

2022-011449

Klamath County, Oregon

09/22/2022 10:42:01 AM

Fee: \$92.00

WHEN RECORDED, RETURN TO:

Karna R. Gustafson
Vial Fotheringham LLP
17355 SW Boones Ferry Rd, Ste A
Lake Oswego, Oregon 97035

GRANTOR: Lakewoods Owners Association, Inc.

GRANTEE: Public

ASSOCIATION DECLARATION
for
LAKEWOODS SUBDIVISION OWNERS ASSOCIATION, INC.
Pursuant to Chapter 67, Oregon Laws 2021
(Recorded under ORS 205.130)

This Association Declaration for Lakewoods Subdivision Owners Association, Inc. is made by the Lakewoods Subdivision Owners Association, Inc., an Oregon nonprofit corporation ("Association").

RECITALS

A. Lakewoods Subdivision is a planned community located in the city of Klamath Falls, Klamath County, Oregon (the "Community"). The Community was created under the Oregon Planned Community Act, ORS chapter 94.550, *et seq.*, by the following documents:

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

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

B. The documents specified in Recital A above were amended by the following documents recorded in the Records of Klamath County, Oregon:

2015 Amendment to Declaration of Covenants and Restrictions for Lakewoods Subdivision, A Class I Planned Community, recorded on August 31, 2015, as Document No. 2015-009680.

Amendment to Declaration of Covenants and Restrictions for Lakewoods Subdivision, A Class I Planned Community, recorded on September 22, 2022, as Document No. 2022-011440.

2015 Amendment to Bylaws of Lakewoods Owners Association, Inc., an Oregon nonprofit corporation, recorded August 31, 2015 as document number 2015-009681.

Amendment to Bylaws of Lakewoods Owners Association, Inc., an Oregon nonprofit corporation, recorded September 22, 2022 as document number 2022-011441.

C. Association is the Lakewoods Subdivision Owners Association, Inc. formed pursuant to the Declaration and incorporated as an Oregon nonprofit corporation by Articles of Incorporation filed January 15, 2002, as Registry No. 059229-92, in the office of the Oregon Secretary of State, Corporation Division.

D. Section 4 of Chapter 67, Oregon Laws 2021 (House Bill 2534), as amended by Chapter 367, Oregon Laws 2021 (House Bill 3041), requires an association to review each governing document currently binding on the planned community, or the lots or lot owners within the planned community and to:

(1) Amend or restate each document as necessary to remove all restrictions against the use of the community or the lots not allowed under ORS 93.270 (2); or

(2) 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.

E. In accordance with Section 4, Chapter 67, Oregon Laws 2021, as amended by Chapter 367, Oregon Laws 2021, the Board of Directors for the Association has reviewed the governing documents currently binding on the Community or the lots or lot owners within the Community and determined that the governing documents do not contain any restriction, rule or regulation specified in Recital D above.

F. 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 Association Declaration and cause it to be recorded in the Records of Klamath County, Oregon, in accordance with Section 4, Chapter 67, Oregon Laws 2021.

NOW, THEREFORE, the undersigned President and Secretary, on behalf of the Association, certify that, in accordance with Section 4, Chapter 67 Oregon Laws 2021, as amended by Chapter 367 Oregon Laws 2021, the Association has:

1. Reviewed each governing document currently binding on the Community or the lots or lot owners within the Community, and

2. Determined that the governing 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 lot within occupancy limits.

LAKEWOODS OWNERS ASSOCIATION, INC.,
an Oregon nonprofit corporation

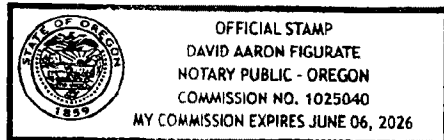
By: Gregory A Stratton
GREGORY A STRATTON, President

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.

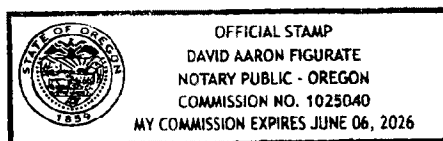


[Signature]
Notary Public for Oregon

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