

34A-87973-20

Recorded by
Pioneer National
Title Insurance Company

78- 3587 12

RESTATEMENT AND CORRECTION TO DECLARATION
OF UNIT OWNERSHIP OF IMPERIAL TERRACE CONDOMINIUM

Gen. Acc
Lots

WHEREAS, "Declaration of Unit Ownership of Imperial Terrace Condominium" was dated March 23, 1977, and recorded in Book 1161, Page 109 and following, of the Deed Records of Washington County, Oregon, and

WHEREAS, said Declaration was corrected by document dated May 9, 1977, and recorded in Book 1164, Page 601, Deed Records of Washington County, Oregon, and

WHEREAS, scrivener's errors still exist in the Declaration that have and will continue to cause confusion until corrected in that:

(1) Unit numbers of daylight basement units as reflected on Page 6-A as recorded in Book 1161, Page 115 have been incorrectly referred to, and

(2) The language on Section 7.3 on Page 10, as recorded in Book 1161, Page 119, has been incorrectly typed to cause confusion as to the type of guests who may visit the units.

NOW, THEREFORE, DECLARANT, does hereby publish and declare the following amendments and corrections to the above stated Declaration of Unit Ownership of Imperial Terrace Condominium:

1. That Section 3.3 of said Declaration as stated on Page 6-A and recorded in Book 1161, Page 115 is hereby corrected and amended to read as follows:

"3.3 Building No. 2 has 4 units in the daylight basement, to-wit, units numbered 1-1, 1-4, 1-7 and 1-10."

2. That Section 7.3 of said Declaration as stated on page 10 and recorded in Book 1161, Page 119 is hereby corrected and amended to read as follows:

"7.3 Each unit shall be occupied and used by the respective Unit Owner only as a private dwelling for the owner, his family, tenants

1-5

Jan 24, 1978

(including, but not limited to, lessees or renters from Declarant) and social guests and for no other purpose. No unit shall be occupied by any person who is not a proprietary or Associate Member of the Civic Association: Provided, this restriction shall not prohibit temporary and social visitation of occupants of a residential unit by persons not so qualified to be occupants; Provided, further that no one shall be a member of the Civic Association, nor an occupant of a Unit who is not at least fifty (50) years of age or the spouse of a person at least fifty (50) years of age and who has been elected to membership in the Civic Association in accordance with its Bylaws: Provided, further that this provision shall not prohibit such occupancy by a child of a member of the Civic Association who is more than eighteen (18) years of age."

3. That other than as herein corrected all provisions and parts of that Declaration of Unit Ownership dated March 23, 1977, and recorded in Book 1161, Page 109 and following, as corrected by document executed May 9, 1977, and recorded in Book 1164, Page 60 is hereby ratified and affirmed.

DATED this 19th day of January, 1978.

TUALATIN DEVELOPMENT CO., INC.
an Oregon corporation

By [Signature]
President

By [Signature]
Secretary

DECLARANT

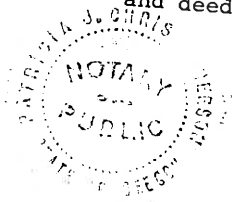
STATE OF OREGON)
County of Washington) ss.

January 19, 1978

Personally appeared Robert C. Luton and Barbara L. Harrison who, each being first duly

Jan 24, 1978

sworn, did say that the former is the president and that the latter is the secretary of TUALATIN DEVELOPMENT CO., INC., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.



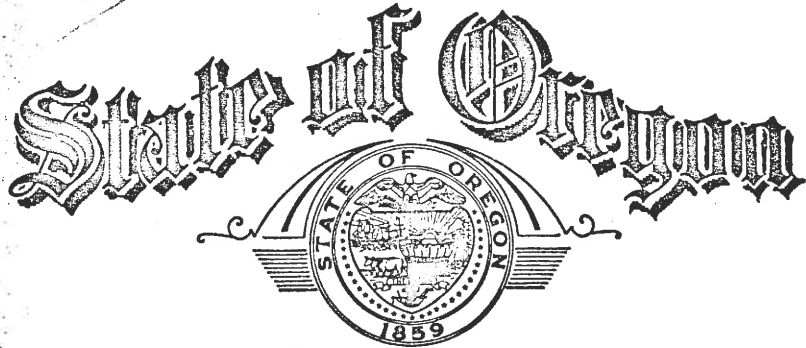
Before me: *Patricia J. Charles*
Notary Public for Oregon
My Commission expires: 9-14-79

*Approved this 20th day of January, 1978
Department of Assessment & Taxation
Washington County, Oregon (County Assessor)
Donald W. Mason, Director
M. Marc J. Blum*

Page 3 - RESTATEMENT AND CORRECTION TO DECLARATION
OF UNIT OWNERSHIP OF IMPERIAL TERRACE CONDOMINIUM

3

Jan 24, 1978



Department of Commerce
Real Estate Division

APPROVAL OF DECLARATION

THE UNDERSIGNED, pursuant to ORS 91.535, as Real Estate
Commissioner of the State of Oregon, hereby approves the
Restatement and Correction to Declaration of Unit Owner-
ship for

IMPERIAL TERRACE CONDOMINIUM

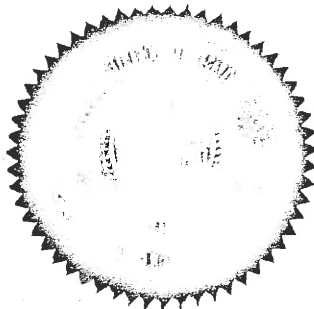
In Washington County, Oregon.

IN TESTIMONY WHEREOF, I have hereunto
set my hand and affixed hereto the
seal of the Real Estate Division of
the Department of Commerce of the
State of Oregon this

23rd day of January, 1978.

GORDON W. BURBEE
Real Estate Commissioner

BY GWB



814-59-05-22
(Iss. 5-77)

4

Jan 24, 1978