

Amendments to By-laws of Tennis Village Townhouses recorded
in Deschutes County Deed Records Book 242, Page 192 on December
13, 1976.

13015

AMENDMENTS

Section 5.2 NUMBER, TENURE AND QUALIFICATIONS: The number of Directors of the Association shall be five. Two new Directors shall be elected each year with the exception that every third year only one new Director shall be elected. Each Director shall serve for a term of three years. Each Director shall hold office until the annual meeting of the year in which his term shall expire and until the election and qualification of his successor. The Secretary and Treasurer of the Board of Directors shall be elected by the Members of the Board of Directors from within the five members.

Section 5.6 QUORUM OF DIRECTORS: The majority of the Directors shall constitute a quorum for the transaction of business at any meeting of the Board of Directors, but if less than such majority is present at a meeting, a majority of the Directors present may adjourn the meeting from time to time without further notice. Attendance at a Board Meeting may be by telephone communication with written confirmation.

Section 5.7 MANNER OF DIRECTORS ACTING: The act of the majority of Directors present at a meeting at which a quorum is present shall be the act of the Board of Directors. All actions taken by the Board involving the obligation of funds over \$100.00 per item shall be recorded in the Minutes of that meeting which shall be signed by the Secretary and Chairman of that meeting. Copies of the Minutes of any Board Meeting or of the Treasurer's current account shall be made available to any owner upon written request to the Board.

Section 7.2 APPORTIONMENT OF RECEIPTS AND EXPENSES: Receipts of the property shall be distributed among, and the common expenses shall be charged to, the Unit Owners on the basis of the percentage of Ownership as set forth in the Declaration of Tennis Village Townhouses. Receipts by Unit Owners for rental of their unit shall not constitute common receipts. The Association shall bill each owner quarterly for his share of the common expenses which he shall pay within 10 days of receipt of such billing. If any Unit Owner shall become delinquent for two successive months, payment of such common expenses, the Board of Directors shall proceed to record a lien against his unit pursuant to ORS 91.580. No Unit Owner may exempt himself from liability for his contribution towards common expenses by waiver of the use or enjoyment of any of the common elements or by abandonment of his Unit.

I certify that the above set forth Sections are the Amended Sections drafted per the July 23rd, 1978 meeting of the Owners to the By-laws of Tennis Village Townhouses.

James W. Hoff
Secretary

STATE OF OREGON)
) ss
COUNTY OF LANE)

ACKNOWLEDGEMENT

On the 5th day of October, 1978 personally appeared the above named James W. Hoffman and then and there acknowledged the foregoing instrument to be his voluntary act and deed.



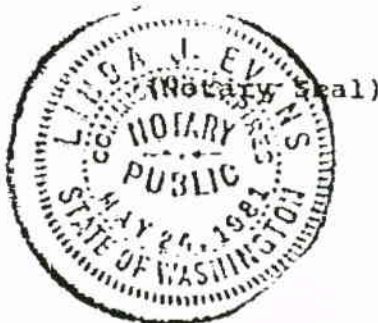
Ken E. Thucal
Notary Public for Oregon
My Commission Expires: 11-9-79

Evan Cropp
Chairman

STATE OF WASHINGTON)
) ss
COUNTY OF)

ACKNOWLEDGEMENT

On the 11th day of October, 1978 personally appeared the above named Evan Cropp and then and there acknowledged the foregoing instrument to be his voluntary act and deed.



Linda J. Evans
Notary Public for ~~Oregon~~ Washington
My Commission Expires: 5/24/81
Seattle, WA - 6 98102

13015
STATE OF OREGON
County of Deschutes
I hereby certify that the within instrument of writing was received for Record the 30 day of Oct A.D. 1978 at 11:17 o'clock A M. and recorded in Book 286 on Page 444 Records of Deschutes
ROSEMARY PATTERSON
County Clerk
By Debbie Patterson Deputy