

20
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36

Recorded in MULTNOMAH COUNTY, OREGON
C. Swick, Deputy Clerk
C06 4 ATMCS
Total : 36.00

After recording, return to:

C. Thomas Davis
12220 SW First Street
Beaverton OR 97005

2006-187294 10/09/2006 10:23:41am

**FIRST AMENDMENT OF THE BYLAWS OF THE UNIT OWNERS
ASSOCIATION OF BELMONT TOWNHOMES CONDOMINIUM, INC.**

THIS AMENDMENT is to make certain corrections to the Bylaws which were recorded in Multnomah County, Oregon on May 23, 2006 index numbers 2006-094789. Declarant, Canyonland Properties, LLC, owns all units in Belmont Townhomes Condominium. The declarant is amending the Bylaws pursuant to Article 8 of the original recorded Bylaws.

The following provisions are being amended:

ARTICLE 2

Section 2.3

Add sentence to end of paragraph as follows: The declarant or its designee, regardless of the turnover provision of Article 2.2, shall be entitled to attend all general and special board meetings of the Association or its successor for ten (10) years following the recording of the Declaration.

Section 2.5

Delete second sentence and replace with: Such notice shall be in writing and mailed to each unit owner and the declarant or its designee at the address as it appears in the books of the Association and to any first mortgagee requesting such notice not less than (10) days nor more than fifty (50) days prior to the date of the meeting.

Section 2.10

Add sentence to end of the paragraph as follows: For purposes of voting rights, the manner of calculating a quorum, prior to turnover, shall be the total number of persons present who possess voting rights. Each vote available to the declarant shall be considered, as part of the total voting rights in existence and the declarant's cumulative number of votes (5 per unit owned prior to turnover) shall be included in the calculation of votes present for a quorum.

Recorded By
First American Title Insurance Company of Oregon
911891-15
No.

ARTICLE 3

Section 3.1

Delete first sentence and replace with: Until turnover, the affairs of the Association shall be governed by a board of directors composed of one (1) person, as provided in Sections 2 and 3 of this Article.

Section 3.3

Delete first sentence and replace with: At the initial/turnover meeting called by declarant pursuant to Section 2.2 of these bylaws, the interim director shall resign and three (3) successors shall be elected to serve until the next annual meeting.

Section 3.6 (j)

Delete first sentence and replace with: Making additions and improvements to, or alterations of, the common elemental provided, however, that no such project may be undertaken by the board if the total cost will exceed the amount of \$20,000 unless the unit owners have enacted a resolution authorizing the project by a vote of seventy-five percent (75%) of the voting rights present in person or by proxy at a meeting at which a quorum is constituted.

ARTICLE 7

Section 7.4 (b)

Delete first sentence and replace with: If less than the entire condominium property is taken and the property is not determined to be obsolete as provided in paragraph (a) above, then as soon as practicable the board of directors shall reasonably and in good faith, allocate the award among the units in accordance with the reduction in the value of each unit and its interest in the common elements, compared to the total reduction in value of all units and their interest in the common elements.

Section 7.5 (a)

Add sentence before the last sentence of the paragraph as follows: Unit owners may operate small scale home businesses, provided no advertising or signage is located on the property, the business requires no more than occasional use of one (1) visitor parking space, and that foot traffic is limited to no more than five (5) onsite visits per month. The board shall have discretion to make final determination of whether a small-scale business complies with the spirit of this provision, whose determination shall be final.

Section 7.5 (d)

Delete in its entirety and add as follows: Animals. Cats, dogs under 50 pounds, and other common household pets contained in enclosures, such as fish, birds, and the like are permitted but no dogs over 50 pounds, or other animals, livestock, or fowl shall be raised, kept or permitted within the condominium or any part of the condominium, except with the prior written consent of the board of directors, and so long as the owners comply with all

applicable city, county, or state rules and regulations. Provided, however, they do not pose a threat to health and safety, are properly cared for, odors are controlled, and waste properly disposed of. Any Unit Owner who maintains any pet upon any portion of the Condominium shall be deemed to have indemnified and agreed to hold the Association, Board, other Unit Owners and the declarant free and harmless from any loss, claim or liability of any kind or character whatever arising by reason of keeping or maintaining such pet within the Condominium. All pets shall be registered with the Board and shall be licensed and vaccinated as required by law. **THE OWNER SHALL FURTHER ABIDE BY ALL GOVERNMENTAL SANITARY AND LEASH LAWS AND REGULATIONS, OTHER LOCAL AND STATE LAWS RELATING TO PETS, AND ANY RULES OR REGULATIONS OF THE ASSOCIATION CREATED BY THE BOARD. THE BOARD SHALL HAVE THE RIGHT TO ORDER ANY PERSON WHOSE PET IS A NUISANCE TO REMOVE SUCH PET FROM THE PREMISES.**

New Section 7.5 (j)

Add in its entirety: In no event shall unit owners allow or cause refuse, abandoned vehicles, inoperable vehicles, trailers, or similar items to be stored or maintained on the premises other than by prior written approval of the Board and on such terms and conditions as the Board in its sole discretion may allow.

IN WITNESS WHEREOF, declarant has caused this First Amendment of the Bylaws of Declaration of the Unit Owners Association of Belmont Townhomes Condominium, Inc. to be executed this 25th day of September 2006.

CANYONLAND PROPERTIES, LLC.

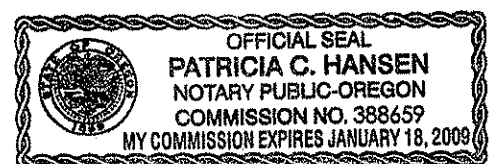
By: [Signature]
Joseph Hughes
Operations Member

By: [Signature]
Dennis Gaffney
Interim Director

STATE OF OREGON, County of Washington: Sept 25th, 2006

Personally appeared before me the above-named Joseph Hughes and acknowledged the foregoing instrument to be his voluntary act and deed.

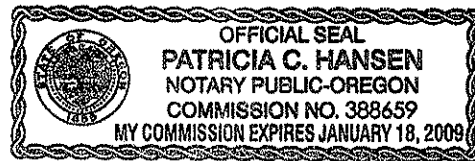
[Signature]
Notary Public for Oregon



STATE OF OREGON, County of Washington: Sept 25, 2006

Personally appeared before me the above-named Dennis Gaffney and acknowledged the foregoing instrument to be his voluntary act and deed.

Patricia C. Hansen
Notary Public for Oregon



The foregoing First Amendment of the Bylaws of the Unit Owners of Belmont Townhomes Condominium, Inc. is approved pursuant to ORS 100.410(6) this 3rd day of October, 2006.

Scott W. Taylor
Real Estate Commissioner

By: Karee Skellman