

94-26648

WPN ✓ Sylvan Knolls - Boones Borough Property Owners' Association, Inc.  
P.O. Box 5132, Bend, OR 97708-5132

344 - 2400

AMENDMENTS TO THE 1989 REVISED BY-LAWS

SYLVAN KNOLLS - BOONES BOROUGH PROPERTY OWNERS'  
ASSOCIATION, INC.

These amendments of the By-Laws were approved at the Annual Meeting of the Property Owners on June 9, 1994 by vote of at least 2/3 of the eligible voting members at the meeting. The amendments are as follows and the page numbers stated are to be found on the bottom left-hand side of the copy given to each Property Owner:

ARTICLE III, SECTION 3, PAGE 1

OF AMENDMENT NUMBER 91-19403, LINE 16

Delete as amended in Vol. 239, Page 1428 with Deschutes County, and substitute in its place the following wording:

"The Plan Review Committee will be made up of at least 3 and no more than 5"

ARTICLE III, SECTION 3, PAGE 1

OF AMENDMENT NUMBER 91-19403, LINE 19

Delete as amended in Vol. 239, Page 1428 with Deschutes County, the following wording: "three"

ARTICLE III, SECTION 3, PAGE 4, LINE 24

From the existing text as originally written and recorded in Vol. 188, Page 2916 with Deschutes County delete the following word: "two"

1                   ARTICLE III, SECTION 3, PAGE 4, LINE 24

2           Delete as originally written and recorded in Vol. 188, Page  
3   2916, the word: "two".

4                   ARTICLE III, SECTION 5, PAGE 5, LINE 22

5   To the existing text as originally written and recorded in Vol. 188, Page  
6   2917 with Deschutes County, add the following:

7           "The Board may, but is not compelled to call a special meeting or  
8   conduct a vote on any issue they feel membership has voted upon within  
9   the past 6 months."

10                   ARTICLE III, SECTION 8, PAGE 6, LINES 18-26

11                   AND PAGE 7, LINES 1-5.

12           Delete text as originally written and recorded in Vol. 188, Pages  
13   2918 and 2919, and substitute in its place the following wording:

14           " Any Association member, or group of members, may convey a  
15   written complaint about Association matters, to the President, or any  
16   Board Member acting on behalf of the President. The Board shall respond,  
17   in writing, to the complainant about the merits of the complaint within 30  
18   days of receipt. The response of the Board shall include a statement  
19   which describes the Board's interpretation of the By-Laws as they pertain  
20   to the complaint. If the complainant is not satisfied with the outcome,  
21   he/she may proceed to a second stage by requesting of the President of  
22   the Board, in writing, a formal hearing. The purpose of the hearing is to  
23   permit the complainant to present additional information relevant to the  
24   original complaint or the Board's written response. Upon receipt of such  
25   written request, the President of the Board will arrange a hearing as soon  
26   as practical, but at least within 30 days. At least 3 members of the Board

1 with the power to act must be present at the hearing. The complainant  
2 may invite other property owners who have relevant information to  
3 present. Within 15 days of the hearing the Board must respond in writing  
4 to the complainant, by affirming its original decision, modifying its  
5 initial decision or continuing the fact finding process for another 30 days.  
6 The complainant may request another hearing at the end of the fact finding  
7 period. Following the second hearing the Board shall respond to the  
8 complainant within 7 days and that will be the final administrative step  
9 in the complaint process."

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ARTICLE VI, SECTION 1, PAGE 8, LINE 22

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Delete as originally written and recorded in Vol. 188, page  
2920 with Deschutes County, and substitute in its place the  
following wording:

" approval by a vote cast in the normal voting procedure as  
defined in Article 3 Section 6."

ARTICLE VI, SECTION 1, PAGE 9, LINE 2

Delete as originally written and recorded in Vol. 188, Page  
2921 with Deschutes County, and substitute in its place the  
following wording:

"when the charges fell due. Anyone who has not paid their dues  
may not have a vote."

1 BUILDING AND USE RESTRICTIONS, PART 1, SECTION 1,  
2 PAGE 10, LINE 22

3 Delete as originally written and recorded in Vol. 188, page  
4 2922 with Deschutes County, and substitute in its place the  
5 following wording:

6 "Plans submitted to the Plan Review Committee are to show  
7 location, and speci-"  
8

9 BUILDING AND USE RESTRICTIONS, PART 1, SECTION 3,  
10 OF AMENDMENT NUMBER 93-43560, LINES 16-27

11 Delete as amended in Vol. 321, Page 1658: all wording.  
12

13 BUILDING AND USE RESTRICTIONS, PART 1, SECTION 3,  
14 OF AMENDMENT NUMBER 91-34496, PAGE 1, LINES 24-26  
15 AND PAGE 2, LINES 1-2

16 Delete as amended in Vol. 250, Pages 0922-0923: all wording.  
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18 BUILDING AND USE RESTRICTIONS, PART 1, SECTION 3, PAGE 11,  
19 LINES 22 THROUGH LINE 24 ENDING WITH "COMMITTEE".

