

**AFTER RECORDING RETURN TO:**

Jason L. Grosz  
Vial Fotheringham LLP  
17355 SW Boones Ferry Rd., Ste. A  
Lake Oswego, OR 97035

**AMENDMENT  
TO  
THE FIRST AMENDED BYLAWS OF  
CLAREMONT GREENS TOWNHOME  
ASSOCIATION**

This Amendment to the First Amended Bylaws of Claremont Greens Townhome Association is made by the Claremont Greens Townhome Association, an Oregon nonprofit corporation (“Association”).

**RECITALS**

A. “Association” is the Claremont Greens Townhome Association, an Oregon nonprofit corporation. The Association is governed by the following:

1. “CCRs” is Declaration of Additional Covenants, Conditions and Restrictions for Claremont Greens Townhomes (“CCRs”) recorded as document number 96114751 in the deed records for Washington County, State of Oregon as amended and supplemented from time to time;
2. “Bylaws” is the First Amended Bylaws of Claremont Greens Townhome Association recorded as document number 2006-055768 in the deed records for Washington County, State of Oregon as amended and supplemented from time to time; and
3. Act” is the Oregon Planned Community Act, ORS Chapter 94.550-94.783.

B. The Association is the Claremont Greens Townhome Association, formed pursuant to the Declaration and Bylaws.

C. The Owners and the Association wish to amend provisions of the bylaws as provided below.

AMENDMENT ON NEXT PAGE

## AMENDMENT

NOW, THEREFORE, pursuant to Article XV of the Bylaws, the Association hereby amends the Bylaws in the manner set forth below:

### I. Article XII of the Bylaws be amended as follows:

#### ARTICLE XII INSURANCE

12.1 "Townhome Association"- Claremont Greens Townhome Association shall purchase insurance on behalf of the Association, which shall include blanket coverage for the whole building structure. It shall provide full (100%) replacement coverage of our building structures and units. The Board of Directors shall have discretion to purchase appropriate insurance policies and coverage on behalf of the Association within the minimal standards set by ORS 94.675 as those requirements are amended and modified from time to time. The Board of Directors may adopt a resolution assigning responsibility for payment of insurance deductibles in accordance with ORS 94.676. The Association shall carry a \$1,000,000 liability policy. The Association may, in its discretion, purchase earthquake coverage with an appropriate deductible but shall not be required to carry that coverage.

12.2 "Townhome Owner"- Claremont Green's Townhome Owners shall purchase for their own protection a Condo (Townhome) Owner's insurance Policy that the C.C. and R.'s require. This shall include: Liability protection (umbrella) to the amount of not less than \$1,000,000.


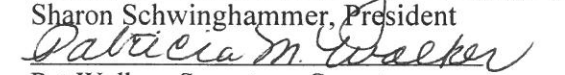
Each townhome owner can arrange with their individual insurance agent adequate insurance coverage for their personal property, scheduled items, replacement coverage, deductible, earthquake deductible, and loss assessment.

12.3 The Board shall obtain a blanket special form insurance policy in accordance with the provisions of ORS 94.680.

12.4 At least annually the Board shall review the insurance coverage of the Association as required by ORS 94.640.

### II. Except as otherwise indicated, all other provisions of the Bylaws remain unchanged.

CLAREMONT GREENS TOWNHOME  
ASSOCIATION, an Oregon nonprofit corporation

By:   
Sharon Schwinghammer, President  
By:   
Pat Walker, Secretary, Secretary

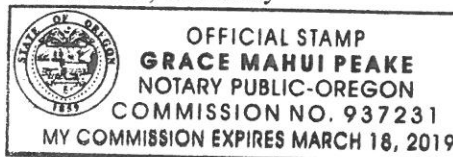
CERTIFICATION

The undersigned President and Secretary of the Claremont Greens Townhome Association hereby certify that the within First Amended Bylaws of Claremont Greens Townhome Association has been approved pursuant to Article XV of the Bylaws.

Sharon Schwinghammer  
Sharon Schwinghammer, President

Patricia M. Walker  
Pat Walker, Secretary

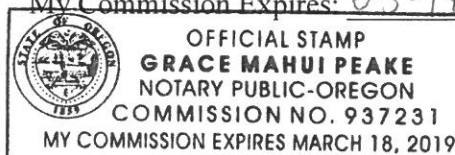
STATE OF OREGON )  
County of Washington ) ss



The foregoing instrument was acknowledged before me on the 9th day of June, 2015 by Sharon Schwinghammer, President of the Claremont Greens Townhome Association, on its behalf.

Grace Mahui Peake  
Notary Public for Oregon  
My Commission Expires: 03-18-19

STATE OF OREGON )  
County of Washington ) ss



The foregoing instrument was acknowledged before me on the 9th day of June, 2015 by Pat Walker, Secretary of the Claremont Greens Townhome Association, on its behalf.

Grace Mahui Peake  
Notary Public for Oregon  
My Commission Expires: 3-18-19