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I, Jerry Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Jerry Hanson
Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk



After recording return to:
Constance McGonigle
5115 SW Oleson Road
Portland, OR 97225

Amendment to Bylaws of Springtree Condominium Assoc.
99-78342

By vote of the membership, effective September 1, 2004, the By-Laws of Springtree Condominium Homeowners Association are amended as follows:

ARTICLE VI: OBLIGATIONS OF THE OWNERS

Section 2: Maintenance and Repair

(a) Every owner must perform promptly all maintenance and repair work within his/her own unit, or which he/she is responsible for external to the unit, which, if omitted, would affect the project in its entirety or in a part belonging to other owners, being expressly responsible for the damages and liabilities that his/her failure to do so may engender.

(b) All repairs and maintenance of internal installations of the unit and external features of the complex used exclusively by the owner shall be the owner's responsibility and at the owner's expense. "Installations of the unit" is defined as those things that can be seen from the inside of the unit, without structural alteration. "Features of the unit" are external features used exclusively by an owner, such as mailbox keys and storage lockers.

A=Association's responsibility
O=Owner's responsibility

EXTERIOR

1. Siding and trim
A = repair, replace, paint, caulk, clean, pest control
2. Roof gutters and downspouts
A = repair, replace, caulk
3. Deck gutters
A = repair, replace, caulk
O = clean
4. Roof and flashing
A = repair, replace
5. Back decks: railings, ceiling, walls, and flooring
A = repair, replace, paint, caulk
O = clean railings
6. Back decks: storage closet door
O = repair, replace, paint
7. Back decks: storage closet interior
O = repair, replace, clean
8. Back decks: add-on roof/ceiling structures



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- = repair, replace, paint, caulk
- 9. Unit doors, casings and locks, screen doors
 - = repair, replace (within Association guidelines)
- 10. Windows and screens
 - = maintain, repair, replace
- 11. Grounds
 - A = landscape, maintain, removal of plants, pest control
- 12. Parking areas
 - A = maintain paving and striping, repair
- 13. Walkways and stairs
 - A = maintain, paint, repair
- 14. Mailboxes
 - A = repair, replace structure
 - = replace key to individual mailboxes
- 15. Chimneys
 - A = maintain, repair external chimney structures
 - = clean individual chimneys
- 16. Electrical: outlets and lighting
 - A = maintain, replace, repair, clean
- 17. Water: outside faucets, fresh water into units, waste water out of units
 - A = maintain, repair and replace pipes

INTERIOR

- 18. Wall studs and insulation shared by more than one unit
 - A = maintain, repair, replace
- 19. Wall studs and insulation completely within one unit
 - = maintain, repair, replace
- 20. Unit sheet rock and finish
 - = maintain, repair, replace, clean
- 21. Building rafters in upper units
 - A = maintain, repair, replace
- 22. Unit ceilings, flooring, sub-flooring
 - = maintain, repair, replace, clean
- 23. Unit appliances, cabinets, visible plumbing fixtures, floor coverings, window treatments
 - = maintain, repair, replace, clean
- 24. Electrical: interior outlets, fixtures, switches, meters and panels in units
 - = maintain, repair, replace, clean
- 25. Electrical wiring from meters and panels into individual units
 - A = maintain, repair, replace
- 26. Interior pest control
 - = exterminate inside units
- 27. Furnace ducting
 - = repair, replace, maintain (clean)

(c) An owner shall reimburse the Association for any expenditures incurred in repairing or replacing any common area and/or facility damaged through his/her fault or negligence. The owner responsible for damage will pay the deductible portion of the insurance policy held by the Condominium Association if a claim is filed against the Condominium Association insurance.



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(d) Duplicate keys to padlocks on outside storage lockers containing water turn-off taps must be given to the Board. In an emergency, these lockers may be broken into if keys are not in the possession of the Board, and the unit owner(s) will be responsible for repair of damage and/or replacement of broken hinges, padlocks, or doors. A reasonable attempt will be made to secure the locker. However, the owner is responsible for any loss or damage to contents. All storage lockers are to be kept locked at all times for the safety of the contents of the adjoining lockers.

(e) All mail boxes must be kept locked.

*London Mc Donogh, President
Springtree Condominium Homeowners Assoc.*

STATE OF OREGON)
) ss.
County of Washington)

On this 23 day of September 2004, personally appeared before me the
aforementioned, Constance McGonigle, and acknowledge the foregoing instrument to
be her voluntary act and deed.



Karen A. Danson
Notary Public for Oregon
My Commission Expires: 01/20/2005