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Sylvan Knolls-Boonesborough

Home Owners Assoc.

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**SYLVAN KNOLLS – BOONES BOROUGH PROPERTY OWNERS’
ASSOCIATION, INC., Declarant
AMENDED AND RESTATED BY-LAWS**

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After Recording, Return to: Kathy Hoffmeister, Secretary
P.O. Box 5132 Bend, OR 97708-5132

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**SYLVAN KNOLLS-BOONES BOROUGH
PROPERTY OWNERS' ASSOCIATION, INC.
REVISED BY-LAWS**

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These Amended and Restated Bylaws are intended to make certain amendments to and supersede those Revised Bylaws of the Sylvan Knolls-Boones Borough Property Owners' Association, Inc. recorded at Deschutes County Official Records 2005-66405, based on amendments duly passed by the members of the Property Owners' Association at its 2015 Annual Meeting.

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**ARTICLE I
NAME AND PURPOSE**

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The name of this Association is SYLVAN KNOLLS-BOONES BOROUGH PROPERTY OWNERS' ASSOCIATION, INC., which shall be allowed to assume the business or trade name of "Boones Borough HOA" or any other such similar assumed business name at the discretion of the Board of Directors. The purpose of the Association is to protect property values and the mutual enjoyment of property use by all property owners, to facilitate endeavors of common interest to the members, and to preserve the existing natural environment.

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**ARTICLE II
MEMBERSHIP**

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All owners of property within the SYLVAN KNOLLS-BOONES BOROUGH development shall automatically become members of the Association. Any person purchasing a parcel of land within said development under an agreement of sale shall be deemed the owner. Owners are entitled to one vote per parcel of land owned. Joint owners must advise the Secretary, prior to any meeting or mail vote as to who will exercise the vote for each parcel jointly held. Votes may be cast in person, by mail, or by proxy. Proxies must be in writing, signed by the voting member(s) and submitted to the Board before or at the time of voting.

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**ARTICLE III
ORGANIZATION AND PROCEDURES**

SECTION I – Election Procedures for Board of Directors

The management of the Association shall be vested in a Board of Directors of five (5) persons, each of whom is a member of the Association residing in the development. All five (5) Board Members will be elected by the members of the association. For continuity of experience, directors will serve staggered terms. At annual elections, candidates will be nominated to fill vacancies only, and will serve two (2) year terms if elected. Incumbents may run for reelection. Terms of newly elected Board Members will begin fifteen (15) days after they are elected.

1 The officers of the Association shall be President, Vice-President, Secretary, Treasurer,
2 and Member-at-Large, and shall be selected by the Board, from among its members, at its
3 first regular Board Meeting. All officers shall hold office at the discretion of the Board.
4 All officers shall perform the duties usually pertaining to such offices and such other
5 duties as may be delegated to them by these By-Laws or by the Board.
6

7 **SECTION 2 – Board Vacancies and Recalls**

8

9 If a vacancy on the Board of Directors occurs before the completion of a term of office,
10 the Board shall appoint a member of the association to serve the remainder of the
11 vacating member's term. A directorship shall be deemed vacant in the case of any director
12 who resigns their position on the Board, or in the case of any director who fails to attend
13 three consecutive regular meetings, after having received customary notice of these
14 meetings, unless the person has a reason for their absences that is acceptable to the
15 Board. A Director may be recalled by a majority vote of the membership at a special or
16 Annual meeting.
17

18 **SECTION 3 – Duties and Powers of Board**

19

20 The Board shall administer all business carried on by the Association consistent with
21 actions voted upon by the Association membership and by these By-Laws. The Board
22 shall issue annually a full report of its work during the year and of the condition of the
23 Association. The Board shall submit an Annual Financial Statement to the Association
24 membership
25

26 The Board shall also have the following powers:
27

- 28 1. To establish advisory committees, as deemed appropriate, individuals to serve
29 without compensation.
- 30 2. To provide information and other services for members or potential members
31 as the Board deems advisable.
- 32 3. To enforce building and use restrictions, as set out in these By-Laws, on
33 behalf of all property owners, and appoint a Plan Review Committee.
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37 **SECTION 4 – Plan Review Committee**

