

Recorded in the County of Multnomah, Oregon

Total : C. Swick, Deputy Clerk
34.00
2000-147896 10/26/2000 09:27:49am ATSM
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20.00 3.00 10.00 1.00

After Recording Return To:
Copeland, Landye, Bennett and Wolf, LLP
3500 Wells Fargo Center
1300 SW 5th Avenue
Portland, Oregon 97201

AMENDMENT TO BYLAWS OF THE ASSOCIATION OF UNIT OWNERS OF
CAPITAL HILL CONDOMINIUMS

RECITALS

The Bylaws of the Association of Unit Owners of Capital Hill Condominiums was recorded in the deed records of Multnomah County on November 14, 1994 as Fee No. 94168092 as Exhibit "C" to the Declaration Submitting Capital Hill Condominiums to Condominium Ownership. At a duly called annual meeting of the Association, the Association owners voted in favor by the required percentages of the following amendments to the Bylaws.

AMENDMENTS

Article IV, Section 2 of the Bylaws is hereby deleted and replaced in its entirety as follows:

2. Annual Meetings. The annual meetings of the Association shall be held at least once annually at such hour and on such date as the Chairman may designate or, if the chairman should fail to designate such date, by the first day of February, then on the last Tuesday in February. The annual meetings shall be for the purposes of electing directors and for the transaction of such other business as may properly come before the meeting.

Article IV, Section 6 (g) of the Bylaws is hereby deleted and replaced in its entirety as follows:

(g) Opening of bank accounts on behalf of the Association and designating at least two signatories required therefor.

Article VI, Section 1 of the Bylaws is hereby deleted and replaced in its entirety as follows:

1. Designation. The principal officers of the Association shall be the chairman, the secretary and the treasurer, all of who shall be elected by the board of directors and no two positions on the board may be held by the same person. The directors may appoint such other officers as in their judgment may be necessary. The chairman shall be a member of the board of directors, but other officers need not be directors.

Article VI, Section 8 of the Bylaws is hereby deleted and replaced in its entirety as follows:

8. Compensation of Officers. No officer who is a member of the board of directors shall receive any compensation.

Article VII, Section 1 of the Bylaws is hereby deleted and replaced in its entirety as follows:

1. Budget. The board of directors shall at least annually prepare a budget for the Association, estimate the common expenses expected to be incurred, less any previous overassessment, and assess the common expenses to the owners of each unit according to the percentage of undivided interest of such unit in the common elements as determined by the ratio which the unit bears to the total area of all the units combined as shown in Exhibit B attached to the Declaration Submitting Capitol Hill Condominiums to Condominium Ownership, except that legal/accounting, garbage and common element maintenance will be charged equally to units. Original purchasers of units will be required to pay one hundred dollars (\$100.00) each as a reserve toward expenses. The board of directors shall advise each unit owner in writing of the amount of common expenses payable by him/her, and furnish copies of each budget on which such common expenses are based to all unit owners and, if requested, to their mortgagees. In addition, original purchasers will be required to pay an additional one hundred dollars (\$100.00) into the reserve trust account established by Declarant pursuant to paragraph 4(b) of Article VII of these Bylaws.

Article VII, Section 5 of the Bylaws is hereby deleted and replaced in its entirety as follows:

5. Default in Payment of Common Expenses. In the event of default by any unit owner in paying to the Association the assessed common expenses such unit owner shall be obligated to pay late fees at the rate of \$35.00 per month on such common expenses from the due date thereof, together with all expenses, including attorneys' fees, incurred by the Association in any proceeding brought to collect such unpaid expenses or any appeal therefrom. The board of directors shall have the right and duty to recover for the Association such common expenses, together with interest thereon, and expenses of the proceeding, including attorneys' fees, by an action brought against such unit owner or by foreclosure of the lien upon the unit granted by the Oregon Condominium Act. The board of directors shall notify the holder of any first mortgage upon a unit of any default not cured within sixty (60) days of the date of default.

Article VIII, Section 4 of the Bylaws is hereby deleted and replaced in its entirety as follows:

4. Payment of Vouchers. The secretary/treasurer shall pay all vouchers up to \$500.00 signed by the chairman, managing agent, manager or other person authorized by the board of directors. Any voucher in excess of \$500.00 shall require the signature of two officers of the board.

Article IX, Section 5(d) of the Bylaws is hereby deleted and replaced in its entirety as follows:

(d) Animals. No animals nor fowls shall be raised, kept or permitted within the condominium or any part thereof, except domestic dogs, cats or other household pets kept within a unit. No such dogs, cats or pets shall be permitted to run at large nor shall be kept, bred or raised for commercial purposes or in unreasonable numbers. Any inconvenience, damage or unpleasantness caused by such pets shall be the responsibility of the respective owners thereof. All dogs shall be kept on a leash while outside a unit. Unit owners are responsible for the immediate removal of their pet's excrement from condominium grounds. In order to preserve the attractiveness and livability of the condominiums, the board of directors of the Association may promulgate additional rules concerning pets. A unit owner may be required to remove a pet after receipt of two notices in writing from the board of directors of violations of any rule, regulation or restriction promulgated by the Board or set forth in these Bylaws or in the Declaration governing pets within the condominium.

Article IX, Section 5(g) of the Bylaws is hereby deleted and replaced in its entirety as follows:

(g) Trailers, Campers and Boats. No trailer, truck, camper, boat or boat trailer, or other recreational vehicle shall be parked on any portion of the condominium property.

The undersigned Chairman and Secretary of the Association of Unit Owners of Capital Hill Condominiums certify the foregoing amendment to the Bylaws of the Association of Unit Owners of Capital Hill Condominiums was adopted by the required percentage of owners at an annual meeting where proper notice was given.

Dated this 25 day of Sept, ~~1998~~ 2000.

Michael Horowitz
Chairman

Susan McEneaney
Secretary

(ACKNOWLEDGEMENT ON FOLLOWING PAGE)

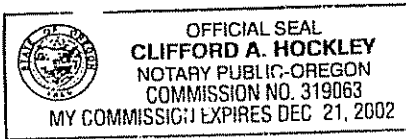
STATE OF OREGON

County of Multnomah

)
) ss.

9-25 - 2000
~~1998~~

Personally appeared before me the above-named Michael Hornsteman and Susan McDonnell, who, being duly sworn, did say that they are the Chairman and Secretary of the Association of Unit Owners of Capital Hill Condominiums, and that said instrument was signed in behalf of said corporation by authority of its Board of Directors; and they acknowledged said instrument to be its voluntary act and deed.



Clifford A. Hockley
Notary Public for Oregon

~~The foregoing Amendment to Bylaws is approved pursuant to ORS 100.410(5) and ORS 100.415 this _____ day of _____, ~~199~~
2000~~

SCOTT W. TAYLOR
Real Estate Commissioner

By: _____