

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.

- A. **AFTER RECORDING RETURN TO** – required by ORS 205.180(4) & 205.238:
Mark Vandervest
6107 SW Murray Blvd, #313
Beaverton, Oregon 97008

- 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:

2022 Amendment to the Bylaws of Sexton Place Condominiums

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

Jeannette Alexander, Chairperson of the Sexton Place condominium Owners’ Association, and Nancy Alley, Vice Chairperson of the Sexton Place Condominium Owners’ Association, on its behalf

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

Sexton Place Condominium Owners’ Association

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

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

Mark Vandervest
6107 SW Murray Blvd, #313
Beaverton, Oregon 97008

\$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

Washington County, Oregon **2022-006122**
D-R/BYAM
Stn=4 A STROM 01/25/2022 12:46:55 PM
\$20.00 \$11.00 \$5.00 \$60.00 **\$96.00**

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

2022 Amendment to
THE BYLAWS OF SEXTON PLACE CONDOMINIUMS

RECITALS

1. Sexton Place Condominium Owners' Association and the unit owners are governed by:
 - a. ORS Chapter 100, the Oregon Condominium Act;
 - b. Condominium Declaration for Sexton Place Condominiums, recorded in Washington County, Oregon, as document number 2003-056458;
 - c. Supplemental Declaration of Condominium Ownership for Sexton Place Condominiums, Supplemental Plat No. 1, Annexation of Stage 2, recorded in Washington County, Oregon, as document number 2003-079378;
 - d. Supplemental Declaration of Condominium Ownership for Sexton Place Condominiums, Supplemental Plat No. 2, Annexation of Stage 3, recorded in Washington County, Oregon, as document number 2003-1444172;
 - e. Bylaws of Sexton Place Condominiums
2. The Bylaws may be amended by a majority of the total voting rights of the membership (Bylaws, Section 10.2).
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

[Sections 5.4.1 of the Bylaws shall read]:

5.4.1 All Owners shall be obliged to pay on a monthly basis in advance common expenses assessed to them by the Board of Directors on behalf of the Association pursuant to these Bylaws and the Declaration, including amounts applicable to the reserve fund described in Section 14.3 of the Declaration and Section 5.2 of these Bylaws. Assessments may not be waived due to limited use of nonuse of Common Elements and no Owner may claim an offset against assessments for failure of the Board of Directors to perform its obligations. The Declarant shall be assessed as the Owner of any unsold Unit, but such assessment shall be prorated to the date of sale of the Unit. Assessments shall commence in accordance with Section 7.1.3 of the Declaration. Upon the closing of every sale or transfer of any Unit to a new owner, the purchaser or transferee shall make the contribution described in Section 5.5.3 to the working capital fund.

The Board of Directors, on behalf of the Association, shall assess the common expenses against the Owners from time to time, and at least annually, and shall take prompt action to collect from an Owner any common expense due which remains unpaid by him for more than 30 days from the due date for its payment (except as provided above for the Declarant).

[Section 5.5.3 of the Bylaws shall read]:

5.5.3 Working Capital Fund. The Board shall maintain a working capital fund for the Association. Amounts paid into this fund shall not be considered advance payments of the monthly assessments for common expenses described in Section 5.4. Upon the closing of every sale or transfer of any Unit to a new owner, the purchaser 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 for the 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.

CERTIFICATION

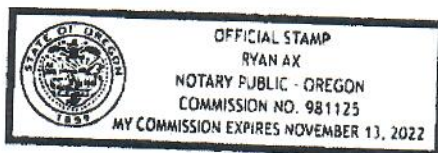
The undersigned Chairperson and Vice Chairperson of the Sexton Place Condominium Owners' Association, an Oregon nonprofit corporation, hereby certify that the within Amendment has been adopted in accordance with Article 10 of the Bylaws and ORS 100.410.

Jeanette Alexander
Chairperson

Nancy Alley
Vice Chairperson

STATE OF OREGON)
) ss
County of Washington)

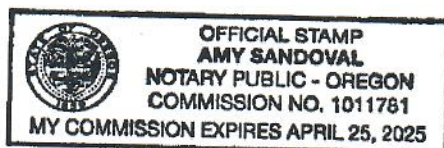
The foregoing instrument was acknowledged before me this 24th day of January, 2022, by Jeanette Alexander, Chairperson of the Sexton Place Condominium Owners' Association, on its behalf.



[Signature]
Notary Public for Oregon
My Commission Expires:

STATE OF OREGON)
) ss
County of Washington)

The foregoing instrument was acknowledged before me this 20th day of January, 2022, by Nancy Alley, Vice Chairperson of the Sexton Place Condominium Owners' Association, on its behalf.



Amy Sandoval
Notary Public for Oregon
My Commission Expires: April 25, 2025