

AFTER RECORDING RETURN TO:
Vial Fotheringham LLP
17355 SW Boones Ferry Road, Suite A
Lake Oswego, OR 97035

GRANTOR: The Ponderosa Pines Property Owners' Association

GRANTEE: Public

Deschutes County Official Records	2023-00202
D-ASI	
Str=1 BN	01/05/2023 08:16 AM
\$15.00 \$11.00 \$10.00 \$61.00 \$6.00	\$103.00
I, Steve Dennison, County Clerk for Deschutes County, Oregon, certify that the instrument identified herein was recorded in the Official Records.	
Steve Dennison - County Clerk	

ASSOCIATION DECLARATION
for
PONDEROSA PINES
Pursuant to Section 4, Chapter 67, Oregon Laws 2021
(Recorded under ORS 205.130)

This Association Declaration for Ponderosa Pines is made by the Ponderosa Pines Property Owners' Association, an Oregon nonprofit corporation ("Association").

RECITALS

- A. Ponderosa Pines (the "Planned Community") is a planned community, located in the Deschutes County, Oregon. The Planned Community was created by the following documents recorded in the Records of Deschutes County, Oregon:
1. *Declaration, Restrictions, Protective Covenants and Conditions for the Ponderosa Pines* recorded on July 9, 1970 in Volume 170, Page 763 ("Declaration").
 2. *Bylaws of the Ponderosa Pines Property Owners' Association* recorded on November 2, 2007 as Document No. 2007-057944 ("Bylaws").
 3. *Plat of Ponderosa Pines, recorded July 3, 1970 in Volume 10, Page 11, Plat Records*, including supplements thereto.
- B. Ponderosa Pines is formed pursuant to the Declaration and incorporated as an Oregon Nonprofit Corporation by Articles of Incorporation filed July 8, 1970, as Registry No. 089898-16, in the office of the Oregon Secretary of State, Corporation Division.
- C. As of January 1, 2002, Ponderosa Pines is a Class I Planned Community and subject to the provisions of the Oregon Planned Community Act (ORS 94.550 to 94.783) as provided in ORS 94.572.
- D. The Declaration and the Bylaws were amended and restated by the following documents recorded in the Records of Deschutes County, Oregon:

1. 2008 Restated Declarations, Restrictions, Protective Covenants and Conditions for the Ponderosa Pines recorded October 17, 2008 as Document No. 2008-42251.

2. 2008 Restated Bylaws of the Ponderosa Pines Property Owners' Association recorded October 17, 2008 as Document No. 2008-42252.

E. **Section 4 of Chapter 67, Oregon Laws 2021 (House Bill 2534)**, as amended by Chapter 367, Oregon Laws 2021 (House Bill 3041), requires an association to review each governing document currently binding on the Planned Community, or the lots or lot owners within the Planned Community and to:

(1) Amend or restate each document as necessary to remove all restrictions against the use of the community or the lots not allowed under ORS 93.270 (2); or

(2) Execute and record a declaration that the association has reviewed the governing documents binding on the planned community and that the documents do not contain any restriction, rule or regulation against the use of the community or the lots by a person or group of persons because of race, color, religion, sex, sexual orientation, gender identity, national origin, marital status, familial status, source of income, disability or the number of individuals, including family members, persons of close affinity or unrelated persons, who are simultaneously occupying a dwelling lot within occupancy limits.

F. In accordance with Section 4, Chapter 67, Oregon Laws 2021, as amended by Chapter 367, Oregon Laws 2021, the Board of Directors for the Association has reviewed the governing documents currently binding on the Community or the lots or lot owners within the Community and determined that the governing documents do not contain any restriction, rule or regulation specified in Recital E (2) above.

NOW, THEREFORE, the undersigned President and Secretary, on behalf of the Association, certify that, in accordance with Section 4, Chapter 67 Oregon Laws 2021, as amended by Chapter 367 Oregon Laws 2021, the Association has:

1. Reviewed each governing document currently binding on the Planned Community or the lots or lot owners within the Planned Community, and

2. Determined that the governing documents do not contain any restriction, rule or regulation against the use of the Community or the lots by a person or group of persons because of race, color, religion, sex, sexual orientation, gender identity, national origin, marital status, familial status, source of income, disability or the number of individuals, including family members, persons of close affinity or unrelated persons, who are simultaneously occupying a lot within occupancy limits.

DATED: 12/27/, 2022.

[Signatures on following page]

THE PONDEROSA PINES PROPERTY OWNERS' ASSOCIATION

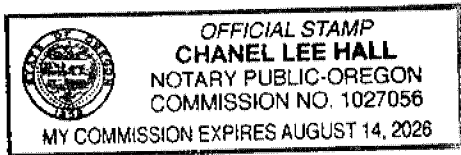
An Oregon Nonprofit Corporation

By: Robert S. Maurer Jr.
Robert S. Maurer Jr., President

By: DAVID M. TRACHSEL
David M. Trachsel, Secretary

STATE OF OREGON)
County of Deschutes ss.

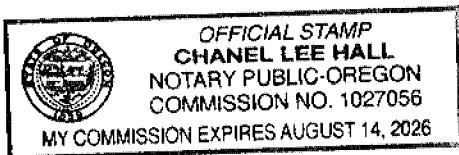
The foregoing instrument was acknowledged before me this 27th day of December, 2022,
by Robert S. Maurer Jr., **President of the Ponderosa Pines Property Owners' Association**, an Oregon nonprofit corporation, on its behalf.



Chanel Lee Hall
Notary Public for Oregon

STATE OF OREGON)
County of Deschutes ss.

The foregoing instrument was acknowledged before me this 27th day of December, 2022,
by DAVID M. TRACHSEL, **Secretary of the Ponderosa Pines Property Owners' Association**, an Oregon nonprofit corporation, on its behalf.



Chanel Lee Hall
Notary Public for Oregon