

**RECORDING COVER SHEET**

**ORS 205.234**

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Washington County, Oregon **2021-132883**  
D-R/BYAM  
Stn=61 N MEJIA 12/30/2021 10:36:59 AM  
\$15.00 \$11.00 \$5.00 \$60.00 **\$91.00**

I, Joe Nelson, 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.

Joe Nelson, Director of Assessment and Taxation, Ex-Officio County Clerk

- A. AFTER RECORDING RETURN TO** – required by ORS 205.180(4) & 205.238:  
Southwest Portland Law Group, LLC  
8455 SW Beaverton-Hillsdale Hwy  
Portland, Oregon 97225

- B. TITLE(S) OF THE TRANSACTION(S)** – required by ORS 205.234(1)(a)

Note: “Transaction” means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

2021 Amendment to the Bylaws of the Association of Unit Owners of Sunshine Creek Condominiums

- C. DIRECT PARTY / GRANTOR** – required by ORS 234(1)(b)

Sharon M. Bacon, President of the Association of Unit Owners of Sunshine Creek Condominiums and Tamara Mills, Secretary of the Association of Unit Owners of Sunshine Creek Condominiums

- D. INDIRECT PARTY / GRANTEE** – required by ORS 234(1)(b)

The Association of Unit Owners of Sunshine Creek Condominiums

- E.** For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

**UNTIL A CHANGE IS REQUESTED,  
ALL TAX STATEMENTS SHALL BE  
SENT TO THE FOLLOWING  
ADDRESS:**

N/A

- F. TRUE AND ACTUAL CONSIDERATION** – required by ORS 93.030 for instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$0

- G. TAX ACCOUNT NUMBER OF THE PROPERTY, IF THE INSTRUMENT CREATES A LIEN OR OTHER INTEREST THAT COULD BE SUBJECT TO TAX FORECLOSURE** – required by ORS 312.125(4)(b)(B): N/A

2021 Amendment to  
THE BYLAWS OF THE ASSOCIATION OF UNIT OWNERS OF SUNSHINE CREEK  
CONDOMINIUMS

RECITALS

1. The Association of Unit Owners of Sunshine Creek Condominiums and the unit owners are governed by:
  - a. ORS Chapter 100, the Oregon Condominium Act;
  - b. Condominium Declaration for Sunshine Creek Condominiums, recorded August 14, 1998 in Washington County, Oregon, as document number 98089628, and any amendments thereto; and
  - c. Bylaws of the Association of Unit Owners of Sunshine Creek Condominiums.
2. The Bylaws may be amended by a majority of the total voting rights of the membership (ORS 100.410(5)(a)).
3. The Board of Directors of the Association has determined it is necessary and in the best interest of the Association to require one-time contributions to its general operating account by new purchasers of units.
4. The amendment below was approved by at least a majority of the total voting rights of the Association.

AMENDMENT

[Article VII Section 7.3(b) and (c) of the Bylaws shall read as follows]:

(b) **Working Capital Contribution.** Upon the closing of every sale or transfer of any Residential Unit to a new owner, the buyer or transferee shall pay a one-time contribution to the working capital of the Association in a sum equal to one-sixth (1/6th) of the then current annual assessment amount allocated to the Residential Unit sold or transferred. The working capital contribution required hereunder shall be in addition to regular or special assessments and shall not be used as a prepayment of regular or special assessments by any Owner. The working capital contribution shall be allocated to the General Operating Account provided for in Section 7.3(c) of these Bylaws.

(c) **General Operating Account.** The Board shall maintain a general operating account by allocation and payment thereto monthly of an amount determined by the Board. Working capital contributions collected as set forth in Section 7.3(b) of these Bylaws shall also be allocated and paid into the general operating account.

