

AFTER RECORDING RETURN TO:

Kyle Grant
Williams Kastner
1515 SW 5th Ave., Ste 600
Portland, OR 97201

GRANTOR: Jefferson Condominiums
Owners Association

GRANTEE: Public

**2019 AMENDMENT TO
BYLAWS OF JEFFERSON CONDOMINIUMS
OWNERS ASSOCIATION**

This 2019 Amendment to Bylaws of Jefferson Condominiums Owners Association is made by the Jefferson Condominiums Owners Association, an Oregon nonprofit corporation (the "**Association**").

RECITALS

- A. Jefferson Condominium (the "**Condominium**") is a Condominium, located in Multnomah County, Oregon. The Condominium was created and is governed by the following documents, in the records of Multnomah County, Oregon:
1. *Declaration Submitting Jefferson Condominiums to Condominium Ownership*, recorded on October 19, 2007 as document no. 207-183877 ("**Declaration**").
 2. *Bylaws of Jefferson Condominiums Owners Association*, recorded as Exhibit C to the Declaration, ("**Bylaws**").
 3. Plat of *Jefferson Condominium*, recorded on October 19, 2007 in Book 1289, Pages 22-32.
- B. The Association is the Jefferson Condominiums Owners Association, an Oregon nonprofit corporation, formed pursuant to the Declaration, Bylaws and Articles of Incorporation filed November 13, 2007, in the office of the Oregon Secretary of State, Corporation Division.
- C. Under ORS 100.410 and Section 16.2 of the Bylaws, the Association and the owners may adopt amendments to the Bylaws.
- D. The owners and the Association wish to amend provisions of the Bylaws as provided below.

AMENDMENT

NOW, THEREFORE, pursuant to Section 16.2 of the Bylaws and ORS 100.410, the Association hereby amends the Bylaws in the manner set forth below:

I. Section 7.6(g) of the Bylaws is amended to read as follows:

(g) Parking of Vehicles. Except with the consent of the board of directors of the Association, no vehicle in an extreme state of disrepair, trailer, truck camper, boat or boat trailer, or other recreational vehicle or truck rated as one ton or more shall be parked on any portion of the Condominium. A vehicle shall be deemed in an "extreme state of disrepair" when the board of directors reasonably determines that its presence offends the occupants of the Condominium due to its appearance or continued inoperability.

II. Section 7.6(m) is added to the Bylaws containing the following language:

(m) Smoking Policy.

(1) Smoking Restrictions. Smoking is prohibited within all interior areas of the condominium buildings, including all common elements, except as provided below, and within individual units. Smoking is additionally prohibited within 10 feet of any building entrance (or the distance required by state law, whichever is greater) and on all lobby balconies (3rd, 4th, and 5th floors). Smoking is permitted on individual unit balconies and patios, so long as such smoking does not violate Section 7.6(c) of these Bylaws. The Board may adopt rules and regulations to further specify when smoking on balconies constitutes a violation of Section 7.6(c) of the Bylaws.

(2) Definitions.

(i) "Smoking" means any inhaling, exhaling, burning, vaping, or carrying any lighted or heated cigar, cigarette, pipe, grass, plant, liquid, vapor or any other tobacco, tobacco-like, or marijuana product or any other intoxicating substance or any other substance that emits smoke, vapor, or odor. This includes the use of any electronic smoking device or nicotine delivery devices which creates smoke, vapor, aerosol, or any other gaseous substance or any other byproduct, in any manner or in any form.

(ii) "Vaping" means heating, inhaling, exhaling, ingesting or otherwise using an electronic smoking device or other vapor, aerosol or drug delivery device.

(iii) "Electronic Smoking Device" means electronic cigarette or any electronic or noncombustible device that emits smoke, vapor, odor or any gaseous substance or any other byproduct, in any manner or in any form.

The existing Section 7.6(m) shall be renumbered to Section 7.6(n), and the language contained in existing shall remain unchanged.

III. Except as otherwise indicated, all other provisions of the Bylaws remain unchanged.

**JEFFERSON CONDOMINIUMS OWNERS
ASSOCIATION**, an Oregon nonprofit corporation

By: Alex Oreschak
Alex Oreschak, Chairperson

By: Diane S. Arendt
Diane Arendt, Secretary

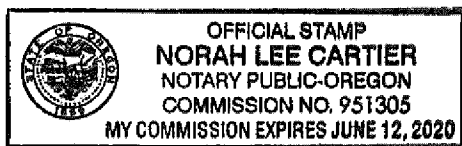
CERTIFICATION

The undersigned Chairperson and Secretary of Jefferson Condominiums Owners Association, Inc., an Oregon nonprofit corporation, hereby certify that the 2019 Amendment to Bylaws of Jefferson Condominiums Owners Association was adopted on behalf of the Association in accordance with ORS 100.410 and Section 16.2 of the Bylaws.

Alex Oreschak
Alex Oreschak, Chairperson

STATE OF OREGON)
County of Multnomah) ss

The foregoing instrument was acknowledged before me on the 5th day of March, 2020 by Alex Oreschak, Chairperson of the Jefferson Condominiums Owners Association.

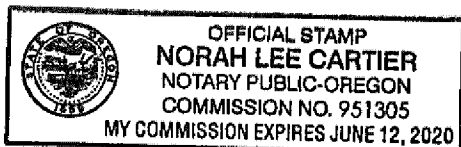


Norah Lee Cartier
Notary Public for Oregon
My Commission Expires: 6/12/2020

Diane Arendt
Diane Arendt, Secretary

STATE OF OREGON)
County of Multnomah) ss

The foregoing instrument was acknowledged before me on the 5th day of March, 2020 by Diane Arendt, Secretary of the Jefferson Condominiums Owners Association.



Norah Lee Cartier
Notary Public for Oregon
My Commission Expires: 6/12/2020