

Some Articles in our original Covenants, Conditions, and Restrictions document have become outdated and require updating to reflect current laws and practices. Updating the articles requires a process that will span the next six or seven months before *any* action can occur. The following tasks will proceed through this process: 1) identify those items requiring updating, 2) suggest updated language, 3) have all suggested items reviewed by the Association's lawyers, and 4) submit the updates to all Association members for review. 5) Next, the process proceeds to the membership for approval.

Updating the CCRs requires approval by seventy-five percent (75%) or sixty-seven (67) members of the Association's membership. Updating the By-Laws requires the majority of a quorum – one-third (1/3) of the voting membership or thirty (30) members – present at a meeting, and the assent of a majority of the quorum or sixteen (16) members. At all meetings of members, each member may vote in person or by proxy.

3. EXISTING "BY-LAW" LANGUAGE



ATTORNEY ADVISED LANGUAGE

BY-LAW ARTICLE XI ASSESSMENTS

As provided in the Declaration (Article IV), each member is obligated to pay to the Association a Maintenance Assessment and any Special Assessment. Maintenance assessments may be paid in advance, or in twelve (12) monthly installments paid on the first day of each month at the election of the member.

Any assessment not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall be assessed a penalty fee determined by the Board of Directors of the Association, and not to exceed ten percent (10%) of the assessment. A penalty shall be assessed each month for any delinquent assessment beginning the second month.

The Association shall be entitled to perfect a lien against any delinquent owner's property. The Association may also pursue any available legal remedy to collect delinquent fees or assessments, and shall be entitled to recover, as part of any legal process, the Association's reasonable legal fees and expenses incurred in collection of such delinquent amounts.

Procedures for collecting Special Assessments will be determined and established by the Board of Directors after the Special Assessment is approved by the assent of two-thirds (2/3) of the votes of the association membership who are voting in person or by written proxy at a meeting duly called for this purpose as stated in Article IV Section 4.

No owner may waive or otherwise escape liability for any assessment provided for herein, by non-use of the common area or abandonment of his/her lot.

BY-LAW ARTICLE XI ASSESSMENTS

As provided in the Declaration (Article IV), each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Annual Assessments shall be paid in advance in monthly, quarterly, or annual installments at the election of the member. Any assessment or installments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of the initial delinquency at the per annum rate of interest with is equal to two percent (2%) over the prime rate of interest quoted by First Interstate Bank of Oregon as its prime rate or, if no such rate is so designated, the minimum charged by the bank for commercial loans of 90-day maturities to commercial borrowers. However, the assessment shall bear a minimum interest charge each month of two dollars (\$2.00. No owner may waive or otherwise escape liability for any assessment provided for herein, by non-use of the common area or abandonment of his/her lot.

4. EXISTING CC&R LANGUAGE



ATTORNEY ADVISED LANGUAGE

ARTICLE IX USE RESTRICTIONS

Section 1. Unless written approval is first obtained from the Architectural Committee, no sign of any kind shall be displayed to the public view on any lot or building on said property.

ARTICLE IX USE RESTRICTIONS

Section 1. Unless written approval is first obtained from the Architectural Committee, no sign of any kind shall be displayed to the public view on any lot, building, or common ground, except temporary directional signs approved by the Board of Directors.