



\$36.00

00214010200300727000020027

10/20/2003 01:46:41 PM

D-BYA Cnt=1 Stn=23 BECKEY  
\$10.00 \$11.00 \$10.00 \$5.00

After Recording Return to:  
Joanna Johns  
POB 2047  
Sunriver, Oregon 97707

Reserved for Recorder

**Circle Four Ranch Condominiums** *ASSOCIATION OF UNIT OWNERS*  
**Amendment to Bylaws Section 14, B: Late Charges**  
**Original Bylaw Recording 108 160**  
*Back PAGE*

**Rename Section and To Read as Follows:**

**Default in Payment of Common Expenses**

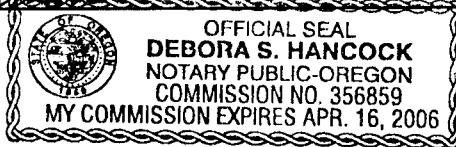
In the event of default by any unit owner in paying to the Association, the assessed common expenses, such unit owner shall pay to the Association: (a) the delinquent assessment, together with default interest at the rate of 1.5% per month (18% per annum) until payment is collected by the Association; and (b) a delinquency processing fee of \$50; and (c) all costs and expenses of every nature which are incurred by the Association at any time, in the Association's effort to collect the delinquent assessment, and/or defend the validity or priority of the assessment, it's lien, and in the foreclosure of it's lien (Collection Costs), including without limitation, intended by way of example only, lien preparation fees, recording fees, collection agency fees, court costs, fees for title reports, expert witness' fees, court reporter fees for taking and transcribing depositions, reasonable fees and disbursements of the Association's attorneys before and after a lawsuit is commenced, and if there is litigation, such fee and disbursement to be set by the court, in which the case is tried, heard, or appealed, including bankruptcy court, and if any, judgments, there shall be included a reasonable estimate of attorneys' fees and disbursements which are reasonable likely to be incurred by the Association in its efforts to collect the judgment. All Collection Costs shall bear 9% per annum from the date they are incurred until the date payment is collected. The Board of Directors shall notify the holder of any mortgage upon such a unit of a default, if such holder has so requested in writing.

This Amendment shall be effective on certification by the Chairman and Secretary of the Association, as having been adopted in accordance with the Bylaws and Oregon Revised Statutes, and recorded in Deschutes County, Oregon real property records.

I, James Eastman, state and certify that I am the President of the Association of Unit Owners of Circle Four Ranch Condominiums ("Association") and that the above referenced amendment was duly adopted in accordance with the Bylaws of the Association and ORS 100.410.

James S. Eastman  
James Eastman, President

State of Oregon )  
County of Deschutes )



This instrument is acknowledged before me on this 21 day of August, 2003 by James Eastman, as President of the Association of Unit Owners of Circle Four Ranch Condominiums.

Debora S. Hancock  
Notary Public

I, George Selfridge, state and certify that I am the Secretary of the Association of Unit Owners of the Circle Four Ranch Condominiums ("Association") and that the above referenced amendment was duly adopted in accordance with the Bylaws of the Association and ORS 100.410.

[Signature]  
George Selfridge, Secretary

State of Oregon )  
County of Deschutes )

This instrument acknowledged before me on this 5th day of September, 2003 by George Selfridge, as Secretary of the Association of Unit Owners of Circle Four Ranch Condominium.

Suzanne Logan  
Notary Public



Suzanne Logan