of VR Development, LLC.



Lori A Cruz  
Notary Public for Maricopa County  
My Commission Expires: 5/21/12

The foregoing First Amendment to the Declaration for Vintage Rose Condominiums is approved pursuant to ORS 100.110 this 16<sup>th</sup> day of September, 2009, and, in accordance with ORS 100.110(7), this approval shall automatically expire if this Declaration is not recorded within two years from this date.

Gene Bentley  
Real Estate Commissioner  
By: Laurie

The foregoing First Amendment to the Declaration for Vintage Rose Condominiums is approved pursuant to ORS 100.110 this 24<sup>th</sup> day of September, 2009.

COUNTY ASSESSOR  
By: William

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