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**SECOND AMENDMENT TO DECLARATION OF UNIT OWNERSHIP FOR  
RIDGECREST CONDOMINIUM  
(HB 2534)**

**RECITALS**

A. The Ridgecrest Condominium Owners' Association ("Association") is governed, in part, by the following documents ("Governing Documents") recorded in Multnomah County, Oregon:

- Declaration of Unit Ownership for Ridgecrest Condominium, recorded on June 22, 1979, in Book 1361, Page 813 and Amendment to Declaration of Unit Ownership for Ridgecrest Condominium, recorded on August 6, 1996, as Document No. 96118660 ("Declaration").
- Bylaws of the Ridgecrest Condominium Owners' Association, recorded as Exhibit B to the Declaration ("Bylaws").
- Plat of Ridgecrest Condominium.

B. On May 21, 2021, Governor Kate Brown signed into law House Bill 2534, Chapter 67 (2021 Laws) ("HB 2534").

C. HB 2534 amends the Oregon Condominium Act, ORS 100.005 *et seq.* and requires residential condominium associations to review the governing documents binding on the association and to certify that they do not contain any restriction, rule or regulation against the use of the condominium or the units by a person or group of persons because of race, color, religion, sex, sexual orientation, national origin, marital status, familial status,

source of income, disability, or the number of individuals, including family members, persons of close affinity or unrelated persons, who are simultaneously occupying a dwelling unit within occupancy limits.

D. HB 2534 requires residential condominium associations either to (1) amend or restate its governing documents, as necessary, to remove all discriminatory restrictions that would violate ORS 93.270(2), or (2) execute and record a declaration certifying that the Board of Directors has reviewed the governing documents and determined that they do not contain any restriction, rule, or regulation prohibited by HB 2534.

E. The Association's Board of Directors has reviewed the Association's Governing Documents and has determined that the Declaration contains language that potentially discriminates against persons of close affinity or unrelated persons in the definition of "owner occupied" for purposes of unit rentals.

F. Consistent with HB 2534, and as certified by the Association's Chairman and Secretary, the Board of Directors has voted to amend the Declaration as follows:

#### **AMENDMENT**

1. Article VII, Section B(1) of the Declaration is amended to change the definition of "owner occupied" as follows:

"As used in this Declaration, the term, "owner occupied," shall mean any time during which the unit is occupied by the owners, the owners' domestic partner, their children, step-children, and parents as their primary or secondary residence and no rent is charged to these occupants."

2. All other provisions in Article VII, Section B(1) of the Declaration remain unchanged.

3. Any conflict between the Declaration and the provisions in this Amendment will be controlled by this Amendment.

4. Except as provided above, the Declaration remains unmodified and in full force and effect.

The Chairman and Secretary certify that this Second Amendment to Declaration under HB 2534 was duly approved by the Board of Directors on 12/12/22 2022.

**Ridgecrest Condominium Owners' Association, an Oregon nonprofit corporation**

By: [Signature]  
Chairman

By: [Signature]  
Secretary

STATE OF OREGON )  
 ) ss.  
County of Multnomah )

This instrument and certification were acknowledged before me on December 12<sup>th</sup>, 2022, by Denton Bays Chairman of the Ridgecrest Condominium Owners' Association, an Oregon nonprofit corporation, who voluntarily signed this instrument on behalf of the Association by authority of its Board of Directors.

[Signature]  
Notary Public for Oregon



STATE OF OREGON )  
 ) ss.  
County of Multnomah )

This instrument and certification were acknowledged before me on December 12<sup>th</sup>, 2022, by Cortnee Whitlock Secretary of the Ridgecrest Condominium Owners' Association, an Oregon nonprofit corporation, who voluntarily signed this instrument on behalf of the Association by authority of its Board of Directors.

[Signature]  
Notary Public for Oregon