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39 The Plan Review Committee will be made up of at least 3 and no more than 5 property
40 owners living within the subdivision, none of whom shall be members of the Board of
41 Directors or engaged in the building trades within the subdivision. All will serve at the
42 discretion of the Board of Directors.
43

44 The Plan Review Committee will elect a chairperson from among its members, who will
45 receive applications for plan reviews, assure that all the committee members have ample
46 opportunity to review such plans, and report the majority decision of the committee to the

1 applicants. The Plan Review Committee chairperson will also maintain complete records
2 of plans reviewed and action taken, and shall notify the Board of Directors, through the
3 Member-at-Large, within twenty-four (24) hours of the Committee's decisions with
4 regard to Plan approval or disapproval. Plan Review records are to be retained for at least
5 three (3) years from the date of each transaction and are to be open to inspection by
6 interested property owners at a reasonable time, upon written request. In the event of a
7 vacancy on the Plan Review Committee, the Board of Directors will act promptly to
8 appoint a replacement. During the period of vacancy, a majority vote of the remaining
9 members and the Member-at-Large of the Board of Directors will be required for plan
10 approval or disapproval.

11 12 **SECTION 5 - Annual Meeting and Agenda**

13
14 An annual Association meeting shall be held during the month of June or at such other
15 time as the Board of Directors may choose. The meeting agenda shall include an annual
16 report of the Board concerning Association activities, the Treasurer's Report, the election
17 or reelection of Board Members, and such other business as the Board or members of the
18 Association may introduce.

19 20 **SECTION 6 - Special Association Meetings**

21
22 Special association meetings may be called by the Secretary upon resolution of the
23 Board, or upon written petition of ten percent (10%) of the voting members. The petition
24 shall be submitted to the Secretary and shall state the purpose of the special meeting
25 being requested and is to specify a period of two weeks within which the meeting may be
26 held, provided however, that the petition be delivered to the Secretary no less than one (1)
27 week before the specified period. The Secretary shall verify that the petition is signed by
28 ten percent (10%) of the voting members, and if the petition is so sufficient, shall issue
29 notice to the members, of the meeting, with an agenda reflecting the petitioner's statement
30 of the purpose of the meeting. The Board may, but is not compelled to call a special
31 meeting or conduct a vote on any issue they feel membership has voted upon within the
32 past six (6) months.

33 34 **SECTION 7 - Quorum and Approval of Rule-Making Decisions**

35
36 At any regular or special meeting of the Association, twenty-five percent (25%) of the
37 membership shall be physically present, vote by mail or vote by proxy to constitute a
38 quorum. Approval of any amendment to the by-laws will require a two third (2/3)
39 majority vote of the eligible voters represented at the meeting. Any membership meeting
40 at which a quorum is not present may be adjourned for from seven (7) to fourteen (14)
41 days. Notice will be given to all voting members of the adjourned meeting. At the
42 reconvened meeting, a quorum will consist of five percent (5%) of the membership that
43 are physically present, voting by mail, or voting by proxy.

1 **SECTION 8 - Transaction of Business at Association Meetings**

2
3 At an Association meeting, declarative resolutions may be adopted and instruction may
4 be issued to the Board, provided they do not abridge powers specifically granted to the
5 Board by these By-Laws. At a special meeting of the membership, no business may be
6 transacted other than that stated in the agenda as the purpose of the meeting, without the
7 unanimous consent of the members present. At a regular or special meeting, each
8 membership shall be given an opportunity to be heard and to discuss the issues, but, the
9 presiding member of the Board may limit the time given to each member to speak, or set
10 forth other measures designed to conduct an orderly meeting.

