

VOL: 2000 PAGE: 8779
RECORDED DOCUMENT

STATE OF OREGON
COUNTY OF DESCHUTES



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DO NOT REMOVE THIS CERTIFICATE

(This certificate constitutes a part of the original instrument in accordance with ORS 205.180(2). Removal of this certificate may invalidate this certificate and affect the admissibility of the original instrument into evidence in any legal proceeding.)

I hereby certify that the attached instrument was received and duly recorded in Deschutes County records:

DATE AND TIME: Mar. 7, 2000; 1:26 p.m.

RECEIPT NO: 18011

DOCUMENT TYPE: Planned Community
Subdivision Bylaws

FEE PAID: \$41.00

NUMBER OF PAGES: 3

A handwritten signature in cursive script that reads "Mary Sue Penhollow".

MARY SUE PENHOLLOW
DESCHUTES COUNTY CLERK

RETURN TO: CROOKED RIVER RANCH
ADMINISTRATOR SUPERVISOR
P.O. BOX 1477 CRR, OR
97760

AMENDMENT TO BY-LAWS

2000-8779-1

OF

CROOKED RIVER RANCH CLUB AND MAINTENANCE ASSOCIATION

In accordance with the provisions of Article XVII, Section 1. of the By-Laws of Crooked River Ranch Club and Maintenance Association, the following Amendments were made to the said By-Laws by vote of the membership at its regular annual meeting held September 4, 1999. On that date there were 2639 lots in Crooked River Ranch Subdivision, each having the potential to cast one (1) vote as a member of the Association. Of those lots, however, 407 were ineligible to vote at that election because they did not have dues and/or assessments paid, making 2232 eligible votes at that meeting. Of the 2232 eligible votes, 1119 voted in favor of the Amendment and 85 voted against the Amendment. At a regular meeting of the Board of Directors held September 20, 1999, the Board of Directors certified that the Amendment had passed.

At that election, the following amendments were adopted by the Association:

ARTICLE IX

NOMINATION AND ELECTION OF DIRECTORS.

Section 2. Election. Election to the Board of Directors shall be by secret written ballot. At such election the members or their mail-in ballots may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted

ARTICLE XII

MEETING OF MEMBERS.

Section 4. Quorum. The presence at the meeting of, or mail-in-ballots from, members entitled to cast one-tenth (1/10) of the votes of the membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the protective Covenants, or these By-Laws. If, however, such a quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 5. Mail-in Ballots; Voting by Proxy Prohibited. At all meetings of members, each member except as otherwise provided in this Section, the Articles, the Covenants, or other provisions of the By-Laws, may vote in person or by mail-in ballot. All mail-in ballots shall be in writing and filed with the Secretary. Any member may vote in person or by mail-in ballot unless he/she no longer owns an interest in any Lot or Building site upon said Properties, or is in default in payment of Association assessments. No mail-in ballot may be counted at any meeting for any purpose unless validated for that meeting, by the Secretary or his designate. No mail-in ballot may be validated for the purpose of voting at any meeting unless presented to the Secretary at least three (3) days and not more than one month prior to the meeting. No member may vote when in default in payment of an Association assessment. Voting by proxy is prohibited.

ARTICLE XIV

ASSESSMENTS

Section 5. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Association may levy in any assessment year, a special assessment applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a described capital improvement upon The Common Areas, including the necessary fixtures and personal property related thereto, provided that any such special assessment for structural alterations, capital additions or capital improvements shall require the assent of a two-thirds (2/3) majority of the votes of each class of members who are voting in person or by mail-in ballot at a meeting duly called for this purpose, written notice of which shall be sent to all members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting setting forth the purpose of the meeting. This section shall not prohibit the Directors from authorizing capital expenditures for replacements or repairs or improvements from funds generated by regular assessments.

Section 7. Quorum for any Action Authorized Under Sections 3 and 5. At the first meeting called, as provided in Section 3 and 5 hereof, the presence at the meeting of members or of mail-in ballots entitled to cast 60% of all the votes of each class of membership shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting may be called, subject to the notice requirement set forth in Sections 3 and 5, and the required quorum at any such subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

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ARTICLE XVII

AMENDMENTS

Section 1. These By-Laws may be amended, at a regular or special meeting of the members by a vote in person or by mail-in ballot of members entitled to exercise a majority of the total eligible voting power of the membership.

CROOKED RIVER RANCH CLUB AND MAINTENANCE ASSOCIATION

By: [Signature]
Frank Hettick, President

By: [Signature]
Tom Hamlet, Secretary

STATE OF OREGON)
County of Jefferson)
County of Deschutes)

Personally appeared before me this 6th day of March, 2000 FRANK HETTICK and TOM HAMLETT, who, being duly sworn did say that they are the President and Secretary of Crooked River Ranch Club and Maintenance Association, respectively, and that said instrument was signed on behalf of said corporation by authority of its present board of directors; and he acknowledges said instrument to be its voluntary act and deed.

Before me: [Signature]
Notary Public for Oregon
My Comm. Expires: 7/21/2000

AFTER RECORDING RETURN TO:
The Crooked River Ranch Club And Maintenance Association
Administrative Supervisor (541) 548-8939
PO Box 1477, Crooked River Ranch, OR 97760

