

2015-009681

Klamath County, Oregon

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Fee: \$67.00

WHEN RECORDED, RETURN TO:

Kyle Grant
Vial Fotheringham LLP
17355 SW Boones Ferry Rd., Ste. A
Lake Oswego, Oregon 97035
(503) 684-4111

GRANTOR: Lakewoods Owners
Association, Inc.

GRANTEE: Public

2015 AMENDMENT TO BYLAWS

This 2015 Amendment to Bylaws of Lakewoods Owners Association, Inc., a Non-profit Corporation ("**Amendment**") is made by the Lakewoods Owners Association, Inc., an Oregon nonprofit corporation (the "**Association**").

RECITALS

- A. Lakewoods Subdivision (the "**Planned Community**") is a Planned Community, located in Klamath County, Oregon. The Planned Community was created and is governed by the following documents, in the records of Klamath County, Oregon:
1. Declaration of Covenants and Restrictions for Lakewoods Subdivision, a Class I Planned Community, recorded on February 27, 2002 in Volume M02, Page 12035 ("**Declaration**") and as amended and supplemented from time to time.
 2. *Bylaws of Lakewoods Owners Association, Inc.*, recorded on February 27, 2002 in Volume M02, Page 12018 ("**Bylaws**") and as amended from time to time.
- B. The Association is the Lakewoods Owners Association, Inc., an Oregon nonprofit corporation, formed pursuant to the Declaration, Bylaws and Articles of Incorporation filed January 15, 2002, in the office of the Oregon Secretary of State, Corporation Division.
- C. Article IX of the Bylaws allows the Association, upon a vote of the owners, to amend provisions of the Bylaws. The owners and the Association wish to amend provisions of the Bylaws as provided below.

AMENDMENT

NOW, THEREFORE, pursuant to Article IX of the Bylaws and ORS 94.625, the Association hereby amends the Bylaws in the manner set forth below:

I. Article III, Section 3 of the Bylaws is deleted in its entirety and replaced with the following language:

3. Annual Meetings: Annual meetings shall be held on a date determined by the Board of Directors. At all meetings of the Association, the duly elected President shall preside.

II. Article III, Section 4 of the Bylaws is deleted in its entirety and replaced with the following language:

4. Special Meetings: Special meetings of the Members may be called at any time by the President, by a majority of the Board, or upon written request of at least 10 percent of the Members. Notice of such meeting must be hand delivered or mailed to each lot not less than 10 nor more than 50 days before the meeting. Business transacted at a special meeting shall be confined to the purposes stated in the notice.

III. Article III, Section 5 of the Bylaws is deleted in its entirety and replaced with the following language:

5. Notice of Meetings: Written notice of each meeting of the Members shall be given by the Secretary by personally delivering, faxing, delivering by electronic communication, or mailing a copy of such notice, at least 10 days, but not more than 50 days, prior to such meeting to the Members' addresses or fax numbers last appearing on the books of the Association, or supplied by such Member to the Association for the purpose of this notice. Such notice shall specify the place, day, and hour of the meeting, and, in the case of the special meeting, the purpose of the meeting. It shall also state the items on the agenda, including the general nature of any proposed amendment to the Declaration or Bylaws, any budget changes, or any proposal to remove a Director or Officer. The Secretary shall give 3 days written notice of special meetings except as otherwise provided in these Bylaws. Notices shall be similarly delivered to all mortgagees that have requested such notice and each may designate a representative to attend the meetings.

IV. Article IV, Section 3 of the Bylaws is deleted in its entirety and replaced with the following language:

3. Officers: Officers shall be appointed by and shall serve at the pleasure of the Board of Directors. The officers of the Association shall include a President, a Secretary, and a Treasurer as further provided in Section 7 below. Only members of the Board of Directors may be appointed as officers.

V. Article IV, Section 7(c) of the Bylaws is deleted in its entirety and replaced with the following language:

(c) Treasurer: The Treasurer shall receive and deposit, in appropriate bank accounts, all moneys of the Association, and shall disburse such funds as directed by resolution of the Board; shall sign all checks and promissory notes of the Association; shall keep proper books of account; and shall prepare an annual budget and statement of income and expenditures to be presented to the membership at its regular meetings. Checks in excess of five thousand dollars (\$5,000.00) must also be signed by another officer.

VI. Article V, Section 1 of the Bylaws is deleted in its entirety and replaced with the following language:

1. Regular Meetings: Regular meetings of the Board shall be held at least quarterly and at such place, date, and hour as may be fixed from time to time by resolution of the Board. Except in an emergency, and if the Board desires to meet without the other Members present, the Board shall first vote in an open meeting whether to meet in executive session. If the Board votes to do so, the presiding officer of the Board shall state the nature of the action to be considered and, as precisely as possible, when and under what circumstances the deliberations can be disclosed to Members. Otherwise, all meetings of the Board of Directors shall be open to all members. Executive session shall be appropriate for:

a) Consultation with legal counsel concerning the rights and duties of the Association regarding existing or potential litigation, or criminal matters;

b) Personnel matters, including salary negotiations and employee discipline; and

c) The negotiation of contracts with third parties.

VII. Except as otherwise indicated, all other provisions of the Bylaws remain unchanged.

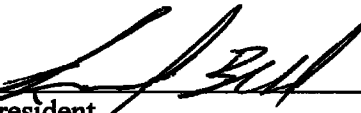
[SIGNATURE ON FOLLOWING PAGE]

**LAKEWOODS OWNERS ASSOCIATION,
INC., an Oregon nonprofit corporation**

By: 
Dave Bell, President

CERTIFICATION

The undersigned President of the Lakewoods Owners Association, Inc. hereby certify that the within 2015 Amendment to Declaration has been approved pursuant to Section 13.4 of the Declaration and ORS 94.590.


Dave Bell, President

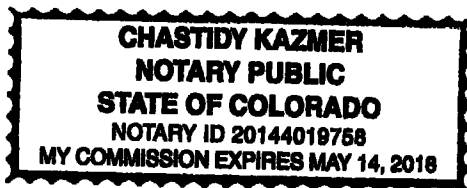
STATE OF COLORADO)
County of Boulder) ss
)

The foregoing instrument was acknowledged before me on the 23 day of August, 2015 by Dave Bell, President of the Lakewoods Owners Association, Inc.


Notary Public for Colorado

May 14, 2018
Commission Expiration

[SIGNATURE ON FOLLOWING PAGE]

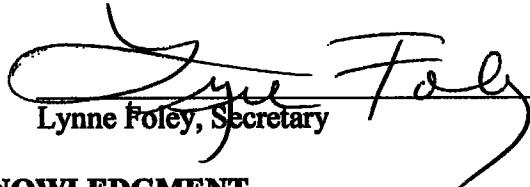


**LAKEWOODS OWNERS ASSOCIATION,
INC., an Oregon nonprofit corporation**

By: 
Lynne Foley, Secretary

CERTIFICATION

The undersigned Secretary of the Lakewoods Owners Association, Inc. hereby certify that the within 2015 Amendment to Declaration has been approved pursuant to Section 13.4 of the Declaration and ORS 94.590.


Lynne Foley, Secretary

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

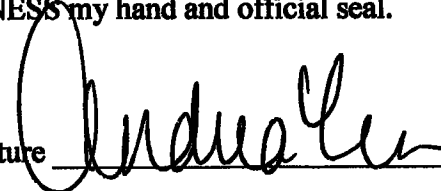
County of Orange

On August 21st, 2015 before me, Andrea Lee Luarca, notary public,
(insert name and title of the officer)

personally appeared Lynn Foley, Secretary of Lakewoods Owners Association, Inc., who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

