

After Recording Return To:
Eugene L. Grant
Davis Wright Tremaine LLP
1300 SW Fifth Avenue, Suite 2400
Portland, Oregon 97201

Washington County, Oregon	2016-016260
D-R/BAM	
Stn=20 REED	03/02/2016 11:09:27 AM
\$20.00 \$11.00 \$5.00 \$20.00	\$61.00
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	

FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, and RESTRICTIONS for QUATAMA PARK TOWNHOMES MADE PURSUANT TO THE OREGON PLANNED COMMUNITY ACT

THIS FIRST AMENDMENT TO DECLARATION (this "Amendment"), to be effective upon its recording in Washington County, Oregon, pursuant to the provisions of the Oregon Planned Community Act, is made this 29th day of January, 2016, by the members of the Quatama Park Townhomes Owners Association, an Oregon nonprofit mutual benefit corporation (the "Association").

RECITALS

The DECLARATION OF COVENANTS, CONDITIONS, and RESTRICTIONS for QUATAMA PARK TOWNHOMES (the "Declaration") and the Bylaws of Quatama Park Townhomes Owners Association ("Bylaws") were recorded in the real property records of Washington County, Oregon on June 9, 2006 under Recording Number 2006-068964 pursuant to the Oregon Planned Community Act by Quatama Park Townhomes, LLC, an Oregon limited liability company (the "Declarant").

Pursuant to the Oregon Planned Community Act, the members of the Association now desire to amend the Declaration in order to change the method of assessment allocation with respect to the successor declarant's Lots 21 through 47, and 57 through 80 (collectively, the "51 Lots") in the Association relative to the Lots 1-20 and 48-56 and 81-84 (the "33 Lots") that were previously sold by the Declarant after the construction of Units. Defects recently discovered in such Units are in the process of being repaired and replaced and the costs of such work will be individually assessed to the Lot Owners. All capitalized but otherwise undefined terms used in this Amendment have the meaning given to such terms in the Declaration.

DECLARATION AMENDMENTS

1. Definitions

As used in this First Amendment to Declaration, unless the context otherwise requires, capitalized terms shall have the same meaning as defined in the Declaration.

2. Assessment Method Modification.

The 51 Lots will be individually assessed pursuant to Section 8.7 of the Declaration for any and all costs of defect repair and replacement work or other Association work on the

Units constructed hereafter on the 51 Lots unless there is comparable and contemporaneous work on the 31 Lots justifying an equal assessment of all Lots for the work.

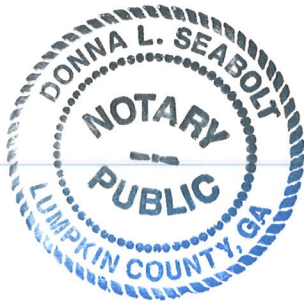
IN WITNESS WHEREOF, the Association has caused this First Amendment to Declaration to be executed on January 29, 2016.

The undersigned President and Secretary of the Association hereby certifies this 29th day of January, 2016, that (i) pursuant to the Declaration, the Owner of the 51 Lots and the holders of seventy five percent (75%) of the Class A votes have approved this First Amendment to Declaration and (ii) this First Amendment to Declaration is adopted in accordance with the Declaration and the provisions of ORS 94.590.

By: Laura K. Wilson
Name: Laura K. Wilson
Title: President of the Association

STATE OF GEORGIA)
)
COUNTY OF Lumpkin)

Acknowledged before me on Jan 29th, 2016, by Laura K. Wilson, the President of the Association, an Oregon nonprofit mutual benefit corporation.



Donna L. Seabolt
Notary Public for Lumpkin Co.
My Commission Expires 12/08/2019

By: _____
Name: _____
Title: Secretary of the Association

STATE OF CALIFORNIA)
)
COUNTY OF San Diego)

Acknowledged before me on _____, 2016, by _____, the Secretary of the Association, an Oregon nonprofit mutual benefit corporation.

Notary Public for _____
My Commission Expires _____

Units constructed hereafter on the 51 Lots unless there is comparable and contemporaneous work on the 33 Lots justifying an equal assessment of all Lots for the work.

IN WITNESS WHEREOF, the Association has caused this First Amendment to Declaration to be executed on January 29, 2016.

The undersigned President and Secretary of the Association hereby certifies this 29th day of January, 2016, that (i) pursuant to the Declaration, the Owner of the 51 Lots and the holders of seventy five percent (75%) of the Class A votes have approved this First Amendment to Declaration and (ii) this First Amendment to Declaration is adopted in accordance with the Declaration and the provisions of ORS 94.590.

By: _____
Name:
Title: President of the Association

STATE OF OREGON)
)
COUNTY OF Washington)

Acknowledged before me on _____, 2016, by _____, the President of the Association, an Oregon nonprofit mutual benefit corporation.

Notary Public for _____
My Commission Expires _____

PLEASE SEE ATTACHED
CALIFORNIA
 JURAT
 ACKNOWLEDGEMENT

By: _____
Name:
Title: Secretary of the Association

STATE OF OREGON)
)
COUNTY OF Washington)

Acknowledged before me on _____, 2016, by _____, the Secretary of the Association, an Oregon nonprofit mutual benefit corporation.

Notary Public for _____
My Commission Expires _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)
On Feb 3 2016 before me, Amy Salvato Notary public
Date Here Insert Name and Title of the Officer
personally appeared Scott McFerran
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Amy Salvato
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Amendment Document Date: 2/3/16
Number of Pages: 2 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Scott McFerran
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____