

88-15628

ARTICLES OF ASSOCIATION
LAKE PARK ESTATES NORTH PROPERTY OWNERS

ARTICLE I

NAME AND PURPOSE

SECTION 1

This Association shall be called: LAKE PARK ESTATES NORTH PROPERTY OWNERS ASSOCIATION.

SECTION 2

The purpose and objects of the Association shall be to provide for the operation, maintenance, repair, rebuilding or rehabilitation of roads, streets and public ways, for the benefit of members of the Association.

ARTICLE II

MEMBERSHIP

SECTION 1

The lots listed below are included in LAKE PARK NORTH PROPERTY OWNERS ASSOCIATION

BLOCK 1 LOTS 1-8
BLOCK 2 LOTS 1-4; 6-9

SECTION 2

All owners of a parcel of property within the above stated lots shall automatically become a member of this Association, and shall receive a certificate evidencing such membership. Any person purchasing any parcel within said area under an agreement of sale and/or land sales contract shall be deemed the owner of said parcel for the purposes hereunder. Joint owners of any lot shall be entitled to one membership.

ARTICLE III

FEES AND DUES

SECTION 1

The Board of Directors of the Lake Park Estates North Property Owners Association shall annually assess each lot its proportionate share of the costs for maintenance of roads, streets and public ways. The costs of said maintenance shall include the necessary amounts incurred by the directors for insurance, bond premiums, equipment rental, materials and labor required for such operation and maintenance.

SECTION 2

In the event any property owner shall fail to pay his assessments when due and payable, the amount thereof, together with interest at the maximum amount permitted by law from such date, and the costs of collection, if any, shall become and constitute a lien against the parcel or parcels owned by said delinquent property owner. The lien shall attach upon filing a claim of lien in the office of the County Clerk of Deschutes County, Oregon, within sixty (60) days from the date thereof, particularly describing said parcel or parcels and mailing to the delinquent property owner at his last known address a copy of said claim of lien.

Said lien may be foreclosed and the property sold to satisfy said lien in the same manner as is provided for the foreclosure of mechanics liens under the laws of the State of Oregon. If no such claim of lien shall have been filed within said time, or if the claim of lien shall have been cited but no action to enforce such lien shall have been commenced within six (6) months after such filing then such claim and/or lien shall be null and void.

ARTICLE IV

MEMBERSHIP MEETINGS

SECTION 1 - Annual Meetings

The annual membership meeting shall be held in August of each year.

SECTION 2 - Special Meetings

Special membership meetings shall be called by the Secretary upon resolution of the Board, or upon petition of five (5%) per cent of the voting members. The petition shall state the purpose of the special meeting and may fix a period of two weeks during which the meeting may be held, provided, however, that the petition be delivered to the Secretary no less than one week before the designated period.

SECTION 3 - Quorum

At any regular or special meeting a quorum shall consist of fifty (50%) per cent of the membership, except that any membership meeting at which a quorum is not present may be adjourned for from seven to fourteen days, and the Secretary of the Board will, within three days, give notice to all voting members of the adjourned meeting. At the reconvened meeting, a quorum shall consist of twenty-five (25%) per cent of the membership.

SECTION 4 - Powers of Meeting

At membership meetings, declarative resolutions may be adopted, and instructions may be issued to the Board provided they do not abridge powers specifically granted to the Board by these Articles. At a special membership meeting no business may be transacted other than that stated as the purpose of the meeting without the unanimous consent of the members present.

SECTION 5 - Voting Rights

Notwithstanding anything to the contrary herein contained, it is understood that there shall not be permitted more than one (1) vote per parcel owned. Vote must be cast in person or by mail and there may be voting by proxy. A quorum will be required for election or removal of Directors.

SECTION 6 - Notice of Meetings

There shall be not less than ten days written notice given at any meeting of the membership, mailed by regular mail, postage prepaid, to the last known address of each member of the Association, stating the date, time, place and purpose of such meeting.

ARTICLE V

DIRECTORS AND OFFICERS

SECTION 1 - Directors

The management of the Association shall be vested in the Board of Directors of five persons, who shall be elected by the membership. Directors shall serve for a period of one year and until their successors are duly elected and qualified.

Directors shall hold office until their successors have been elected and shall have entered upon the discharge of their duties.

The Directors shall be limited in their authority to the contracting for the operation, maintenance, repair, rebuilding or rehabilitation of the roads, streets and public ways, for the benefit of members of the Association, including the right to incur the necessary expenses for insurance, bond premiums, rental of equipment, purchase of necessary materials and labor incident to such operations and maintenance.

The Directors shall have the right to the reasonable entry upon any parcel for the purpose of such operation and maintenance without being deemed guilty in any manner of trespass or unlawful entry.

SECTION 2 - Vacancies

Any Director of this Association who, having been duly notified, fails to attend four regular consecutive board meetings without excuse satisfactory to the Board, shall thereby forfeit his membership hereon, and the position shall thereupon be deemed vacant.