11
12 **SECTION 9 - Complaint Procedure**

13
14 Any Association member, or group of members, may convey a written complaint about
15 Association matters, to the President, or other Board Members acting on behalf of the
16 President. The Board shall respond, in writing, to the complainant about the merits of the
17 complaint within thirty (30) days of receipt. The response of the Board shall include a
18 statement, which describes the Board's interpretation of the By-Laws as they pertain to
19 the complaint. If the complainant is not satisfied with the outcome, he/she may proceed to
20 a second stage by requesting of the President of the Board, in writing, a formal hearing.
21 The purpose of the hearing is to permit the complainant to present additional information
22 relevant to the original complaint or the Board's written response. Upon receipt of such
23 written request, the President of the Board will arrange a hearing as soon as practical, but
24 at least within thirty (30) days. At least 3 members of the Board with the power to act
25 must be present at the hearing. The complainant may invite other property owners who
26 have relevant information to be present. Within 15 days of the hearing the Board must
27 respond in writing to the complainant, by affirming its original decision, modifying its
28 initial decision or continuing the fact-finding process for another 30 days. The
29 complainant may request another hearing at the end of the fact-finding period. Following
30 the second hearing the Board shall respond to the complainant within 7 days and that will
31 be the final administrative step in the complaint process.

32
33 **ARTICLE IV**
34 **MAIL VOTE**

35
36 Whenever in the judgment of the Board of Directors any question shall arise that requires
37 a vote of the membership, except voting to amend the by-laws, and when the Board
38 deems it inappropriate to call a special meeting for that purpose, the Board may submit
39 the matter to the membership in writing by mail for vote and decision. The question thus
40 presented shall be decided according to a majority of the votes received by mail within
41 two (2) weeks after such submission to the membership, provided that in each case, votes
42 of at least twenty-five (25%) of the members shall be received. Action taken in this
43 manner shall be as effective as action taken at a duly called meeting.

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**ARTICLE V
LIABILITIES**

SECTION 1 - Restrictions on Liabilities

Nothing shall constitute members of the Association as partners for any purpose. No member, officer, agent or employee shall be liable for the acts or failure to act of any other member, officer, agent, or employee of the Association. Nor shall any member, officer, agent, or employee be liable for his acts or failure to act under these By-Laws, except only acts of omissions arising out of his intentional misfeasance, nonfeasance, or malfeasance.

SECTION 2 – Fees for Legal Services

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

**ARTICLE VI
DUES AND ASSESSMENTS**

Each owner of any lot, by acceptance of deed therefore, hereby agrees and is deemed to pay, for each lot owned, to the Association the following:

1. Annual dues for the operation of the Association are due and payable January 1st of each year and shall become delinquent February 28th of each year.
2. Special assessments, when required, to meet the obligations of the Association to cover unusual and/or expected expenditures.

The amount of annual dues and the amounts of special assessments for each membership will be determined by the Board of Directors and authorization for the collection of these amounts will require approval by a vote cast in the normal voting procedure as defined in Article III Section 6.

Unpaid annual dues and unpaid special assessments, together with interest costs and reasonable fees incurred in the collection thereof, shall become a lien against the property against which each charge is made. Such charges are to be the personal obligation of the person who was the owner of such property at the time when the charges fell due. Anyone who has not paid his or her dues may not have a vote.

**ARTICLE VII
AMENDMENTS**

These By-Laws of the Association may be amended, repealed, or altered in the whole or in part by a two-third (2/3) majority vote of the eligible voters represented at the meeting.

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**ARTICLE VIII
BUILDING AND USE RESTRICTIONS**

Introduction. The SYLVAN KNOLLS-BOONES BOROUGH subdivision is designed for both year around and secondary home living, and is zoned for single family dwellings. It is the intent of the developer to maintain a wooded environment with continuity of building appearance being primary to protect property values. The Plan Review Committee may withhold approval of any construction or alterations it feels would be incompatible with the stated purpose of these restrictions. Additionally, as the residents will wish to have the serenity of country living, the Association has established certain building and activity restrictions to protect all residents within the subdivision. It is intended that these restrictions be applied with common sense and discretion.

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**PART A
BUILDING RESTRICTIONS**

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SECTION 1 - Plan Review; Homes, Outbuildings, and Other Improvements

All property owners must obtain written Plan Review Committee approval for all construction before work on the project begins. Plans submitted to the Plan Review Committee are to show location, and specifications, nature, kind, shape, height, materials and color of exterior finish to be used. Construction is to be in compliance with all applicable building codes. Topography, location in relation to other structures and property lines and harmony of external design are factors to be considered before approval to construct is granted. This also applies to fences, outbuildings, and all other improvements, including radio antennas.

