

WHEN RECORDED, RETURN TO:

Vial Fotheringham LLP
17355 SW Boones Ferry Rd., Suite A
Lake Oswego, Oregon 97035

Grantor: Association of Unit Owners of
Riverbend on the Willamette Condominium

Grantee: Public

**2019 AMENDMENT TO BYLAWS
OF THE ASSOCIATION OF UNIT OWNERS OF
RIVERBEND ON THE WILLAMETTE CONDOMINIUM**

This 2019 Amendment to Bylaws of the Association of Unit Owners of Riverbend on the Willamette Condominium is made this 11th of December 2019 by the Association of Unit Owners of Riverbend on the Willamette Condominium, an Oregon nonprofit corporation ("**Association**").

RECITALS

A. Riverbend on the Willamette Condominium (the "**Condominium**") is a condominium located in Clackamas County, Oregon. The Condominium was established pursuant to the following documents recorded in the Records of Clackamas County, Oregon:

1. *Declaration Submitting Riverbend on the Willamette Condominium to Condominium Ownership*, recorded on December 21, 1999 as Document No. 99-116692, and as amended ("**Declaration**").
2. *Bylaws of the Association of Unit Owners of Riverbend on the Willamette Condominium*, recorded on December 21, 1999 as Exhibit C to the Declaration ("**Bylaws**").
3. Plat of *Riverbend on the Willamette Condominium*, recorded on December 21, 1999 in Book 116, Page 27, Plat Records ("**Plat**").

B. The Association is the Association of Unit Owners of Riverbend on the Willamette Condominium, an Oregon nonprofit corporation, formed pursuant to the Declaration, Bylaws and Articles of Incorporation filed September 13, 2002 in the office of the Oregon Secretary of State, Corporation Division.

C. The Association and unit owners wish to amend the provisions of the Bylaws as provided below.

NOW, THEREFORE, in accordance with Article 11 of the Bylaws and ORS 100.410, with the consent or approval of a majority of the voting power of the Association, the Association hereby amends the Bylaws in the manner set forth below.

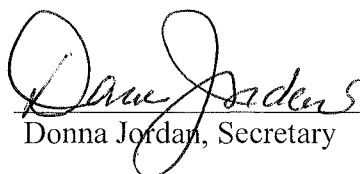
I. Section 5.3.2 of the Bylaws is amended in its entirety and replaced with the following language:

5.3.2 Contribution to working capital. The Association shall maintain a working capital fund. At the time of closing of the sale of each unit, the purchaser shall make an initial contribution to the working capital of the Association equal to three months' regular Association assessments for the unit. Such initial contribution is not a prepayment of assessments and shall be in addition to the regular monthly common expense assessment; the owner is still responsible for monthly assessments beginning on the first month that the owner acquires the unit.

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


**ASSOCIATION OF UNIT OWNERS OF
RIVERBEND ON THE WILLAMETTE
CONDOMINIUM, an Oregon nonprofit
corporation**

By: 
Kim Castro, Chairperson

By: 
Donna Jordan, Secretary

CERTIFICATION

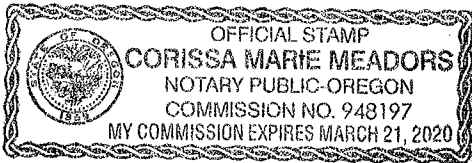
The undersigned Chairperson and Secretary of the Association of Unit Owners of Riverbend on the Willamette Condominium, an Oregon nonprofit corporation, hereby certify that the within 2019 Amendment to Bylaws of the Association of Unit Owners of Riverbend on the Willamette Condominium has been adopted in accordance with Article 11 of the Bylaws and ORS 100.410.





Kim Castro, Chairperson
**Association of Unit Owners of Riverbend on the
Willamette Condominium, an Oregon nonprofit
corporation**

STATE OF OREGON)
) ss.
County of Clackamas)

The foregoing instrument was acknowledged before me this 11th day of December, 2019, by Kim Castro, Chairperson of the Association of Unit Owners of Riverbend on the Willamette Condominium, an Oregon nonprofit corporation, on its behalf.



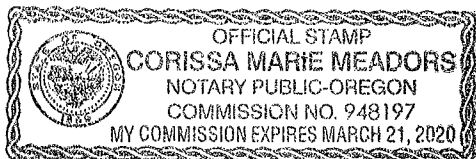



Notary Public for Oregon


Donna Jordan, Secretary
**Association of Unit Owners of Riverbend on the
Willamette Condominium, an Oregon nonprofit
corporation**

STATE OF OREGON)
) ss.
County of Clackamas)

The foregoing instrument was acknowledged before me this 10th day of December, 2019, by Donna Jordan, Secretary of the Association of Unit Owners of Riverbend on the Willamette Condominium, an Oregon nonprofit corporation, on its behalf.





Notary Public for Oregon