

AFTER RECORDING RETURN TO:

Vial Fotheringham LLP
6000 Meadows Rd., Ste 500
Lake Oswego, OR 97035

GRANTOR: Gilchrist Owners' Association, Inc.
an Oregon nonprofit corporation

GRANTEE: Public

AMENDMENT TO

**DECLARATIONS, RESTRICTIONS, PROTECTIVE COVENANTS AND CONDITIONS
FOR GILCHRIST OWNERS' ASSOCIATION, INC.**

To comply with ORS 93.270 (2)

This Amendment to the Declarations, Restrictions, Protective Covenants and Conditions for Gilchrist Owners' Association, Inc. ("Amendment") is made pursuant to section 4, chapter 67, Oregon Laws 2021, as amended by section 26, chapter 223, Oregon Laws 2023, by Gilchrist Owners' Association, Inc. an Oregon nonprofit corporation ("Association").

RECITALS

- A.** Gilchrist Townsite (the "Planned Community") is a planned community located in Klamath County, Oregon. The Planned Community was established pursuant to the Oregon Planned Community Act, ORS 94.550 to 94.783, by the following documents:
1. *Declarations, Restrictions, Protective Covenants and Conditions for Gilchrist Owners' Association, Inc.*, recorded November 27, 1996 in Volume M96, Page 37354, in the Records of Klamath County, Oregon ("Declaration").
 2. *Bylaws of Gilchrist Owners Association, Inc.*, signed December 26, 1996, which are unrecorded ("Bylaws").
 3. *Plat of Tract 1318 - Gilchrist Townsite*, recorded November 27, 1996 in Book 23, Page 67, Plat Records of Klamath County, Oregon.
- B.** Gilchrist Owners' Association, Inc. is formed pursuant to the Declaration and Bylaws, and incorporated as an Oregon nonprofit corporation under ORS chapter 65 by Articles of Incorporation filed December 4, 1996, as Registry No. 547745-84, in the office of the Oregon Secretary of State, Corporation Division.

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*Amendment to Declarations, Restrictions, Protective Covenants and Conditions for Gilchrist Owners' Association, Inc. to comply with ORS 93.270 (2)
Gilchrist Townsite.*

NOW, THEREFORE, pursuant to section 4, chapter 67, Oregon Laws 2021, as amended by section 26, chapter 223, Oregon Laws 2023, the undersigned president and secretary state:

1. The undersigned are the president and secretary for the homeowners association Gilchrist Townsite in Klamath County.
2. This document amends the Declaration of the Association.
3. The Declaration was first recorded in Volume M96, Page 37354, in the Records of Klamath County, Oregon on November 27, 1996.
4. The Declaration has not been amended.
5. The undersigned have determined that the current declaration of the Planned Community, as last amended or revised, may fail to comply with ORS 93.270. The following amendments to the declaration remove provisions that are not allowed and are unenforceable under ORS 93.270 (2). No other changes to the document are being made except as may be necessary to correct scriveners' errors or to conform format and style.
6. Under section 25, chapter 223, Oregon Laws 2023, a vote of the Association is not required.
7. The description of the real property in Klamath County affected by this document is set forth in Exhibit A to the Declaration.

I. Article 1, Section 17 of the Declaration is amended to read as follows:

Section 17. "Residential Unit" shall mean a structure situated upon a portion of the Properties intended for any type of independent ownership for use and occupancy as a residence and shall, unless otherwise specified, include within its meaning by way of illustration, but not limitation, condominium units, apartment units, patio or zero-lot-line homes, and single-family houses on separately platted lots, as may be developed, used, and defined as herein provided or as provided in Subsequent Amendments covering all or part of the Properties; provided, further, the term shall include all portions of the lot owned as a part of any structure thereon; provided, further, a building containing apartment units shall not constitute nor be construed to be a Residential Unit.

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Amendment to Declarations, Restrictions, Protective Covenants and Conditions for Gilchrist Owners' Association, Inc. to comply with ORS 93.270 (2)
Gilchrist Townsite.

II. Article 2, Section 6 of the Declaration is amended to read as follows

Section 6. USE OF LOTS. Except as may be otherwise expressly provided in this Declaration, each Residential Lot shall be used for residential purposes only as a residence; no trade or business of any kind may be conducted. Lease or rental of a Residential Lot or any building thereon for residential purposes shall not be considered to be a violation of this covenant, so long as the lease is in compliance with reasonable rules and regulations as the Board of Directors may promulgate and the lease term is for not less than 30 days. Any lessee or tenant shall in all respects be subject to the terms and conditions of this Declaration, the By-laws, and the rules and regulations adopted hereunder.

III. Except as otherwise expressly provided in this document, each of the provisions of the Declaration remain in full force and effect.

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DATED: 3-06-2024, 2024.

GILCHRIST OWNERS' ASSOCIATION, INC.,
An Oregon nonprofit corporation

By: Bruce Reed
Bruce Reed, President

By: [Signature]
Susan Pyle, Secretary

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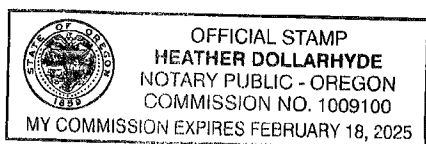
CERTIFICATION

The undersigned President and Secretary of Gilchrist Owners' Association, Inc. hereby certify, on behalf of the Association, that the foregoing Amendment is made pursuant to section 4, chapter 67, Oregon Laws 2021, as amended by chapter 367, Oregon Laws 2021 and section 26, chapter 223, Oregon Laws 2023. This Amendment does not change the Declaration except as required under these sections and as may be necessary to correct scriveners' errors or to conform format and style. All other provisions of the Declaration remain unmodified and in full force and effect.


Bruce Reed
Bruce Reed, President
**Gilchrist Owners' Association, Inc., an Oregon
nonprofit corporation**

STATE OF OREGON)
) ss.
County of Deschutes)

The foregoing instrument was acknowledged before me this 6 day of March, 2024, by Bruce Reed, as President of Gilchrist Owners' Association, Inc., an Oregon nonprofit corporation.



Heather Dallay
Notary Public for Oregon



Susan Pyle, Secretary
Gilchrist Owners' Association, Inc., an Oregon
nonprofit corporation

STATE OF OREGON)
) ss.
County of Deschutes)

The foregoing instrument was acknowledged before me this 3 day of June, 2024, by Susan Pyle, as Secretary of Gilchrist Owners' Association, Inc., an Oregon nonprofit corporation.



Heather Dallan
Notary Public for Oregon

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