

**AFTER RECORDING RETURN TO:**

Karna R. Gustafson  
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RECORDED IN POLK COUNTY  
Valerie Unger, County Clerk

2015-006680



\$56.00

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07/02/2015 02:59:55 PM

REC-BY Cnt=1 Stn=1 A. CAPTAIN  
\$10.00 \$10.00 \$11.00 \$20.00 \$5.00

**AMENDMENT TO BYLAWS OF  
WEST MEADOWS ESTATES HOMEOWNERS ASSOCIATION, INC.**

**RECITALS**

- A. Wyant Family Trust (hereinafter, the “Subdivider”), was the original owner of all of the real property. Subdivider created and sold lots in a number of phases to various owners. Subdivider improved and subdivided portions of the real property in several phases. Each complete phase and all future phases together are referred to as the “Subdivision.”
- B. West Meadows Estates Homeowners Association, Inc. (“Association”) recorded a Restated Declaration of Covenants, Conditions and Restrictions for West Meadows Estates (“Declaration”) and the Bylaws of the West Meadows Estates Homeowners Association, Inc. (“Bylaws”) as an Exhibit to the Declaration on July 2, 2008 as Document No. 2008-008475, in the Real Property Records of Polk County.
- C. The owners within West Meadows Estates have voted to approve the following amendments to the Bylaws by the requisite percentage vote as required by Section 11 of the Bylaws. The Association now wishes to record the Amendments to Bylaws of West Meadows Estates Homeowners Association, Inc.

The following amendments are made to the Bylaws of West Meadows Estates Homeowners Association, Inc.:

**AMENDMENTS**

1. Section 2.6 shall be deleted in its entirety and replaced with the following:

**2.6 *Suspension of Voting Rights***

The Board of Directors may restrict a member from casting any vote in any matter coming before the Association if at the time the member is in violation of the Declaration, Bylaws, Rules or ACC Guidelines or is delinquent in the payment of any assessment or fine which has been levied by the Association against such member’s Lot or Lots. If a member owns more than one Lot, any delinquency or violation on any of the Lots shall cause the casting of a vote for all Lots to be suspended. For the purposes of this Section, unless the member and the Board of Directors of the Association have agreed to defer the payment of an assessment or fine,

a member shall be deemed delinquent if the same is not paid in full within thirty (30) days after the Association mails or otherwise delivers a statement to the member.

2. The following new Section shall be added to the Bylaws:

**New Section: 13 Compliance Deposit and ACC Review Fees**

The Architectural Control Committee ("ACC") may establish by resolution a reasonable Compliance Deposit amount and/or ACC Review Fee for applications submitted to the ACC. The Compliance Deposit may be fully refundable if, upon final inspection of the improvement for which the ACC application was submitted, it is in compliance with the ACC approval and there are no outstanding fines. If compliance has not occurred and/or fines are owed, the Compliance Deposit shall be partially or completely forfeited in the sole discretion of the ACC. Any outstanding fines may be withdrawn from the Compliance Deposit. The ACC Review Fee is not refundable and shall be directly related to costs for having any application reviewed by architects, engineers or other professionals.

It is hereby certified that the foregoing amendments have been approved by the required percentage of the Association members, as required by the Declaration, Bylaws and the Oregon Planned Community Act.

WEST MEADOWS ESTATES HOMEOWNERS ASSOCIATION, INC.

By: \_\_\_\_\_  
President

By: Janice R. Rose  
Secretary

STATE OF OREGON )  
County of Marion ) ss.

July 2, 2015

Personally appeared before me the above-named Michael Eastlund and Janice R. Rose who, being duly sworn, did say that they are the President and Secretary of the West Meadows Estates Homeowners Association, Inc. and that said instrument was signed in behalf of said Association by authority of its Board of Directors; and they acknowledged said instrument to be its voluntary act and deed.



Joan E. Cuff  
Notary Public for Oregon

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