SECTION 3 - Duties of Directors

The Directors shall administer all business carried on by the Association under the direction and control of any special or regular meeting of the members. They shall arrange an impartial audit by a public accountant of the books of the Association at least once a year, and shall issue a financial statement to the membership. They shall also issue annually to the membership a full report of its work during the year and of the progress and condition of the Association.

SECTION 4 - Officers

The officers shall be: President, Vice-President, Secretary, Treasurer, and such others as the Board may deem necessary. The President, Vice-President and Secretary shall be appointed by the Board of Directors from their number at the first regular board meeting following the annual election. All officers shall hold office at the discretion of the Board.

If the Treasurer is not a member of the Board, he/she may have a voice, but no vote, at board meetings.

SECTION 5 - Duties of Officers

The officers shall perform the duties usually appertaining to such offices and such other duties as may be delegated to them by the Articles of Association or by the Board.

SECTION 6 - Bonds

All officers and employees of the Association handling funds of the Association shall be bonded.

ARTICLE VI

MAIL VOTE

SECTION 1

Whenever in the judgement of the Board of Directors any question shall arise which it considers should be put to a vote of the membership, and when it deems it inexpedient to call a special meeting for that purpose, it may submit the matter to the membership in writing by mail for vote and decision, and the question thus presented shall be determined according to a majority of the votes received by mail within two weeks after such submission to the membership, provided that in each case, votes of at least a majority of the members shall be received. Action taken in this manner shall be as effective as action taken at any duly called meeting.

ARTICLE VII

LIABILITIES

SECTION 1

Nothing herein shall constitute members of the Association as partners for any purpose. No member, officer, agent or employee shall be liable for the acts of failure to act of any member, officer, agent or employee of the Association. Nor shall any member, officer, agent or employee be liable for his acts or failure to act under these Articles, excepting only acts or omissions arising out of his wilful misfeasance.

ARTICLE VIII

AMENDMENTS

SECTION 1

These Articles of Association may be amended, repealed or altered in the whole or in part by a majority vote at any duly organized meeting of the Association, either in person or by proxy at any duly organized meeting of the Association.

OWNERS OF BLOCKS 1 & 2

167 - 0491

- #1 ^{OK} Woodrow W. Donoho (1 lot) *tax lot 1200 lot 1-Blk 2*
4791 N.E. 29th Ct.
Redmond, Ore. 97756
- #2 ^{OK} Spencer M. & Pamela Griffith (2 lots) *1300 " 2 " 2*
2630 O'Neil Way
Redmond, Ore. 97756
- #3 Arthur N. Gwin & Wendy S. Wittenburg *1400 " 3 " 2*
4790 N.E. 29th Ct. (1 lot)
Redmond, Ore. 97756
- #4 ^{OK} Edward L. McAtee & Wendy Schouviller *1500 4 " 2*
4848 N.E. 29th Ct. (2 lots) *(7465) 1600*
Redmond, Ore. 97756
- #5 ^{OK} Kenneth E. Chapman (2 lots) *1601 6 " 2*
4450 N.E. 29th Ct.
Redmond, Ore. 97756 *1700*
- #6 ^{OK} Richard A. & Sylvia A. Hartzell *5190 1800 7-2 " 2*
760 N.W. 103rd (1 lot)
Redmond, Ore. 97756
- #7 ^{OK} David & Debra Lane (1 lot) *100 8 - 1*
P.O. Box 968
Redmond, Ore. 97756
- #8 ^{OK} Robert L. Miller (1 lot) *200 7 - 1*
2338 N.E. O'Neil ~~528-8829~~
Redmond, Ore. 97756
- #9 Ronald A. Hulbert (1 lot) *548-6739 300 6 - 1*
4495 N.E. 25th
Redmond, Ore. 97756
- #10 ^{OK} David B. & Marylee Bates (1 lot) *400 5 - 1*
2605 Washington Ave.
Baker, Ore. 97814
- #11 ^{OK} Kenneth L. Huddle (2 lots) *500 4-1*
4092 N.E. Negus Way *3442 600 3-1*
Redmond, Ore. 97756
- #12 ^{OK} Jerry J. Gannon (1 lot) *760-6429 700 2-1*
13732 S.E. Rhone
Portland, Ore. 97236
- #13 ^{OK} Patrick Dorning (1 lot) *548-8829 800 1-1*
2154 N.E. O'Neil *5571*
Redmond, Ore. 97756

Lorie / Sherrie
V. Savings 6th 4th

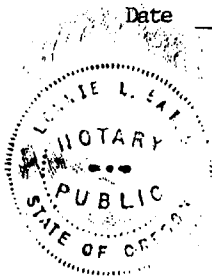
The undersigned current property owners of Lake Park Estates Subdivision agree to establish a road maintenance district which is separate and excluded from the original subdivision association.

The new association shall be called LAKE PARK ESTATES NORTH PROPERTY OWNERS ASSOCIATION, and shall abide by the articles of association attached hereto.