Special problems or questions encountered by the Plan Review Committee, in the conduct of its assigned functions, are to be submitted to the Board of Directors for review after the Plan Review Committee reaches its decision and before the applicant is notified of that decision.

Each lot shall be used for single family residential purposes only, and not more than one attached single, double, or triple garage or carport and two detached accessory buildings, such as a home workshop, recreational vehicle storage, or stable, unless specifically approved by the Plan Review Committee. Approval by the Plan Review Committee is required for initial construction on the lot and for all later additions.

SECTION 2 - Driveways

All driveways must be composed of cinders, gravel asphalt, or concrete and be a minimum of ten (10) feet wide.

SECTION 3 - Requirements for Structures

Buildings/Structures Generally. Residential buildings must be suitable for year around

1 use and must be placed on permanent foundations, consisting of concrete, brick, pumice
2 blocks, or stone masonry. All structures must comply with the Deschutes County
3 Building Code and be constructed on the building site. No mobile, manufactured,
4 prefabricated, or modular homes are allowed. Buildings, fences and improvements must
5 be designed and located on the property so as not to detract from the appearance of the
6 property, or the value and enjoyment of other properties in the subdivision. All facilities
7 must be constructed in workmanlike manner and kept in good repair. Exposed portions of
8 foundations must be painted or sided if more than twelve (12) inches above the ground.

9
10 **Roofing Materials and Colors.** Roofs must be of cement tile, clay tile, cement/fiber
11 tiles, continuous rolled metal roofing with concealed seams, or fiberglass composite
12 materials. All roofing materials and colors must be consistent with the aesthetics of
13 the community and must be approved by the Plan Review Committee prior to
14 installation. Roofing material types may not be mixed on the same building and
15 property owners should insure that all buildings on the same lot are similar in
16 appearance of siding and roofing material and color. Homes that have wood shake
17 roofs as of the date this amendment is recorded are grandfathered. When
18 grandfathered wood shake roofs are replaced, the replacement roofing material must
19 be as specified above.

20
21 **Building Exteriors.** All building exteriors are to be constructed of wood materials or
22 wood fiber-cement materials with rustic appearance including but not limited to: lap,
23 tongue and groove, channel, T -111 type, or logs. Building exteriors may also have stone,
24 manufactured stone or brick accents that are in keeping with a rustic appearance. The
25 Plan Review Committee must approve all exterior changes.

26 All building exteriors are to be finished with transparent, semi-transparent or solid stains
27 or paint. Stain and paint colors found in nature in Central Oregon must be used to
28 promote the subdivision's natural and rustic appearance. Shades of grays, tans, browns,
29 greens, or natural woods are to be used. White or off-white may be used as trim colors
30 but not body colors. The Plan Review Committee must approve all exterior color
31 changes.

32
33 **Fences, Gates, Dog Runs, and Corrals.** Specifications for fences are as follows:

- 34
35 1. All adjacent property owners (on improved lots) will be notified by the Plan
36 Review Committee of the intent to construct a property line fence prior to the
37 start of said construction. "Adjacent" includes properties where there is a shared
38 boundary.
39 2. Fencing materials may be of wood or rock.
40 3. Gates are not allowed across access drives to property. Fencing must be kept
41 open, airy, natural in appearance, and rustic in style. Preferred construction would
42 be peeled post, rock and/or split rail. The use of woven or welded wire to create a
43 solid perimeter is prohibited. All existing structures that violate these regulations
44 concerning gates are "grandfathered," that is, allowed to remain, as of August 14,
45 1997.
46 4. The maximum height of any fence shall not be more than four (4) feet except for

