

AMENDMENT TO BYLAWS  
OF  
HARBOR ISLES HOMEOWNERS' ASSOCIATION

Pursuant to Article IX of the Bylaws of Harbor Isles Homeowners' Association, a majority of the quorum of the members present, in person or by proxy, entitled to vote thereon, adopt the following amendments to the Bylaws:

1. The following amendment to the Bylaws was adopted by the members on Aug 17, 1987.

ARTICLE II (Amended)

MEMBERSHIP

1. Eligibility. Membership in the Association is determined as follows by the type of real property acquired in the Harbor Isles Subdivision:

- (a) The owner of fee title to each single-family lot in Harbor Isles Subdivision shall be entitled to one membership in the Association.
  - (b) The owner of fee title to each home unit on a multi-family lot in Harbor Isles Subdivision shall be entitled to one membership in the Association.
  - (c) The owner of each condominium home unit shall be entitled one membership in the Association.
  - (d) Where two or more persons are the joint owners of a single-family or multi-family lot in Harbor Isles Subdivision, only one of the joint owners shall represent the jointly-held membership(s) at Association meetings.
2. Voting Right. Each member shall be entitled to one vote in all matters to which members are entitled to vote.
3. Membership Certificates. Each membership shall be issued a certificate which certifies the membership, which shall be signed by the President or Vice-President and the Secretary. Each certificate shall be valid only when held by and registered in the name of a member. Each certificate shall be made subject to these Bylaws, and the Bylaws shall be considered as and shall be an essential part of the contract between the Association and each member holding a certificate. No membership or certificate of membership may be sold, assigned or transferred, voluntarily or by will or by operation of law, except that if fee title for single-

family or multi-family lot in Harbor Isles Subdivision is sold or transferred to a new owner, said new owner shall be entitled to membership on the same basis as the previous owner and the previously issued certificate(s) shall be surrendered to the Association who shall issue a new certificate(s) to the new owners.

4. Suspension of Membership Rights. The voting and other membership rights and privileges of any member may be suspended by action of the Board of Directors during any period when such member shall be in violation of any of the recorded covenants and restrictions pertaining to Harbor Isles Subdivision or shall have failed to pay any annual dues or maintenance charges then due and payable but upon curing the violation of payment of such charges, his rights and privileges shall be automatically restored. If the Board of Directors have adopted and published rules and regulations governing the use of any common Association facilities, the voting membership rights of any member may be suspended by the Board for a period not to exceed 30 days if the member, any member of his family, his tenants, or guests of any member shall have violated such rules and regulations.

#### ARTICLE III (Amended)

##### CHANGES

1. Annual Dues. To pay for the cost of operating the Association, each member shall be required to pay annual dues, the amount of which shall be determined each year by the Board of Directors.
2. Maintenance Charges. To pay for the cost of operating and maintaining the common areas and waterways contained in Harbor Isles Subdivision, or any other thing necessary or desirable, in the opinion of the Board of Directors, which may be of general benefit to the members, each member shall be required to pay an annual maintenance charge, the amount of which shall be determined each year by the Board of Directors.
3. Payment, Liens. The Board of Directors shall have the right and power to subject each member's property to the annual dues charges and maintenance charges. Both charges shall be due and payable on or before January 1 each year, commencing January 1, 1983, unless The Board adopts a deferred payment plan. All charges shall be considered delinquent if not paid in full within 10 days after they become due. The Association shall have a lien on all lots in Harbor Isles Subdivision which are subject to assessment for these annual

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dues and maintenance charges, to secure the payment of such charges. In the event a member defaults on his obligation to pay these charges and all or a part of the charges thereby become delinquent, the Association, at its option, may foreclose the lien under Oregon Law in the same manner one would foreclose a mortgage. In addition, the members against whose property assessment these charges are made, shall be personally liable for all such charges. The failure to pay such an assessment does not constitute a default under an insured mortgage and the lien of any assessment is subordinate to the lien of any first mortgage. In addition, mortgagees will not be required to collect assessments.

## ARTICLES IX (Amended)

## AMENDMENTS

The Bylaws may be amended in the annual or special meeting of the members of the Association by at least a two-thirds vote of the members present in person or by proxy.

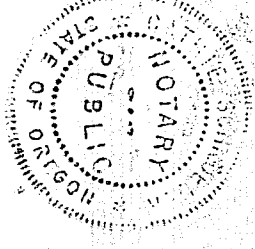
2. Total number of votes outstanding 77; entitled to vote thereon 77; voted for amendment 54; voted against amendment 0.

We, the undersigned, herewith execute the foregoing and, being first duly sworn, declare the statements contained herein are true.

R. A. Kent  
R. A. Kent, President

R. C. Wendt  
R. C. Wendt, Secretary

SUBSCRIBED and sworn to before me this 17th day of August 1987.



Cathie Schroeder  
Notary Public for Oregon  
My Commission expires: 5/25/91

Pub:  
Treadwell  
P.O. Box 1089 - H. J. Co. 97601

3. AMENDMENT TO BYLAWS

1372

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of \_\_\_\_\_ August

A.D. 19 87 at 11:51 o'clock A M., and duly recorded in Vol. M87 day \_\_\_\_\_

FEE \$13.00

Deeds

on Page 15175

Evelyn Biehn, County Clerk

By \_\_\_\_\_