

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:

2021 Amendment to the Bylaws of Sexton Place Condominiums

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

Jeannete L. Alexander, President 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

2021-089484

D-R/BYAM

Stn=6 M FERNANDES

08/17/2021 02:19:52 PM

\$20.00 \$11.00 \$5.00 \$60.00

\$96.00

I, Joe Nelson, Interim 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, Interim Director of
Assessment and Taxation, Ex-Officio

2021 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 Association has received complaints relating to smoking within units. The smoke moving between units constitutes a nuisance and disrupts owners' peaceful enjoyment of their dwelling.
4. The board of directors has attempted to address smoking within units but has exhausted all potential remedies.
5. The amendment below was approved by at least a majority of the total voting rights of the Association.

AMENDMENT

The following is added to Article 7 of the Bylaws:

7.31. Smoking Prohibition. The Sexton Place Condominiums is a non-smoking community. Smoking of any kind is prohibited everywhere within the boundaries of the condominium property, including, but not limited to, all dwelling units, decks, terraces, patios, parking areas, and all general and limited common element areas of the condominium. "Smoking" is defined as inhaling, exhaling, burning or carrying any lighted or smoldering cigarette, cigar, tobacco product, marijuana product, and all similar substances (*i.e.* e-cigarettes or vaping products), whether legal or illegal. Cigarettes and cigarette butts shall not be disposed of anywhere on the

ground or in common areas. Violations of this paragraph may result in fines pursuant to the Association's Enforcement & Fine Resolution, as may be amended from time to time, or as may be determined by the Board of Directors. Owners shall be held responsible for violations by tenants and guests.

CERTIFICATION

The undersigned President and Secretary 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 L Alexander
President

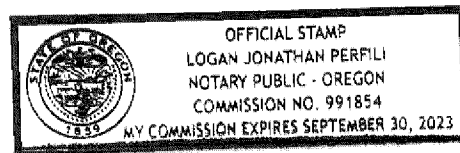
LC. J
Secretary

STATE OF OREGON)
) ss
County of Washington)

The foregoing instrument was acknowledged before me this 7 day of August, 2021, by Jeanette L Alexander, President of the Sexton Place Condominium Owners' Association, on its behalf.

[Signature]
Notary Public for Oregon
My Commission Expires: September 30th, 2023

STATE OF OREGON)
) ss
County of Washington)



The foregoing instrument was acknowledged before me this 6th day of Aug, 2021, by Nicholas Gyr, Secretary of the Sexton Place Condominium Owners' Association, on its behalf.

Laura Rybowski
Notary Public for Oregon
My Commission Expires:

