

CONSTITUTION AND BY-LAWS

of the

SQUAW BACK WOODS PROPERTY OWNERS ASSOCIATION

ARTICLE I NAME

Section 1. The name of this association shall be the Squaw Back Woods Homeowners' Association.

ARTICLE II OBJECT

Section 1. The object of the Squaw Back Woods Homeowners' Association hereinafter referred to as The Association shall be those actions required to protect and enhance all properties lying within the boundaries of that portion of Indian Ford Ranch platted as Squaw Back Woods Addition of Indian Ford Ranch.

ARTICLE III MEMBERSHIP

Section 1. Membership in The Association shall be by ownership, either by deed or by purchase under contract of sale, of one or more lots. Upon all matters coming before The Association voting power shall be determined as follows:

- A. Each owner of one lot shall have one vote.
- B. In those cases of joint ownership the joint owners shall be considered as a single unit thereby entitled to one vote.
- C. In those cases where more than one lot is owned by one owner, the owner shall have one vote per lot.

ARTICLE IV EXECUTIVE COMMITTEE

Section 1. The Executive Committee shall consist of four elected officers and three elected members.

Section 2. **ELECTED OFFICERS.** Officers of The Association shall be elected by a majority vote of The Association members in attendance and by proxy ballot at a general meeting called by the executive committee. Tenure of office shall be one year with a maximum of two consecutive terms. Elected officers shall be: President, Vice-President, Secretary and Treasurer.

Section 3. **DUTIES OF OFFICERS.**

President. The President shall, in addition to those powers and duties usually vested in the office of president of an association, serve as chairman of the executive committee.

**Section 3.
(continued)**

Vice-President. The Vice-President shall act as and for the president in those cases when the president is absent.

Secretary. The Secretary shall keep a full and complete record of the proceedings of all meetings and shall conduct necessary correspondence with and to association members.

Treasurer. The Treasurer shall receive and safely keep administrative funds of The Association and disburse said funds in the manner prescribed by the executive committee and shall help the secretary whenever such help is needed.

Section 4.

ELECTED MEMBERS. Elected members of the executive committee shall consist of three members elected for a six month term of office with a maximum of two consecutive terms. Elected members shall be elected by a majority vote of The Association members in attendance and by proxy ballot at a general meeting called by the executive committee.

Section 5.

DUTIES OF EXECUTIVE COMMITTEE. The executive committee shall be responsible for:

1. Those duties authorized under Article II of these Constitution and By-Laws.
2. Supervision, collection, safekeeping, and disbursement of funds of The Association.

ARTICLE V**MEETINGS****Section 1.**

Written notice of each meeting shall be given to each member entitled to vote thereat, either by mail to the last address of record or by personal contact. Said notice shall include place of meeting, time of meeting, a brief summary of all scheduled business, and proxy ballots for use by those members unable to attend in person. Said notices shall be mailed not less than ten (10) days prior to the scheduled meeting.

Section 2.**QUORUM**

A. General Meetings. The presence of two officers and six members shall constitute a quorum for the transaction of business at a general meeting. Provisions of this section shall not apply during action conducted under Article VI.

B. Executive Committee. The presence of the president or vice-president and two additional members shall constitute a quorum for the executive committee to transact business.

Section 3.

Proxies. Every member entitled to vote shall have the right to do so either in person or by agent. The agent shall be either a proxy ballot returned to the secretary prior to the commencement of the applicable business meeting or by an appointed agent authorized in writing and filed with the secretary prior to commencement of the applicable business meeting.

Section 4.

Special Meetings. Special meetings of The Association may be called at any time by the executive committee or by any group of members holding not less than one-fifth of the voting power of this association in conjunction with the executive committee.

ARTICLE VI

AMENDMENTS. These Constitution and By-Laws may be amended or repealed by the vote of members entitled to vote who hold two-thirds of the voting power of those in attendance at the general meeting called by the executive committee or by proxy ballot.

ARTICLE VII

ANNUAL DUES

Section 1.

The dues of each voting member shall be \$3.00 per month. In cases where more than one lot is owned by one person, the assessed dues shall be the same as for one lot. When one lot of the multiple holding is sold either by deed or by contract of sale the new owner shall be responsible for the annual dues on a prorated basis from time of purchase. Dues shall be for the calendar year and shall be due each January thereof, and shall be paid to the treasurer of The Association. Annual dues not paid by January 31st shall be considered delinquent and shall be cause for a lien to be filed against the property. Amount of dues is subject to change according to Article VI.

The undersigned executive committee of SQUAW BACK WOODS PROPERTY OWNERS ASSOCIATION hereby approve and adopt the above Constitution and By-Laws.

DATED this 30 day of June, 1982

John P. Pierce

STATE OF OREGON,

County of Deschutes

} ss.

FORM NO. 23 - ACKNOWLEDGMENT
STELLERS REG. LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 30th day of June, 1982, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named John P. Pierce, President of Squaw Back Wood Home Owners Association

to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Debbie L. Wheeler

Notary Public for Oregon.

