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I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk



After recording, return to:

Kathleen A. Profitt
Profitt Law PC
13568 SE 97th Ave., Ste. 203B
Clackamas, OR 97015

EPH

Claremont Townhome Association
15800 NW Country Club Drive
Portland, OR 97229

FIRST AMENDMENT TO RESTATED BYLAWS OF CLAREMONT TOWNHOME ASSOCIATION

This FIRST AMENDMENT TO RESTATED BYLAWS OF CLAREMONT TOWNHOME ASSOCIATION (this "Amendment") is made by the Claremont Townhome Association (the "Association"), is effective upon recording.

RECITALS:

- A. This Amendment is made pursuant to ORS 94.625 and Article XVII, Section 17.1 of the Restated Bylaws of the Claremont Townhome Association, recorded in the real property records of Washington County, Oregon on March 2, 2005, Recording No. 2005-021961 (the "Bylaws").
- B. The Association, through the amendment procedures set forth in Article XVII, Section 17.1 of the Bylaws, desires to add Section 12.12 to Article XII.

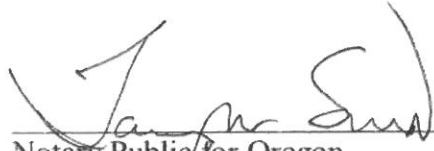
NOW, THEREFORE, the Bylaws are hereby amended as follows:

1. Amendment to Article XII. Section 12.12 is hereby added to Article XII as follows:

12.12 Initiation Fee. Whenever a unit is sold, conveyed or transferred to a bona fide purchaser for value, upon the closing of the purchase, Claremont Townhome Association shall collect an Initiation Fee in the amount of 1.5 times the monthly assessment (or 1.5 times 1/12 of the annual assessment) amount. Such sum shall be nonrefundable and is to be used for the benefit of the Common Property and shall be dedicated for maintenance, repair, and replacement of common areas and facilities of Claremont Townhome Association. Proprietary members of Claremont Townhome Association who purchase another unit within Claremont Townhome for their personal residence are exempt from payment of this fee. When a unit is inherited, no sale has occurred and therefore no fee is due. The heirs must notify the Association of the change in ownership within 90 days. In situations where title is transferred without consideration of value, no sale has occurred and therefore no fee is due.

STATE OF OREGON)
)ss.
COUNTY OF WASHINGTON)

This instrument was acknowledged before me by JAMES D. Nelson, the Secretary of Claremont Townhome Association, an Oregon nonprofit corporation, on behalf of and as the act and deed of said nonprofit corporation, on this 8th day of JUNE, 2016.



Notary Public for Oregon
My Commission expires: 11/13/16