1 corrals and as below in "dog runs." "Dog Runs" may exceed the four foot
2 maximum height limit and may be of chain link material. Such structures shall be
3 limited to one per lot, shall be of an area no larger than one thousand (1000)
4 square feet and shall be no closer than twenty (20) feet from the property line.
5 The builder shall endeavor to place the dog run in such a location that it is
6 effectively screened from adjoining residences and passers-by. As of 27 July
7 1989, all existing structures that violate these regulations concerning dog runs are
8 "grandfathered", that is; allowed to remain.
9

10 All alterations to existing structures, which violate these regulations, shall comply with
11 these regulations.
12

13 **SECTION 4 - Compliance With Laws and Regulations**
14

15 All property owners must comply with the laws and regulations, of the State of Oregon,
16 County of Deschutes, and any applicable municipality regarding fire protection, animal
17 control, building construction, outdoor lighting, water, sanitation and public health.
18

19 **SECTION 5 - Construction Time Limits and Temporary Structures**
20

21 No more than six (6) months' construction time shall elapse for the completion of
22 construction or exterior improvement of a permanent dwelling, outbuilding, or other
23 improvement, with the exception of special approvals of the Plan Review Committee, nor
24 shall a temporary structure, trailer, motor home or camper be used as living quarters except
25 during the construction of a permanent dwelling, or to accommodate guests for not more than
26 thirty (30) days per year. An exterior latrine shall be allowed only during the construction of
27 a permanent residence.
28

29 **SECTION 6 – Water**
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31 Individual wells are not allowed. Property owners must connect to the water system
32 provided in the development.
33

34 **SECTION 7 – Septic**
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36 Septic tanks and drain fields must meet Deschutes County Health Department standards.
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38 **PART B**
39 **USE RESTRICTIONS**
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41 **SECTION 1- Activity Restrictions**
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43 No activity of a commercial or other nature may be conducted from or on any lot if it creates
44 an annoyance or nuisance to the neighborhood. This restriction proscribes activities
45 manifested by offensive sounds, sights, odors, damage to the property of others, excessive
46 traffic, or other overt annoyances. This does not apply to activities normally required for the
47 construction or maintenance of authorized structures or facilities provided that they are

1 completed in a reasonable time span.

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3 In addition, blue or brightly-colored tarps may not be used to cover objects or materials for
4 which outdoor storage is not prohibited under these bylaws.

5

6 **SECTION 2 - Tree Cutting and Removal**

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8 The cutting or removal of living trees is permitted where necessary for construction of
9 buildings or improvements. Pruning, limbing or cutting of living trees around a home or
10 major outbuilding is permitted to create a wild fire protection defensible perimeter, in
11 accordance with guidelines provided by local fire-protection agencies.

12

13 **SECTION 3 – Animals**

14

15 No property may be used to raise, breed, or keep animals of any kind with the
16 following exceptions: a reasonable number of household pets and no more than two
17 horses may be kept on the property; Up to 4 chickens/hens (no roosters) may be kept
18 per lot so long as the chickens/hens, are caged and do not create a nuisance or
19 disturbance to other property owners or tenants. Chickens must be kept in a coop not
20 larger than 16 square feet with an attached run no larger than 160 cubic feet, 4 feet by
21 10 feet, and 4 feet high. The coop must be built out of appropriate material to match
22 the existing buildings on the property and is to be included as one of the two
23 accessory buildings allowed per lot. The run/yard would fall under the same
24 requirements as a dog run and must be built out of appropriate fencing material, with
25 edges buried at least 12 inches underground to avoid predatory digging. All coops
26 and runs/yards must be built not less than 200 feet from property lines and properly
27 screened so as not to be visible to neighbors and passersby. All structures must be
28 approved by the Plan Review Committee prior to construction. No animal is to be
29 raised, bred, or kept for commercial purposes. The storage of hay and stabling of
30 horses shall be done without annoyance or nuisance to the neighborhood. Fenced-in
31 areas for horses shall be secure corral type of wood construction and permanently
32 installed. Horses maintained on property on a daily basis must have approved stable
33 facilities.

34

35 All pets must be kept within the confines of the owner's property, or on a leash, to
36 protect pedestrians and to prevent littering and damage to landscaping of adjoining
37 properties. In the case where dogs are found to be consistently outside their owner's
38 property, Deschutes County Animal Control Office will be notified.

