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DESCHUTES COUNTY OFFICIAL RECORDS
NANCY BLANKENSHIP, COUNTY CLERK

2003-32913



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After Recording Return to:
Thomas K. Wolf, Esq.
4550 S.W. Kruse Way, #125
Lake Oswego, OR 97035

Reserved for Recorder

AMENDMENT TO ARTICLE V, SECTION 4 of the ByLaws of The Association Of Unit Owners of Cluster Court

ARTICLE V, Section 4 of the ByLaws of the Association of Unit Owners of Cluster Court, Recorded in Volume 342, Page 162, Deeds Records, Deschutes County, Oregon Are Amended As Follows :

4. 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 assessments, together with default rate 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, or its lien, and in the foreclosure of its 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 disbursements to be set by the court, in which the case is tried, heard, or appealed, including any 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

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Amendment to Article V, Section 4

Amendment, 2 pages

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efforts to collect the judgment. All Collection Costs shall bear interest at 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.

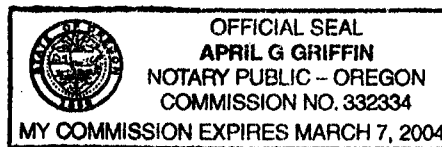
This Amendment shall be effective on certification by the Chairman and Secretary of the Association, as having been adopted in accordance with the ByLaws and Oregon Revised Statutes, and recorded in Deschutes County, Oregon real property records.

I, Kevin Mannix, state and certify that I am the Chairman of the Association of Unit Owners of Cluster Court ("Association"), and that the above referenced amendment was duly adopted in accordance with the ByLaws of the Association and ORS 100.410.

Kevin Mannix

By: Kevin Mannix, Chairman

State of Oregon)
) ss.
County of Marion)



This instrument was acknowledged before me on this 8th day of May, 2003, by Kevin Mannix, as Chairman of the Association of Unit Owners of Cluster Court.

April G. Griffin
NOTARY PUBLIC

I, Paul Saucy, state and certify that I am the Secretary of the Association of Unit Owners of Cluster Court ("Association"), and that the above referenced amendment was duly adopted in accordance with the ByLaws of the Association and ORS 100.410.

Paul Saucy
By: Paul Saucy, Secretary

State of Oregon)
) ss.
County of Marion)

This instrument was acknowledged before me on this 4 day of May, 2003, by Paul Saucy, as Secretary of the Association of Unit Owners of Cluster Court.

Jeanne Ridell
NOTARY PUBLIC



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