20 Delete text as originally written and recorded in Vol. 188,  
21 Page 2923 with Deschutes County and add the following:

22 "No mobile, manufactured, pre-fabricated or modular homes  
23 are allowed. Roofs must be of wood shakes, cement tile, clay tile,  
24 cement/fiber tiles, Fiberglass composite material; this includes  
25 materials such as Celotex "Presidential", or material of like quality  
26 and appearance, Fiberglass composite material; this includes

1 materials such as GS "High Sierra", GS "Architect 80", Elk "Prestique  
2 Plus", Timberline "Ultra", or material of like quality and appearance  
3 having a minimum of 30 year warranty, Stone coated steel; this  
4 includes materials such as Gerard, Painted metal shakes; this  
5 includes materials such as "Aluminum Classic Products" or material  
6 of like quality and appearance and must be approved by the Plan  
7 Review Committee. Roof colors must be brown or gray tones and  
8 approved by the Plan Review Committee.

9 BUILDING AND USE RESTRICTIONS. PART 1. SECTION 3. PAGE 11.  
10 LINE 24 BEGINNING WITH "BUILDINGS" THROUGH LINE 26

11 Delete as originally written and recorded in Vol. 188, page  
12 2923 with Deschutes County, and substitute in its place the  
13 following wording:

14 " Roofing material types may not be mixed on the same building  
15 and property owners should insure that all buildings on the same lot  
16 are similar in appearance of siding and roofing material, and color.  
17 Buildings, fences and improvements must be designed and located on  
18 the property so as not to detract from the appearance of the  
19 property, or the value and enjoyment of other"

20  
21 NOTE: The above changes supersede, take precedence over, and  
22 replace the original sections previously filed, of record in Deschutes  
23 County, Oregon, Vol. 188, Pages 2913-2929 and affected subsequent  
24 amendments filed as follows:

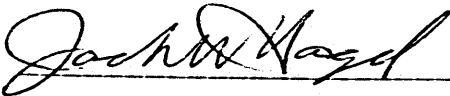
25

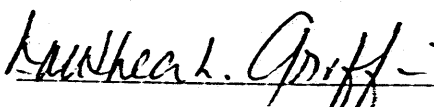
26

- 1 Amendment #91-19403 recorded in Vol. 239, Pages 1428-1430
- 2 Amendment #91-34496 recorded in Vol. 250, Pages 0922-0924
- 3 Amendment #93-43560 recorded in Vol. 321, Page 1658-1659
- 4

5 DATED THIS 5th DAY OF JULY, 1994.

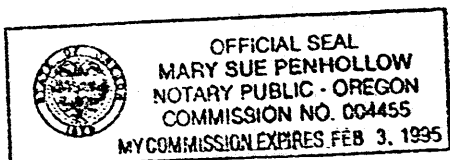
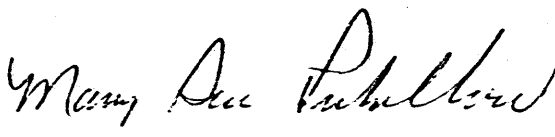
6 SYLVAN KNOLLS - BOONES BOROUGH  
7 PROPERTY OWNERS' ASSOCIATION, INC.

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9   
10 Jack Hagel, Treasurer

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13 Louthea L. Griffin, Secretary

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16 STATE OF OREGON )  
17 ) ss.  
18 County of Deschutes )

19 <sup>on July 5, 1994</sup> Personally appeared the above named Jack Hagel, Treasurer  
20 and Louthea L. Griffin, Secretary of Sylvan Knolls - Boones Borough  
21 Property Owners' Association, Inc. and acknowledged the foregoing  
22 instrument to be their voluntary act and deed.

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344 - 2406

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:

94 JUL -5 PM 2:09

MARY SUE PENHOLLOW  
COUNTY CLERK

BY. T. Moore DEPUTY

NO. 94-26648 FEE 35.00

DESCHUTES COUNTY OFFICIAL RECORDS