My Commission expires 11/29/84



A. 02° 38' 01"
R. 6665.90'
Chd Dist: 506.37'
Chd Bg: N00° 55' 00" W
E R: 6695.90'
E S: 153.90'

A. 05° 10' 43"
R. 3286.74'
Chd Dist: 296.98'
Chd Bg: N02° 55' 00" E
E R: 316.74'
E S: 150.00'

5/16 Cor. Between
Sts 28 & 29

S 89° 53' 48" W

2442.20

CS 1/16 Cor.

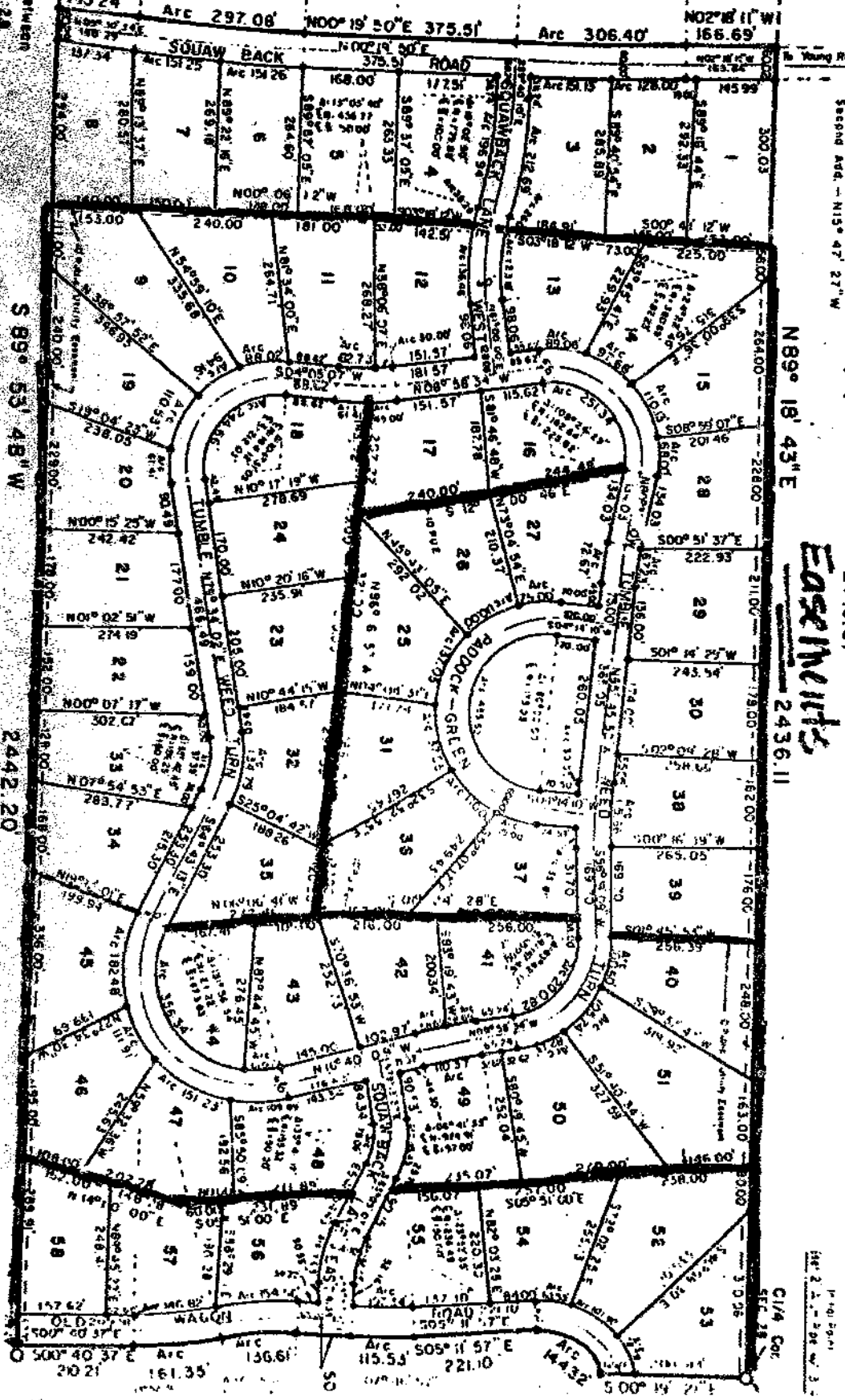
281.76

156.69'

N 89° 18' 43" E

EASEMENTS
2436.11

C1/4 Cor.



1/16 Cor.
St 2 & 3
St 2 & 3

24671

STATE OF OREGON
County of Deschutes

I hereby certify that the within instrument of writing was received for Record the 30 day of JULY, 1982 at 7:50 o'clock P.M., and recorded in Book 358 on Page 901 of Book of Deeds

ROSEMARY PATTERSON
County Clerk

By [Signature] Deputy