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40 **SECTION 4 - Hunting and Shooting**

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42 No hunting or target shooting is permitted.

43

44 **SECTION 5 - Screening Requirements**

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46 All garbage, trash, cuttings, refuse, garbage and refuse containers, clothes lines, TV or
47 satellite dishes exceeding 24 inches in diameter, amateur radio antennas, stables, and

1 other service facilities shall be effectively screened from view from passers-by on public
2 roads within the subdivision. Reasonable efforts shall also be made to effectively screen
3 these same items from neighboring properties.

4
5 Fuel tanks (Propane or heating oil) shall also be screened from passers-by on public roads
6 within the subdivision. Screening shall be in accordance with the Oregon State Fire
7 Marshal's guidelines, copies of which may be obtained from members of the Board, Plan
8 Review Committee members, or your fuel supplier. These guidelines address safety
9 issues, which can change from time to time and thus are not practical for inclusion in
10 these by-laws. Bear in mind that screening for aesthetic reasons could go too far and
11 create a safety issue. Fuel tank screening plans must be submitted to the Plan Review
12 Committee for approval.

13
14 **SECTION 6 - Maintenance of Lots and Improvements; Fire Hazards**

15
16 Each lot and its improvements shall be maintained in a clean and attractive condition, in
17 good repair and in such a manner as not to create a fire hazard. Debris accumulated at the
18 time of construction shall be removed as soon as reasonable possible. Any open burning
19 must be done in strict compliance with the requirements established by the Bend Fire
20 Department. The use of trash or burn barrels for burning refuse is prohibited.

21
22 The use of fireworks must be in compliance with the law. Use of fireworks is prohibited
23 when dry, vegetative conditions, low humidity, or excessive winds create a high risk of
24 wild fire.

25
26 No property owner shall litter his/her property with unsightly objects, including but not
27 limited to inoperative cars, other vehicles, or vehicle parts, thus creating a visual
28 disturbance to the residents of the neighboring properties and to passers-by. Firewood
29 shall be cut into stove or fireplace length pieces and shall be neatly stacked.

30
31 **SECTION 7 - Vehicle Use**

32
33 Only vehicles licensed for highway travel and equipped with original equipment mufflers
34 may be operated within the subdivision. Such vehicles must be operated with proper
35 consideration for the safety and comfort of the residents. No racing is permitted.

36
37 **SECTION 8 - Parking/Storage of Vehicles**

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39 Graded parking or garage storage must be provided for any vehicle in regular use.
40 Parking or storage of special purpose vehicles or boats must be done in such a manner
41 that it does not detract from the appearance of the property upon which it is stored or the
42 enjoyment by neighbors of their properties. No commercial vehicles, other than pick-up
43 trucks, may be parked on properties or roadways except for brief periods required to
44 make deliveries to a construction site or an established residence.

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1 **SECTION 9 - Signs and Other Attention Getters**

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3 Only one real estate sign, not to exceed 30 x 30 inches, may be placed on a property for
4 sale. Other sales signs, directional or informational real estate signs, either on the
5 property or at intersections within the subdivision, are prohibited, except between one
6 hour prior to and following the published hours of an open house. Signs not conforming
7 to these restrictions may be removed and/or destroyed by the Board of Directors or the
8 Plan Review Committee. Other attention getters, such as balloons, flags, ribbons, and
9 streamers are prohibited. No other commercial signs are allowed, or no commercial
10 advertising is allowed, excepting contractor signs which are not to exceed 30" x 30"
11 during construction periods only. Such signs shall not exceed 30" x 30" in size.

