

88-25911

173 - 2305

AMENDMENTS TO BY-LAWS FOR
SYLVAN KNOLLS - BOONES BOROUGH
PROPERTY OWNER'S ASSOCIATION

These amendments were approved at the annual meeting of the Home-owners on June 30, 1988, by a vote of at least 80% of the members of the Sylvan Knolls - Boones Borough Property Owners Association.

The changes are as follows:

DELETE Part I, Section 3 of the Building Restrictions entirely as originally written, and substitute in its place the following revised amendment:

SECTION 3

Residential buildings must be suitable for year around use and must be placed on permanent foundations, consisting of concrete, brick, pumice blocks, or stone masonry. All structures must comply with Deschutes County Building Code and be constructed on the building site--no mobile homes are allowed. Roofs must be of wood shingles, cement tile, or clay tile and approved by the Plan Review Board. Buildings, fences and improvements must be constructed in workman-like manner and kept in a condition of good repair. Exposed portion of foundation must be painted or sided if more than 12" above the ground. Exteriors are to be finished with natural materials with a rustic appearance.

DELETE Part II, Section 1 of the Use Restrictions entirely as originally written, and substitute in its place the following revised amendment:

SECTION 1

No activity of a commercial or other nature may be conducted from or on any lot if it creates an annoyance or nuisance to the neighborhood. This restriction prescribes activities manifested by offensive sounds, sights, odors, damage to the property of others, excessive traffic, or other overt annoyances. This does not apply to activities normally required for the construction or maintenance of authorized structures of facilities provided they are completed in a reasonable time span.

Amendments to By-Laws for Sylvan Knolls - Boones Borough Homeowner's Association, Continued

DELETE Article III, Section 3 of the Organization and Procedures entirely as originally written, and substitute in its place the following revised amendment:

SECTION 3

The Board shall administer all business carried on by the Association consistent with actions voted upon by the Association membership. The Board shall issue annually a full report of its work during the year and of the condition of the Association. The Board shall submit an Annual financial statement to the Association membership and Board members will certify same.

The Board shall also have the following powers:

To create advisory committies, as deemed appropriate, of individuals to serve without compensation.

To enforce building and use restrictions, appended to and incorporated herein, on behalf of all property owners, and for this purpose to appoint a Plan Review Board. The Plan Review Board will consist of three property owners within the subdivision. One of the three will be a member of the development company. It will be responsible for establishing and maintaining complete records for all plans reviewed and actions taken.

In the event of a dispute involving enforcement of the By-Laws or Use restrictions, the prevailing party will be entitled to recover any fees incurred for legal services in excess of \$100.00.

To provide information and other services for members or potential members as the Board deems advisable.

NOTE: The above amendments supersede, take precedence over, and replace the same three original sections previously filed, of record in Deschutes County, Oregon., in Volume 25, page 413.

Dated 11-8-86

SYLVAN KNOLLS - BOONES BOROUGH ASSOCIATION

By Julie Putnam
Julie Putnam - President

BY Ralph Adams
Ralph Adams, Secretary

STATE OF OREGON)
COUNTY OF DESCHUTES) SS.

I, MARY SUE PENHOLLOW, COUNTY CLERK AND
RECORDER OF CONVEYANCES, IN AND FOR SAID
COUNTY, DO HEREBY CERTIFY THAT THE WITHIN
INSTRUMENT WAS RECORDED THIS DAY.

88 NOV -8 AM 9:11

MARY SUE PENHOLLOW
COUNTY CLERK

BY: [Signature] DEPUTY
NO. 88-25011 FEE 15

DESCHUTES COUNTY OFFICIAL RECORDS

STATE OF OREGON,

County of Deschutes } ss.

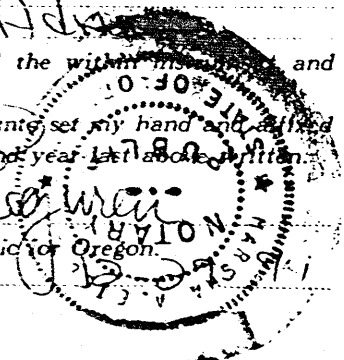
FORM NO. 23 — ACKNOWLEDGMENT

BE IT REMEMBERED, That on this 8th day of November, 1988,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named Julie Tutnam and

Ralph Adams
known to me to be the identical individual described in and who executed the within instrument and
acknowledged to me that executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

Maria A. [Signature]
Notary Public for Oregon.
My Commission expires 12-31-91



Sent to:
✓ Julie Tutnam
64467 Rainier Borough Dr.
Bend Oregon 97701