

WHEN RECORDED, RETURN TO:

Vial Fotheringham LLP
17355 SW Boones Ferry Rd
Portland, OR 97035

GRANTOR: Association of Unit Owners of
Tigard Woods, a Condominium Community

GRANTEE: Public

**AMENDMENT
TO
BYLAWS OF ASSOCIATION OF UNIT
OWNERS OF TIGARD WOODS,
A CONDOMINIUM COMMUNITY**

This Amendment to Bylaws of Association of Unit Owners of Tigard Woods, a Condominium Community, is made by the Association of Unit Owners of Tigard Woods, a Condominium Community ("**Association**").

RECITALS

- A. Tigard Woods is a condominium located in Washington County, Oregon. The Association manages and operates the condominium and is governed by the Oregon Condominium Act, ORS Chapter 100, and the following governing documents recorded in Washington County, Oregon:
1. *Declaration Submitting Tigard Woods, a Condominium Community to Condominium Ownership*, recorded on December 21, 2004 as document number 2000-097762 ("**Declaration**");
 2. *Bylaws of Association of Unit Owners of Tigard Woods, a Condominium Community*, recorded as Exhibit C to the Declaration ("**Bylaws**").
 3. *Plat of Tigard Woods, a Condominium Community*, recorded December 6, 2000 as document number 2000097761.
- B. The Association was organized as a nonprofit corporation in Oregon on March 9, 2000.
- C. Under Section 9.2 of the Bylaws and ORS 100.410, the Association may amend the Bylaws upon approval by unit owners holding a majority of the voting rights.
- D. The unit owners have voted by written ballot to amend the Bylaw provisions related to the maintenance, repair, and replacement obligations of unit owners with respect to windows and doors.
- E. The President and Secretary of the Association have provided their certification that this Amendment was adopted in accordance with the Bylaws and the provisions of ORS 100.410 in the attached Exhibit A.

AMENDMENT

NOW THEREFORE, pursuant to the authority granted the Association in Section 9.2 of the Bylaws and ORS 100.410, the following amendments are adopted:

1. Section 7.1(a) of the Bylaws is amended as follows:

(a) Units. All maintenance of and repairs to any unit shall be made by the owner of such unit, who shall keep the same in good order, condition and repair and shall do all redecorating, painting and staining which at any time may be necessary to maintain the good appearance and condition of his unit. In addition, each unit owner shall be responsible for the maintenance, repair, or replacement of interior windows and doors and any plumbing, heating or air conditioning fixtures, telephones, water heaters, fans, lighting fixtures and lamps, fireplaces, refrigerators, dishwashers, ranges, or other appliances and accessories that may be in or connected with such owner's unit. The Association, however, shall be responsible for the maintenance, repair, or replacement of exterior windows and window frames and exterior doors and door frames, and the costs of such maintenance, repair, or replacement shall be a common expense. Each unit owner shall be responsible for replacing damaged window screens at owner's expense. The Association may repair or replace, at the Association's expense, portions of units to the extent reasonably necessary for the preservation of the common elements in good condition and working order.

2. Section 7.3(b) of the Bylaws is amended as follows:

(b) The Association shall be responsible for repairing, reconstructing or rebuilding all such damage or destruction to the common elements, the exterior windows and doors and exterior window and door frames of the units, and, to the extent of the Association's insurance coverage and any deductible under such policies, all such damage or destruction to any other portion of the units. Each unit owner shall be responsible for such repairing, reconstructing or rebuilding of his unit as is not so covered by the Association's insurance.

3. Except as otherwise provided in this Amendment, all other provisions of the Bylaws remain unchanged.

DATED: 11-4-2014

**ASSOCIATION OF UNIT OWNERS OF
TIGARD WOODS, A CONDOMINIUM
COMMUNITY, an Oregon nonprofit corporation**

By: _____

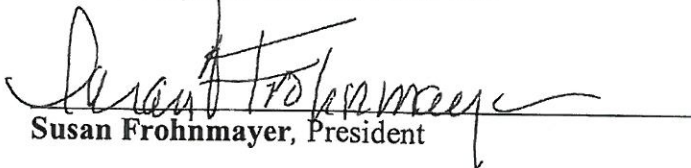
Susan Frohnmayer, President

By: _____

Secelia Holte, Secretary

**EXHIBIT A
CERTIFICATION**

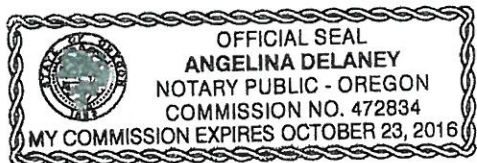
The undersigned President and Secretary of Association of Unit Owners of Tigard Woods, a Condominium Community, an Oregon nonprofit corporation, hereby certify that the within Amendment to Bylaws of Association of Unit Owners of Tigard Woods, a Condominium Community has been approved in accordance with the Bylaws and ORS 100.410.

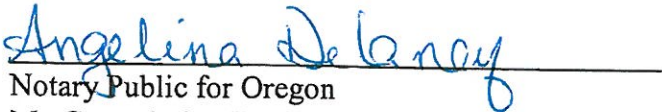


Susan Frohnmayer, President


STATE OF OREGON)
) ss.
County of Multnomah)

The foregoing instrument was acknowledged before me this 4 day of November, 2014, by **Susan Frohnmayer**, President of Association of Unit Owners of Tigard Woods, a Condominium Community, an Oregon nonprofit corporation, on its behalf.





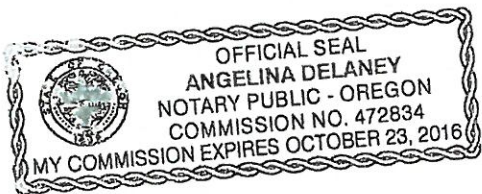
Notary Public for Oregon
My Commission Expires:

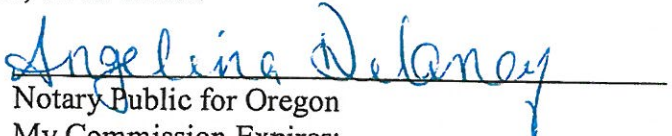


Secelia Holte, Secretary

STATE OF OREGON)
) ss.
County of Multnomah)

The foregoing instrument was acknowledged before me this 4 day of November, 2014, by **Secelia Holte**, Secretary of Association of Unit Owners of Tigard Woods, a Condominium Community, an Oregon nonprofit corporation, on its behalf.





Notary Public for Oregon
My Commission Expires:

