

After Recording Return To:
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2022-011440
Klamath County, Oregon
09/22/2022 08:37:01 AM
Fee: \$92.00

**AMENDMENT TO
DECLARATION OF COVENANTS AND RESTRICTIONS FOR
LAKEWOODS SUBDIVISION, A CLASS I PLANNED COMMUNITY**

The Declaration of Covenants and Restrictions for Lakewoods Subdivision, A Class I Planned Community, was recorded in the records of Klamath County, Oregon, on February 27, 2002 in Volume M02, Pages 12035-12055. The 2015 Amendment to Declaration of Covenants and Restrictions for Lakewoods Subdivision, A Class I Planned Community, was recorded in the records of Klamath County, Oregon, on August 31, 2015, as Document No. 2015-009680 (collectively, "Declaration").

This Amendment to Declaration of Covenants and Restrictions for Lakewoods Subdivision, A Class I Planned Community ("Amendment") is made by the Lakewoods Owners Association, Inc., an Oregon nonprofit corporation (the "Association").

RECITALS

WHEREAS, the Association manages the affairs of a planned community located in Klamath County, Oregon. The Association was created by the following documents recorded in the Records of Klamath County, Oregon:

Declaration of Covenants and Restrictions for Lakewoods Subdivision, A Class I Planned Community, recorded on February 27, 2002 in Volume M02, Pages 12035-12055 (the "Original Declaration").

Bylaws of Lakewoods Owners Association, Inc., A Non-Profit Corporation, recorded on February 27, 2002 in Volume M02, Pages 12018-12034 ("Bylaws").

WHEREAS, Section 6 of Chapter 67, Oregon Laws 2021 (House Bill 2534), as amended by Chapter 367, Oregon Laws 2021 (House Bill 3041), requires an association of a planned community to review each governing document currently binding on the Association or the lots or lot owners within the Association and to amend or restate each document as necessary to remove all restrictions against the use of the Association or the lots not allowed under ORS 93.270 (2) or execute and record a declaration that the Association has reviewed the governing documents binding on the planned community and that the documents do not contain any restriction,

rule or regulation against the use of the community or the lots by a person or group of persons because of race, color, religion, sex, sexual orientation, gender identity, national origin, marital status, familial status, source of income, disability or the number of individuals, including family members, persons of close affinity or unrelated persons, who are simultaneously occupying a dwelling lot within occupancy limits;

WHEREAS, in accordance with Section 6, Chapter 67, Oregon Laws 2021, as amended by Chapter 367, Oregon Laws 2021, the Board of Directors of the Association (“Board of Directors”) have reviewed the governing documents currently binding on the Association or the lots or lot owners within the Association and determined that an amendment to the Declaration is necessary to ensure compliance with House Bill 2534 and House Bill 3041;

WHEREAS, at the meeting of the Board of Directors held September 17, 2022, the Board of Directors voted to authorize and direct the President and the Secretary to execute this Amendment and cause it to be recorded in the Deed Records of Klamath County, Oregon, in accordance with Section 6, Chapter 67, Oregon Laws 2021.

AMENDMENT

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. The Declaration, Article 1, Section 1.9 is hereby deleted in its entirety and replaced with the following:

“**1.9** “Living Unit” or “Unit” shall mean and refer to any portion of a structure situated upon the Property designed and intended for use and occupancy as a residential dwelling.”

2. The following Section 13.9 is hereby added to Article 13 of the Declaration:

“**13.9 Gender; Captions.** As used herein, the singular shall include the plural, and the plural the singular. The masculine, feminine and neuter shall each include all gender identities, as the context requires. All captions used herein are intended solely for convenience of reference and shall in no way limit any of the provisions of this Declaration.”

[THIS SPACE INTENTIONALLY LEFT BLANK.]

The undersigned President and Secretary of the Lakewoods Owners Association, Inc. hereby certify that the foregoing Amendment is made pursuant to Section 6 of Chapter 67, Oregon Laws 2021 (House Bill 2534), as amended by Chapter 367, Oregon Laws 2021 (House Bill 3041, collectively "House Bills"), and this Amendment does not change the Declaration except as required under the House Bills and as may be necessary to correct scrivener's errors or to conform format and style. All other provisions of the Declaration remain unmodified and in full force and effect.

Dated: 9-21-22

LAKEWOODS OWNERS ASSOCIATION, INC.,
an Oregon nonprofit corporation

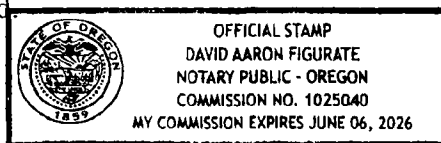
By: Gregory A Stratton
GREGORY A STRATTON, President

By: Lynne A Foley
Lynne A Foley, Secretary

STATE OF OREGON)
) ss.
County of Jackson)

Sept 21, 2022

Personally appeared before me the above-named Gregory A Stratton who, being duly sworn, did say that he is the President of Lakewoods Owners Association, Inc., an Oregon nonprofit corporation, and that said instrument was signed on behalf of said Association by authority of its Board of Directors, and acknowledged said instrument to be its voluntary act and deed.

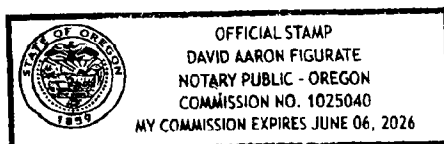


[Signature]
Notary Public for Oregon

STATE OF OREGON)
) ss.
County of Jackson)

Sept 21, 2022

Personally appeared before me the above-named Lynne A Foley who, being duly sworn, did say that she is the Secretary of Lakewoods Owners Association, Inc., an Oregon nonprofit corporation, and that said instrument was signed on behalf of said Association by authority of its Board of Directors, and acknowledged said instrument to be its voluntary act and deed.



[Signature]
Notary Public for Oregon