



After Recording Return to:

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**AMENDMENT TO THE CONDOMINIUM DECLARATION
FOR THE RIDGE CONDOMINIUM**

This Amendment amends the Condominium Declaration for The Ridge Condominium recorded in the deed records of Deschutes County, Oregon, on July 7, 1988, as Document No. 88-14595, in Book 166, Pages 1467, *et. seq.* (the "Original Declaration").

RECITALS

After the recordation of the Declaration, The Ridge Condominium Association (the "Association") attempted to amend the Declaration by recording a document in the Deschutes County records entitled "Proposed Amendment to Condominium Declaration for The Ridge Condominium," which was accepted for recording on October 29, 2010, as Instrument No. 2010-43413 (the "2010 Amendment"). The text of the 2010 Amendment purported to amend the definition of unit boundaries, and to convert certain portions of individual condominium units, namely windows and exterior doors, to general common elements.

Contrary to the requirements of the Oregon Condominium Act, including, without limitation, ORS 100.135(5)(a)(A), the 2010 Amendment did not receive the approval of all unit owners in the Condominium. Contrary to the requirements of ORS 100.135(2)(a), the 2010 Amendment did not receive the approval of the Oregon State Real Estate Commissioner or the Deschutes County Assessor (as also required by ORS 100.110(1)(a)). The above-referenced failures to obtain required approvals by all unit owners and required government officials is evidenced on the face of the recorded 2010 Amendment.

NOW, THEREFORE, the Declaration is hereby amended to provide as follows:

1. **2010 Amendment.** The 2010 Amendment is hereby declared null and void and of no force or effect.

2. **Section 3.5.** The Original Declaration is hereby amended to add the following new Section 3.5, which shall read in its entirety as follows:

3.5 Anything in this Declaration or the Bylaws to the contrary notwithstanding and regardless of whether such windows and doors are considered part of a Unit or a common element, the Association shall be responsible for the cost and performance of maintenance, repair, and replacement of all exterior windows in the Condominium (except glazing and screening), including, without limitation, all such windows located within or connected with a

Unit, and all exterior doors (except glazing and screening), including, without limitation, all such exterior doors leading into or out of a Unit.

3. **Section 8.3.** The first sentence of Section 8.3 of the Original Declaration is hereby amended to read in its entirety as follows: No Unit may be divided into more than eight (8) undivided interests.

4. **Scope.** Except as necessary to give full effect to the amendment set forth above, the Declaration shall remain unmodified and in full force and effect.

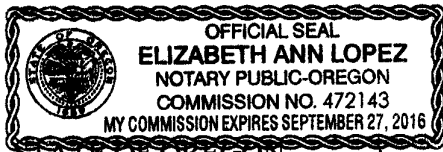
IN WITNESS WHEREOF, the Chairman and Secretary of the Association hereby certify that the foregoing Amendment to Declaration was approved by not less than 75% of the unit owners and otherwise in compliance with all other requirements of the Oregon Condominium Act.

Harold R. Pujade
Chairman

Patricia Baker
Secretary

STATE OF OREGON)
) ss. May 31st, 2017⁴
County of Deschutes)

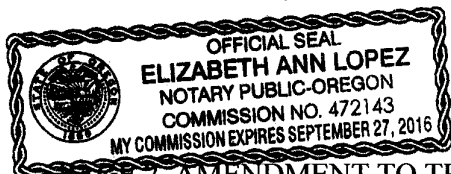
Personally appeared before me the above-named Harold R. Pujade and who, being duly sworn, did say that he is the **Chairman of The Ridge Condominium Association**, and that said instrument was signed in behalf of said Association by authority of its Board of Directors, and acknowledged said instrument to be its voluntary act and deed.



Elizabeth Ann Lopez
Notary Public for Oregon

STATE OF OREGON)
) ss. May 31st, 2017⁴
County of Deschutes)

Personally appeared before me the above-named Patricia Baker and who, being duly sworn, did say that he is the **Secretary of The Ridge Condominium Association**, and that said instrument was signed in behalf of said Association by authority of its Board of Directors, and acknowledged said instrument to be its voluntary act and deed.



Elizabeth Ann Lopez
Notary Public for Oregon

The foregoing Declaration Amendment is approved pursuant to ORS 100.110 this 10th day of February, 2018, and in accordance with ORS 100.110(8), this approval shall automatically expire if this Declaration Amendment is not recorded within one (1) year from this date.

OREGON REAL ESTATE COMMISSIONER

By

Mitch Haney

The foregoing Amendment to Declaration is approved pursuant to ORS 100.110 this 10 day of July, 2018.

DESCHUTES COUNTY ASSESSOR

By

Scott Langston
Dan Pasi