

Washington County, Oregon

2008-097924

12/10/2008 02:32:26 PM

D-R/BYAM Cnt=1 Stn=9 C TOMPKINS

\$20.00 \$5.00 \$11.00 - Total = \$36.00



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I, Richard Hobernicht, 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.

Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk



After Recording Return To:
Michael Vial, Esq.
Vial Fotheringham, LLP
7000 SW Varns St.
Portland, OR 97223

AMENDMENT TO THE BYLAWS
OF THE ASSOCIATION OF UNIT OWNERS OF SUNSHINE CREEK
CONDOMINIUMS

This Amendment to the Bylaws of the Association of Unit Owners of Sunshine Creek Condominiums is made this 9 day of July, 2008 by the Association of Unit Owners of Sunshine Creek Condominiums ("Association").

RECITALS

- A. Sunshine Creek (the "Condominium") is a condominium, located in Washington County, Oregon. The Condominium was established and is governed by the documents set forth below, recorded in the Records of Washington County, Oregon:

The Declaration of Conditions, Covenants, and Restrictions (the "Declaration") Approved by the Oregon Real Estate Commissioner on July 30, 1998.

The Bylaws of the Association of Unit Owners of Sunshine Creek Condominiums (the "Bylaws"), recorded in the land records of Washington County Oregon on August 14, 1998 as document number 98089629.

- B. "Association" is the Association of Unit Owners of Sunshine Creek Condominiums, an Oregon nonprofit corporation formed pursuant to the Declaration, Bylaws, and Articles of Incorporation, filed in the office of the Oregon Secretary of State, Corporation Division.
- C. Pursuant to Article XIII of the Bylaws, the Association and unit owners of the Condominium wish to amend the Bylaws in the manner set forth below.

NOW, THEREFORE, in accordance with Article XIII of the Bylaws, with consent or approval of at least fifty percent (50%) of unit owners, the Association amends Article IX, Section 9.5 of the Bylaws to add the following sub-section "(o)":

(o) **Smoking**. No owner, guest, family member, tenant, resident, business invitee or visitor shall smoke within the boundaries of the Condominium if such smoking is a nuisance to any other person. This prohibition shall apply to, and include, all Unit interiors, Common Elements and Limited Common Elements within the Condominium. For the purposes of this Section "smoking" and "smoke" shall mean and include inhaling, exhaling, burning or carrying of any lighted cigarette, cigar or other tobacco product or similar substance, including illegal substances. An Owner who owns a unit as of April 1, 2008, is exempt from the provisions of this Section until the unit owner sells or otherwise transfer their interest in the Unit.

IN WITNESS WHEREOF, THE ASSOCIATION OF UNIT OWNERS OF SUNSHINE CREEK CONDOMINIUMS has executed this Amendment to the Bylaws of the Association of Unit Owners of Sunshine Creek Condominiums as of the date set forth above.

Emily Davis
President

Joel Day
Secretary

CERTIFICATION

The undersigned President and Secretary of the Association of Unit Owners of Sunshine Creek Condominiums hereby certify that the within Amendment has been approved by the owners in accordance with Article XIII of the Bylaws and ORS 100.410.



**ASSOCIATION OF UNIT OWNERS OF
SUNSHINE CREEK CONDOMINIUMS**

By: Emily Davis
President

STATE OF OREGON)
County of WASH) ss

The foregoing instrument was acknowledged before me this 9 day of JULY 2008, by Emily Davis, Secretary, respectively, of the Association of Unit Owners of Sunshine Creek Condominiums. President

Kathleen A. Larsen
Notary Public for Oregon
My Commission Expires: 10-10-08

**ASSOCIATION OF UNIT OWNERS OF
SUNSHINE CREEK CONDOMINIUMS**

By: Joel Day
Secretary

STATE OF OREGON)
) SS
County of Washington)

The foregoing instrument was acknowledged before me this 27 day of October 2008, by Joel Day, Secretary, respectively, of the Association of Unit Owners of Sunshine Creek Condominiums.



Lisa R Campbell
Notary Public for Oregon
My Commission Expires: 4-14-12