Block 2 Lot 6

Farrell Chapman Farrell Chapman

Date 7-19-88



Notary Arnie A. Bate

For Deschutes County, Oregon

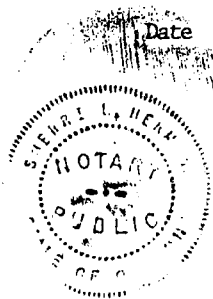
My commission expires 10-19-88

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Block 2 Lot 7
Block 2 Lot 8
Block 2 Lot 9

Sylvia Hartzell Sylvia Hartzell

Date 6/29/88



Notary Henri L. Hermans

For Deschutes County, Oregon

My commission expires 4-25-92

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Block 1 Lot 8

Debra Lane Debra Lane

Date 7-9-88



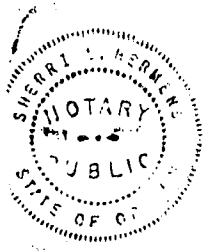
Notary Sherri L. Hermens
For Deschutes County Oregon
My commission expires 4-25-92

* * * * *

Block 1 Lot 7

Karen J. Miller Karen J. Miller

Date June 30, 1988



Notary Sherri L. Hermens
For Deschutes County, Oregon
My commission expires 4-25-92

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Block 2 Lot 1

Woodrow W. Donoho

Woodrow W. Donoho

Date

6/57/78



Notary

Rebecca Wright

For

Deschutes County State of Oregon

My commission expires

4-2-92

* * * * *

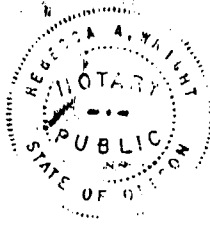
Block 2 Lot 2

Pamela Griffith

Pamela A. Griffith

Date

6-29-88



Notary

Rebecca Wright

For

Deschutes County State of Oregon

My commission expires

4-2-92

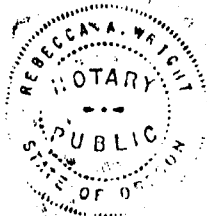
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Block 2 Lot 3

Wendy Wittenburg Gwin Wendy S. Wittenburg Gwin

Date 7-1-88



Notary Rebecca Wright

For Deschutes County, State of Oregon

My commission expires 4-2-92

* * * * *

Block 2 Lot 4

Wendy Schouviller Wendy Schouviller

Date June 28 1988



Notary Sherri L. Hermans

For Deschutes County, Oregon

My commission expires 4-25-92

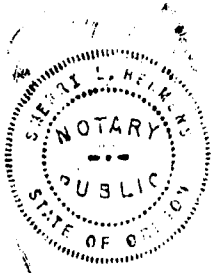
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Block 1 Lot 6

Ronald A. Hulbert Ronald A. Hulbert

Date 6-30-88



Notary Sherri L. Hermans

For Deschutes County, Oregon

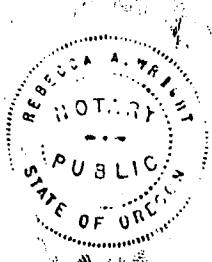
My commission expires 4-25-92

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Block 1 Lot 3
Block 1 Lot 4

Kenneth L. Huddle Kenneth L. Huddle

Date July 1, 1988



Notary Rebecca A. Wright

For Deschutes County, Oregon

My commission expires 4-2-92

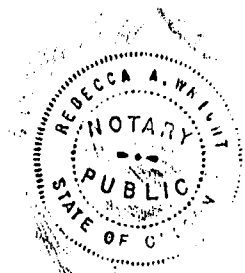
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Block 1 Lot 1

Patrick D. Dorning Patrick D. Dorning

Date July 8, 88



Notary Rebecca A. Whitt
For Deschutes County State of Oregon

My commission expires 4-2-92

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The undersigned current property owners of Lake Park Estates Subdivision Block 1 Lots 1 - 8 and Block 2 Lots 1 - 4, 6 - 9 agree to establish a road maintenance district which is separate and excluded from the original subdivision association.

The new association shall be called LAKE PARK ESTATES NORTH PROPERTY OWNERS ASSOCIATION, and shall abide by the articles of association attached hereto.



LOT 2

JERRY J. GANNON

Jerry J. Gannon

State of Oregon

County of Clackamas

my comm. expires 9/6/88

Irene Hoskins

STATE OF OREGON) ss.
COUNTY OF DESCHUTES)

I, MARY SUE PENHOLLOW, COUNTY CLERK AND RECORDER OF CONVEYANCES, IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WAS RECORDED THIS DAY:

88 JUL 21 PM 12:04

MARY SUE PENHOLLOW
COUNTY CLERK

Farrell Chapman
4450 NE 29th CT
Redmond, OR 97759

BY: *B. Buck* DEPUTY
88-15628
NO. _____ FEE 65-
DESCHUTES COUNTY OFFICIAL RECORDS