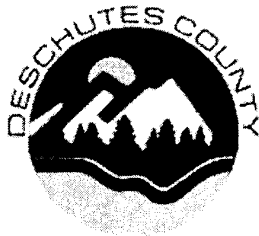




Do not remove this page from original document.

Deschutes County Clerk

Certificate Page



If this instrument is being re-recorded, please complete the following statement, in accordance with ORS 205.244:

Re-recorded to correct [give reason] _____
previously recorded in Book _____ and Page _____,
or as Fee Number _____.

Return to. Mark Frank
4701 W Antler Ave
Redmond OR. 97756

4
5 yes

**BY LAWS OF
URBAN ACRES HOME OWNERS ASSOCIATION**

ARTICLE I : NAME AND PURPOSE

Section I :

This association shall be called Urban Acres Home Owners Association.

Subdivision: Urban Acres

Section II:

The intent of the Association is to maintain the private roads within Urban Acres and insure privacy for the property owners.

ARTICLE II : Ownership

Section I :

All owners of a parcel of property within the above described development shall automatically become a member of this Association. Any person purchasing any parcel within the development under an agreement of sale shall be deemed the owner of said parcel for the purposes hereunder. Multiple owners of a parcel shall be entitled to one membership.

**ARTICLE III : ANNUAL ASSESSMENT, WATER ASSESSMENT, FEES, LIEN ON PROPERTY
IF UNPAID**

Section I :

The Association shall annually assess dues against each lot in Urban Acres, in the amount of \$285, which shall be due on June 1st each year. This assessment shall be known as the annual assessment. It shall be used for maintenance of roads within Urban Acres and for other necessary expenses of the said Home Owners Association, which shall include, but not be limited to, insurance premiums and legal advice. The annual assessment for any year shall not be past due until after December 31st of the assessment year. The annual assessment shall bear interest at the rate of 11 1/2 percent per month from the date they are past due, January 1st, to the date paid. Interest on past due assessments shall be compounded monthly as of the first day of the month.

Section II :

Central Oregon Irrigation District, herein called COID, water delivered to the point of delivery of URBAN ACRES and water assessments are the responsibility of COID each homeowner will be assessed and billed individually by COID. See Irrigation Contract Urban Acres Water Delivery Agreement. Each lot receives 24 hours of irrigation every eight days.

ARTICLE IV: MEMBERSHIP MEETINGS

Section I : Annual Meeting shall be held the 2nd week of August each year or such other time as may be designated by the property owners.

Section II : Special meetings

Special membership meetings shall be called by the secretary upon resolution of the Board, or upon petition of five (25%) 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 meetings may be held, provided, however, that the petition be delivered to the secretary not less than one week before the designated period.

Section III : Quorum

Declarant: Urban Acres Home Owners Association

At any regular or special meeting a quorum shall consist of sixty (60%) of the membership. Any meeting at which a quorum is not present may be adjourned for from seven (7) to fourteen (14) days , and notice given to all members of the adjourned meeting . At the reconvened meeting , a quorum will consist of fifty (50) percent of the membership.

Section IV : Powers of meetings

At a membership meeting, 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 conducted other than that stated as the purpose of the meeting without the unanimous consent of the members present.

Section V : Voting Rights

Each lot shall be entitled to one vote only, cast in person or by mail, or by proxy.

ARTICLE V :

Section I : Directors

The management of the Association shall be vested in a board of Directors of four (4) persons, elected every two (2) years by the membership. From the board, the following positions shall be elected by the Board : President, Vice President, Secretary and Treasurer.

Section II : Vacancies

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

Section III : Duties of Directors

The Directors shall administer the following

- 1) They shall arrange an impartial audit of the financial records of the Association at the discretion of the Board.
- 2) They may create advisory committees composed of individuals interested in one or more phase of the work of the Association.
- 3) They shall have the power to expend money to maintain the roads for the benefit of all members.
- 4) They shall provide such additional services to the members as the membership in their discretion may determine to be advisable.
- 5) In the case of a dispute, the Board of Directors provides review and a final decision on the issue.

Section IV : Officers

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

Section V : Duties of officers

President :

1. Chair meetings.
2. Represent Property Owners with the Community.
3. Set, and have available, agendas for Association Meetings
4. Final responsibility to represent/communicate Urban Acres Home Owners Association with the community and other members.

Vice President:

1. Fulfill all duties of the president in his/her absence.
2. Act as plain and site review board chairperson

Secretary:

1. Keep written minutes of all board and general membership meetings

2. Distribute copies of all minutes to the general membership.
3. Handle correspondence for the Association.
4. Maintain original copies of all Association business and legal papers.
5. Keep attendance records at meetings

Treasurer :

1. Maintain an official record of the assessments made by the Board of Directors against the various properties of Urban Acres.
2. Maintain responsibility for the Association's accounts receivables and payables.
3. Give Treasurer's report at member meetings
4. Issue a financial statement of his/her work during the year, and of the progress and condition of the Association , to the Board. The Board then presents this report at the annual meeting of the membership.

Two Board member signatures are required for all checks written for the Association : the treasurer or his/her designee and an officer of the Board.

Until further notice the address of the Association shall be:

3255 sw 58th st
Redmond OR 97756

Section VI : Bonds

All officers and employees of the Association handling funds of the Association shall be bonded in an amount to be set by the Board of Directors.

Section VII : Plan and site Review Board

The Plan and Site Review Board shall consist of the Vice President (chairperson) and two elected members at large from the Association. They will approve all building plans prior to construction. This also applies to fences, out buildings, permanent structures and other improvements as stated in the cc&r document.

ARTICLE VI:

Section I : Mail Vote

Whenever, in the judgment 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. The question thus presented shall be determined according to a majority of the votes received by mail within two (2) weeks after such submission to the membership, provided that in each case, votes of at least sixty (60) percent of the members shall be received. Action taken in this manner shall be as effective as action taken at a duly called meeting.

ARTICLE VII:

Section i: Liabilities

The members of the Association shall not be deemed to be partners for any purpose. No member, officer, agent or employee shall be liable for the acts or failure to act of any other member, officer, agent, or employee. No officer or member of the Board of Directors shall be liable except for his/her acts or omissions arising out of his/her willful misfeasance.

ARTICLE VIII :

Section I: Amendments:

These By Laws may be amended, repealed or altered in the whole or in part by a majority at any duly organized meeting of the Association.

IN WITNESS WHEREOF, the undersigned has subscribed his/her signature to the BY LAWS on this _____
Day of _____.

Owner

Date: _____

Owner

Date: _____

Owner

Mark Frank
President, Urban Acres Homeowners Association

Date: 6-13-07

State of Oregon

)
) ss.

County of Deschutes

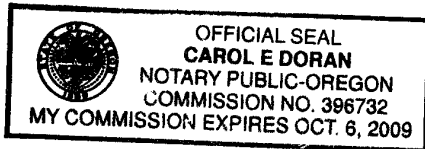
)

This instrument was acknowledged before me on

by Mark Frank as President of Urban Acres Homeowners Association

June 13, 2007
Carol E. Doran

Notary Public



State of Oregon

)
) ss.

County of Deschutes

)

This instrument was acknowledged before me on _____

by _____.

Notary Public

State of Oregon

)
) ss.

County of Deschutes

)

This instrument was acknowledged before me on _____

by _____.