

WILLIAMSON RIVER PINES OWNERS ASSOCIATION

Revised 5-25-89

SECTION 1

The name of this association is Williamson River Pines Owners Association, hereinafter referred to as the "Association".

SECTION 2

The business office of this Association shall be located in Chiloquin, State of Oregon, or at such other location in Klamath County as shall be determined by a majority vote of the members.

SECTION 3

The purpose of this Association shall be to preserve and enhance the esthetic values of the area; provide recreational benefits for the members; and carry on any activity designed to improve and maintain the area, or be of benefit to the members in general.

SECTION 4

A. The members of this Association shall be all of the landowners of Williamson River Pines Subdivision, Tract 1201, hereinafter referred to as the "Subdivision".

B. For the purpose of determining membership in the Association a landowner shall be defined as a record owner or purchaser of land within the Subdivision. The spouse of an owner and all joint owners shall have the benefit of membership; but only the owner shall be liable for the annual assessment and only one assessment may be made against joint owners. Each ownership of land, whether solely held or held in common, shall have one vote in the Association. If a member is an owner of more than one lot, such member shall be liable for one assessment for each lot and shall have one vote for each lot. The developer or his successor will be a member to the extent of lots held by him.

SECTION 5

A. There shall be a first annual meeting of the membership held when called by the Board of Directors and annually thereafter.

B. Special meetings of the membership may be called by order of the Chairman of the Board of Directors; by a majority of the Board of Directors; or by petition of 10% of the members.

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C. Notice of all meetings of the membership shall be given to each member by the Secretary in writing, mailed to their last known address, not less than 14 days before any meeting specifying a place, time, and the general purpose of the meeting.

D. A quorum shall be the presence in person or by proxy of at least 50% of the members. If any meeting cannot be held for lack of a quorum, the members present in person or by proxy may adjourn to a time not less than 24 hours, nor more than 30 days from the time of the original meeting, at which time the quorum requirement shall be at least 25% of the members.

E. A majority of the votes cast either personally or by proxy shall prevail.

SECTION 6

A. The affairs of this Association shall be managed by a Board of Directors hereinafter called the "Board".

B. The number of Directors shall be not less than 3, nor more than 7. The initial Board shall be 3 and shall be appointed by the developer. Subsequently, Directors may be either elected to or removed from the Board by a majority vote of the members. Any vacancy on the Board may be filled by the Board.

C. The Directors shall elect from their members a Chairman, Vice-Chairman, Secretary, and Treasurer. Any one Director may hold any two offices.

D. Members of the Board must be a member or the spouse of a member of the association.

E. The Board may provide by resolution the time and place of meetings of the Board.

F. Meetings of the Board may be called by or at the request of the Chairman or any two Directors. Notice of any meetings of the Board shall be given either personally or by mail, at least 24 hours prior to the time of the meeting; except that such notice may be waived by all of the Directors.

G. The majority of the Directors shall constitute a quorum for the transaction of business at any meeting of the Board. The act of the majority of Directors present at a quorum meeting shall be the act of the Board.

SECTION 7

The Board of Directors shall have the following power, authority, and responsibility:

1. The sole and exclusive responsibility for the proper maintenance of the streets and any other services that may become necessary.

2. To receive all monies paid to the Association and to manage and account for same.

3. To pay taxes and assessments, if any, levied by governmental authority on Lot 4, Block 2 of Subdivision.

4. To establish the rules, regulations, and uses of Lot 4, Block 2; and to construct recreational facilities thereon.

5. To enter into or upon any unit, lot, or parcel, for the purpose of inspection, maintenance, or construction for which the Board is responsible.

6. To assess and collect from Association members an annual amount sufficient to cover all costs of operation of the Association. Annual assessments shall not exceed \$100, unless approved by two-thirds of the members. The first assessment shall be \$50, and shall be paid to the Association from escrow when a lot is first sold. Subsequent assessments shall be due on each anniversary date of the initial sale. Assessments not paid within 90 days of the due date, together, with costs and reasonable attorney's fees, shall become a charge on the land and shall be a continuing lien upon the property; shall be the obligation of the owner of the property at the time the assessment fell due; and shall draw interest at the rate of 10% per annum until paid.

7. To enforce the provisions of these bylaws and the Declaration of Restrictions of the Subdivision by appropriate legal action.

8. To establish an Architectural Committee; the purpose of which will be to receive, review, and approve/disapprove building plans. Plans which conform to the building codes of the County and the Declaration of Restrictions of the Subdivision shall be approved. All others shall be disapproved and the party submitting the plan shall be informed of the reason therefore.

9. To record the minutes of each meeting of the Board and members; and to provide each member with a copy of these minutes.

SECTION 8

The fiscal year of the Association shall be the calendar year. Within 60 days thereafter, the Board shall compile an annual financial report and send a copy to each member.

SECTION 9

A. These Bylaws may be amended by a majority vote of the members.

B. These Bylaws may be amended by the Board at any time prior to the first membership meeting, but not thereafter.

Haril W. Newton
Fred W. Koehler, Jr.

Haril W. Newton
Fred W. Koehler, Jr. Developers

State of OREGON: COUNTY OF KLAMATH: ss. I hereby certify that the within instrument was received and filed for record on the 13th day of Sept. A.D., 1989 at 4:11 o'clock, and duly recorded in Vol. M89 of Deeds on page 17271.

BY-LAWS - PAGE 3

Evelyn Biehn, County Clerk

By Dorlene M. Mendenhall Deputy