

DESCHUTES COUNTY OFFICIAL RECORDS  
NANCY BLANKENSHIP, COUNTY CLERK

2003-04274



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# DESCHUTES COUNTY CLERK

## CERTIFICATE PAGE



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Amendment  
to  
BY LAWS OF ASSOCIATION  
OF  
CHRISTIE ACRES

PROPERTY OWNER'S ASSOCIATION

AMENDMENT ARTICLE I

Article III, Section I, Article V, Section I and Article V, Section 5, of the initial By Laws of the Association and the AMENDMENT to the said By Laws dated 9-16-96 are hereby repealed. In lieu thereof, the following is hereby enacted by the members of the Association.

AMENDMENT ARTICLE II

ARTICLE III of the said By Laws shall be retitled and restated to state:

ARTICLE III  
FEES; LIEN ON PROPERTY IF UNPAID

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SECTION I.

The Association shall annually assess a fee against each lot in CHRISTIE ACRES which shall be due on June 1 each year, which shall be known as the Annual Assessment herein and which shall be used for maintenance of roads within CHRISTIE ACRES and for other necessary expenses of the said PROPERTY OWNER'S ASSOCIATION, which shall include, but not limited to, insurance premiums and legal advice.

SECTION II.

The Association shall annually assess against Lots 1, 2, 3, 4, and 5 of Block 1 and Lots 2, 3, 4, and 5 of Block 2 of Christie Acres an additional assessment for Irrigation Water delivered to the property by the Central Oregon Irrigation District, herein called COID. This assessment shall be known as the Water Assessment herein, and will be based on the cost of water billed by COID to the Association. The amount of the Water Assessment for each lot will be one ninth of the total water bill from COID to the Association. The Water Assessment shall be due when billed by the Association, but shall be past due on April 1, of the year in which it is billed.



SECTION III.

The Annual Assessment for any year shall not be past due until December 31 of the assessment year. The Water Assessment shall be past due on April 1 of the year in which it is billed by the Association to the member.

SECTION IV.

All assessments shall bear interest at the rate of 1 ½ per cent per month from the date they are past due to the date paid. Interest on past due assessments shall be compounded monthly as of the first day of the month.

SECTION V.

In the event that an assessment and all accrued interest thereon, together with any collection costs thereon, are not paid before the assessment becomes past due, it shall become a lien upon the lot to which it is applicable, without the necessity of filing a lien in the Office of the County Clerk of Deschutes County, Oregon, although the filing of a claim of lien shall be additional notice of the lien disclosed in the said claim of lien.

SECTION VI.

Liens under this Article shall have a duration of seven (7) years from the date that they attach to a lot. The Association shall have the right to foreclose liens created under this Article at any time during the duration of the said lien in the manner provided for the foreclosure of liens under the laws of the State of Oregon.

SECTION VII.

In the event the Board of Directors institutes procedures to collect a past due assessment or foreclose a lien arising under this Article, the Association shall be entitled to recover, in addition to the lien amount, any collection costs including attorney fees and court costs, including those incurred upon appeal, which it reasonably incurs.

AMENDMENT ARTICLE III

ARTICLE V, SECTION 1- DIRECTORS of the said By Laws shall be restated to state:

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ARTICLE V.

SECTION 1 - DIRECTORS

The management of the Association shall be vested in a Board of Directors of three persons, elected annually by the membership. The terms of office of such Directors shall begin immediately after election and qualification and they shall serve for one year and until their successors are elected and qualified.

AMENDMENT ARTICLE IV

ARTICLE V, SECTION 5 - DUTIES OF OFFICERS of the said By Laws shall be restated to state:

ARTICLE V

SECTION 5 - DUTIES OF OFFICERS

(A) The officers shall perform the duties usually appertaining to such officers and such other duties as may be delegated to them by these By Laws, or by the Board.

(B) It shall be the duty of the Treasurer of the Association to maintain an official record of the assessments made by the Board of Directors against the various properties of CHRISTIE ACRES.

(C) Until further notice the address of the Treasurer of the Association shall be:

6230 SW Zenith Avenue,  
Redmond, Oregon 97756.

RECORDING

The members of the Christie Acres Property Owner's Association met at a duly called special meeting of the members, called for the purpose of amending the BY LAWS OF ASSOCIATION OF CHRISTIE ACRES PROPERTY OWNER'S ASSOCIATION on JANUARY 15, 2003 at 3651 SW 63RD ST., Redmond, Deschutes County, Oregon, at approximately 7:00,     p m., with 10 lots represented by owners in attendance or by proxy, the same being a quorum of the membership of said Association for holding said meeting. At that meeting a majority of the members present and voting voted to amend the said By Laws of ASSOCIATION OF CHRISTIE ACRES PROPERTY OWNER'S ASSOCIATION, in accordance with the requirements of Article VIII of the said BY LAWS, which BY LAWS were originally recorded on the 18<sup>th</sup> day of March, 1980 as document number

24660 at volume 318 page 543 of Deed Records of Deschutes County, Oregon, which BY LAWS were subsequently amended and the amendments recorded, one of which amendments is being repealed hereby. The members of said Association also directed that a copy of this Amendment be recorded in the Office of the Deschutes County Clerk to be in effect until modified, changed or terminated by a majority vote of the members voting as set forth in Article VIII of said By Laws.

CHRISTIE ACRES PROPERTY  
OWNER'S ASSOCIATION

BY: [Signature]  
President

BY: [Signature]  
Secretary

STATE OF OREGON            )  
  )ss  
County of Deschutes        )

On the 17<sup>th</sup> day of January, 2003, personally appeared [Signature] and [Signature], who, being duly sworn depose and say that they are the President and Secretary, respectively, of the Christie Acres Property Owner's Association, and that each executed this instrument on behalf of the said Association by authority of its board of directors; and each acknowledges that this instrument is the voluntary act and deed of the Association and reflects the decision of the Association by virtue of the vote of the members of that Association described in this document.

[Signature]  
Notary Public for Oregon