12

13 **SECTION 10 - Rental Agreements**

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15 No lot/home may be non-owner occupied for a period of less than 6 months. No more
16 than 20% of all lots/homes within the subdivision may be rented or leased at any one
17 time ("rental/lease cap"). Owners who are currently renting or leasing their property
18 as of the recording of this amendment may continue to do so even if the number of
19 rentals/leases within the subdivision exceeds the 20% rental/lease cap and are
20 grandfathered. Prior to renting or leasing their property, owners must receive written
21 approval for non-owner occupied properties from the Board of Directors. Permission
22 shall be granted so long as the current number of rental or leases in place does not
23 exceed the 20% rental cap and the rental or lease agreements are for 6 months or
24 longer. The Board of Directors may grant permission if there is a need based on
25 financial hardship, regardless of rental cap capacity or length of rental/lease. If the
26 rental or lease agreement is terminated by the property owner or the tenant before the
27 tenant occupies the lot/home for 6 continual months, the Board of Directors shall be
28 notified within 15 days of the termination.

29

30 All property owners must notify the Board of Directors before their lot/home is
31 rented or leased and provide the current name and contact information of the
32 occupant. The Board of Directors shall also be notified by the property owner when
33 the lot/home is no longer rented or leased or is left vacant or owner occupied.

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35 When the property owner rents or leases his/her home, the rental or lease agreement
36 shall include a requirement that the tenants must comply with all by-laws. The Board
37 of Directors will only correspond or contact the property owner concerning issues
38 that involve the lot/ home or tenants, not property managers or tenants. The Board of
39 Directors may contact the tenants at their discretion.

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1 SYLVAN KNOLLS-BOONES BOROUGH PROPERTY OWNERS'
2 ASSOCIATION, INC.
3 P.O. BOX 5132, Bend, OR 97708-5132
4

5 **PRIOR RECORDED BYLAWS:**

6 The above integrated text of previously approved By-Laws takes precedence over the
7 following text and amendments thereto, previously filed as follows in Deschutes County,
8 Oregon:
9

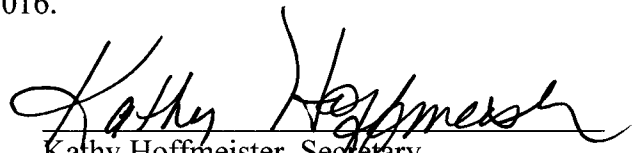
10 Document Number	Recorded Location
11	
12 95-18424	374-2354 to 2372
13 95-21733	376-2909
14 96-24049	414-2842
15 97-28969	458-1115
16 98-25771	498-1812
17 2000-43067	

18
19 **CERTIFICATION**
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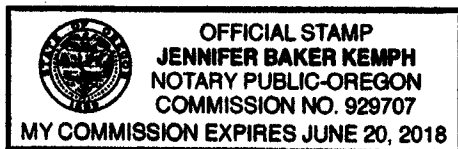
21
22 STATE OF OREGON)
23) ss.
24 County of Deschutes)
25

26 I, Kathy Hoffmeister, secretary of the Sylvan Knolls-Boones Borough Property
27 Owners Association, Inc., and Lindsay Greco, president of the Sylvan Knolls-Boones
28 Borough Property Owners Association, Inc., due hereby certify and acknowledge that the
29 foregoing Bylaws are the duly adopted Bylaws of the Association, and each amendment
30 to the Bylaws herein has been duly adopted in accordance with the Bylaws of the
31 Association.

32
33 DATED this 6th day of ^{April}~~March~~ 2016. *(KH)*

34
35
36 
37 Kathy Hoffmeister, Secretary
38 Sylvan Knolls-Boones Borough Property
39 Owners' Association, Inc.

40
41 SUBSCRIBED and SWORN to before me this 6th day of ^{April}~~March~~ 2016.
42
43



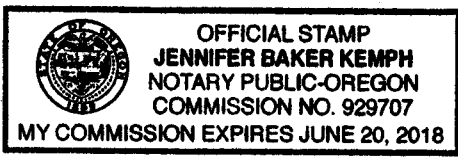

Notary Public – State of Oregon

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DATED this 6th day of ^{April}~~March~~ 2016.

Lindsay Greco
Lindsay Greco, President
Sylvan Knolls-Boones Borough Property
Owners' Association, Inc.

SUBSCRIBED and SWORN to before me this 6th day of ^{April}~~March~~ 2016.



Jennifer Baker Kempth
Notary Public – State of Oregon