

2018-012647

Klamath County, Oregon



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10/16/2018 11:04:55 AM

Fee: \$92.00

After Recording Return to:
Vial Fotheringham LLP
17355 SW Boones Ferry Road, Suite A
Lake Oswego, OR 97035

Grantor: Shield Crest Homeowner's Association
Grantee: Public

Returned at Counter

FIRST AMENDMENT TO THE RESTATED DECLARATION OF SHIELD CREST A PLANNED COMMUNITY

This First Amendment to the Restated Declaration of Shield Crest a Planned Community is made by the Shield Crest Homeowner's Association ("Association") and is effective on recording.

RECITALS

- A. Shield Crest is a community established by the Declaration of Conditions and Restrictions of Tract 1172 – Shield Crest (the "Declaration") recorded December 11, 1980 in Volume M80 at Page 24027 in the deed records of Klamath County, Oregon.
- B. The Declaration has been amended numerous times as reflected in its most recent iteration, the Restated Declaration of Shield Crest, a Planned Community (the "Restated Declaration"), recorded October 4, 2010, as document 2010-011728 in the deed records of Klamath County, Oregon.
- C. The Association is the Association of owners formed pursuant to the Declaration. The Service Association is also an Oregon nonprofit corporation and a Planned Community subject to the Oregon Planned Community Act (ORS 94.550 to 94.783).
- D. The Association is also governed by the Restated Bylaws of Shield Crest Homeowner's Association, An Oregon Non-Profit Corporation, recorded October 4, 2010 as document 2010-011727 in the deed records of Klamath County, Oregon.

NOW, THEREFORE, in accordance with Article 16 of the Restated Declaration, the Association hereby amends the Bylaws in the manner set forth below.

I. A new subsection shall be added to Section 14:

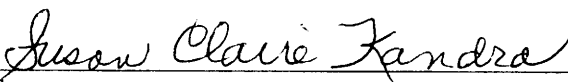
Q. Controlled Substances. The cultivation, manufacture, and distribution of marijuana or any marijuana-derived product or substance shall be prohibited on all parts of the Planned Community, including on lots, on common property, and within dwellings.

II. A new subsection shall be added to Section 14:

R. Rentals. No lot shall be used as a vacation rental, or any other short term rental. All rentals must be for a minimum of one year. All rentals or leases must be pursuant to a rental or lease agreement, a copy of which must be provided to the Board of Directors. The Board of Directors may adopt additional rules and regulations to enforce compliance with this restriction.


**SHIELD CREST HOMEOWNER'S
ASSOCIATION**

By: 
President

By: 
Secretary

CERTIFICATION

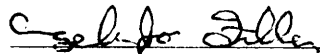
The undersigned President and Secretary of the Association hereby certify that the foregoing First Amendment to the Restated Declaration of Shield Crest, a Planned Community was adopted in accordance with the Declaration, Bylaws and the Oregon Planned Community Act.

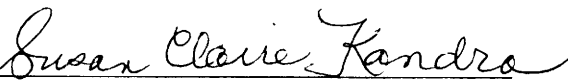
By: 
President

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 11 day of October, 2018, by Alan Ebenlein, President of **Shield Crest Homeowner's Association**, on its behalf.



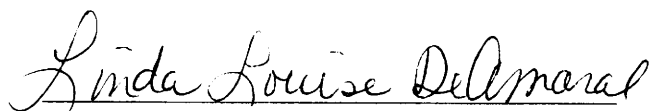

Notary Public for Oregon

By: 
Secretary

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 12th day of October, 2018, by Susan Claire Kandra, Secretary of **Shield Crest Homeowner's Association**, on its behalf.




Notary Public for Oregon