

87- 1705

0140-1568

AMENDMENT TO BYLAWS OF THE
ASSOCIATION OF UNIT OWNERS OF SKI HOUSE II
CONDOMINIUM SECTION

The Bylaws of the Association of Unit Owners of Ski House II Condominium Section recorded in Volume _____, Page _____, Deed Records, Deschutes County, Oregon, are hereby amended as follows:

1. Article 3 Section 14 is hereby amended to read as follows:

14. FIDELITY BOND. The Association, through the board of directors, shall require that all officers, directors, employees and agents of the association handling or responsible for its funds shall furnish adequate fidelity bonds. The premiums on such bonds shall be common expenses.

2. Article 3 Section 15 is hereby amended to read as follows:

15. INSURANCE. The Association, through the board of directors, shall obtain and maintain at all times and shall pay for out of common expense funds the following insurance covering both the common elements and individual units, including fixtures, equipment, and other property which would ordinarily be required to be covered by a holder of a first mortgage:

(i) Property insurance including, but not limited to, fire, extended coverage, vandalism, and malicious mischief, and

(ii) Insurance covering the legal liability of the Association, the unit owners individually and the manager, including but not limited to, the board of directors, the public and the unit owners and their invitees or tenants, incident to ownership, supervision, control or use of the property. There may be excluded from the policy required under this subsection, coverage of a unit owner, other than coverage as a member of the Association or board of directors, for liability arising out of acts or omissions of that unit owner and liability incident to the ownership or use of the part of the property as to which that unit owner

-1- AMENDMENT

GRAY, FANCHER, HOLMES,
HURLEY & BISCHOF
ATTORNEYS AT LAW

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has the exclusive use or occupancy. Liability insurance required under this subsection shall be issued on a comprehensive liability basis and shall provide a cross liability endorsement providing that the rights of a named insured under the policy shall not prejudice any action against another named insured.

The Association must, with regard to such insurance, observe the requirements appearing in Section 803.07P of the FNMA Home Mortgage Servicing Contract Supplement or the applicable provisions of any successor publication.

Notwithstanding any of the foregoing provisions and requirements relating to property or liability insurance, there may be named as an insured, on behalf of the Association, the Association's authorized representative, including any trustee with whom such Association may enter into any insurance trust agreement or any successor to such trustee (each of whom shall be referred to herein as the "Insurance Trustee"), who shall have exclusive authority to negotiate losses under any policy providing such property or liability insurance.

Each unit owner appoints any Insurance Trustee or substitute Insurance Trustee designated by the Association, as an attorney-in-fact for the purpose of purchasing and maintaining such insurance, including: the collection and appropriate disposition of the proceeds thereof; the negotiation of losses and execution of releases of liability; the execution of all documents; and the performance of all other acts necessary to accomplish such purpose. The Association or any insurance trustee shall receive, hold or otherwise properly dispose of any proceeds of insurance in trust for unit owners and their first mortgage holders, as their interests may appear.

2. Section 7, Article VII is hereby amended to read as follows:

Abatement and Enjoining of Violations. The violation of any rule or regulation adopted hereunder or the breach of any Bylaw contained herein or of any provision of the Declaration filed herewith shall give the board of directors, acting on behalf of the Association, the right, in addition to any other rights set forth in these Bylaws, the right to enjoin, abate, or remedy such thing or condition by appropriate legal

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0140-1570

proceedings.

DATED this 15 day of January, 1987.

ASSOCIATION OF UNIT OWNERS OF
SKI HOUSE II CONDOMINIUM SECTION

By: Cecil Patton
Secretary

The President and Secretary of the Association of Unit Owners of
Ski House II Condominium Section, hereby certify that the
above amendments to the Bylaws of the Association of Unit Owners
of Ski House Condominium Section were duly approved by 75% of
the members of the Association at a special meeting called and
held on October 18, 1986.

ASSOCIATION OF UNIT OWNERS OF
SKI HOUSE II CONDOMINIUM SECTION

By: Robert C. Simmons
President

By: Cecil Patton
Secretary

STATE OF OREGON, County of ^{Lane} Deschutes, ss:

The foregoing instrument was acknowledged before me this
8th day of January, 1987, by Robert C. Simmons, President
of the Association of Unit Owners of Ski House II Condominium
Section.

Richard Price
NOTARY PUBLIC FOR OREGON
My Commission Expires: 12-13-88



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STATE OF OREGON, County of Deschutes, ss.

0140-1571

The foregoing instrument was acknowledged before me this 18 day of January, 1987 by Carol P. [unclear] Secretary of the Association of Unit Owners of Ski House II Condominium Section.

Martha J. Bagginstos
NOTARY PUBLIC FOR OREGON
My Commission Expires: 2-26-87

The foregoing Amendments to the Bylaws are hereby approved pursuant to ORS 94.152 this 23rd day of January, 1987.

MORELLA LARSEN
Real Estate Commissioner

By Alberta Rastlke



STATE OF OREGON)
COUNTY OF DESCHUTES) ss.

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:

1987 JAN 28 PM 3:38

MARY SUE PENHOLLOW
COUNTY CLERK

BY: P. [unclear] DEPUTY

NO. 87-1705 FEE 17-
DESCHUTES COUNTY OFFICIAL RECORDS

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GRAY, FANCHER, HOLMES,
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ATTORNEYS AT LAW

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