

AFTER RECORDING RETURN TO:

Allison Brennan
Buckley LeChevallier P.C.
3 Centerpointe Drive, #250
Lake Oswego, Oregon 97035



\$101.00

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12/28/2009 01:37:49 PM

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\$70.00 \$11.00 \$15.00 \$5.00

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*p/u Ann Kayser
12-28-09*

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**FIRST AMENDMENT TO DECLARATION
OF UNIT OWNERSHIP AND FIRST AMENDMENT TO PLAT
FOR RIDGEVIEW CONDOMINIUM
MULTNOMAH COUNTY, OREGON**

THIS FIRST AMENDMENT TO DECLARATION OF UNIT OWNERSHIP FOR RIDGEVIEW CONDOMINIUM AND FIRST AMENDMENT TO PLAT MULTNOMAH COUNTY, OREGON is made this 6th day of JANUARY 2008, by the "Ridgeview" Condominium Owners' Association ("Association").

RECITALS

- A. Association is a Condominium Association established pursuant to the Declaration of Unit Ownership For Ridgeview Condominium Multnomah County, Oregon dated September 15, 1978, and recorded September 15, 1978, in the records of Multnomah County, Oregon, at Book 1294 Page 2309 ("Declaration");
- B. Association desires to amend the Declaration for the limited purposes of (i) amending the plat to change the location of parking spaces assigned to Units 13, 21 and 22 designated on the Plat of Ridgeview Condominium recorded September 15, 1978, in the plat records of Multnomah County, Oregon, at Plat Book 1209 Page 82-91 ("Plat"); (ii) changing the designation of the original spaces assigned to Units 13, 21 and 22 from Limited Common Elements to General Elements; and (iii) removing the weight restriction on pets.
- C. Association intends to file for recording in the official records of Multnomah County, Oregon the Plat amendment entitled "Ridgeview Condominium Plat Amendment"

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recorded in the plat records concurrently with this amendment.

- D. Not less than 75% of all Unit owners voted in favor of amending the Declaration as described herein.
- E. Unless otherwise defined herein, the definitions used in this First Amendment shall have the same meaning as set forth in the Declaration.

NOW THEREFORE, the Association hereby amends the Declaration as follows:

DECLARATION

The Declaration of Unit Ownership For Ridgeview Condominium Multnomah County, Oregon is amended as follows:

1. **Plat Amendment.** The Plat is hereby amended to change the location of the parking spaces assigned to Units 13, 21 and 22 from their existing location on the Plat to such locations as depicted on the attached and incorporated Plat Amendment ("New Parking Location Spaces"). The designation of the New Parking Location Spaces are changed from General Common Elements, as depicted on the Plat, to Limited Common Elements as shown on the Plat Amendment. In addition, the designation for the parking spaces originally assigned to Units 13, 21 and 22 on the Plat ("Original Parking Spaces"), which were originally designated as General Common Elements on the Plat, is changed from General Common Elements to Limited Common Elements, as shown on the Plat Amendment. The table below illustrates the designation changes for both the New Parking Location Spaces and the Original Parking Spaces.

| Original Designation (as shown on the Plat) | New Designation (as shown on the Plat Amendment) |
|--------------------------------------------------------|-------------------------------------------------------------|
| G-P (General Common Element) | P-13 (Limited Common Element) |
| G-P (General Common Element) | P-21 (Limited Common Element) |
| G-P (General Common Element) | P-22 (Limited Common Element) |
| P-13 (Limited Common Element) | G-P (General Common Element) |
| P-21 (Limited Common Element) | G-P (General Common Element) |
| P-22 (Limited Common Element) | G-P (General Common Element) |

2. **Pet Weight Restriction.** The first sentence of Paragraph B(5) of Article VII is deleted in its entirety and replaced with the following language:

Unit owners shall be permitted to keep or permit the keeping of a pet which weighs more than 10 pounds.

3. Except as specifically amended hereby, the Declaration continues unchanged and in full force and effect.

CERTIFICATION

The undersigned of the Ridgeview Condominium Owners Association hereby certify that the foregoing FIRST AMENDMENT TO DECLARATION OF UNIT OWNERSHIP AND FIRST AMENDMENT TO PLAT FOR RIDGEVIEW CONDOMINIUM MULTNOMAH COUNTY, OREGON was duly approved and adopted in the manner required by the Declaration and the Oregon Condominium Act. The undersigned owners of Units 13, 21, and 22 hereby consent to and approve this Amendment, and accept the assignment of the newly created limited common element parking space to such unit owners' units. The undersigned mortgagees of Units 13, 21, and 22 hereby consent to the foregoing Amendment, including the assignment of the newly created limited common element parking space to each respective unit.

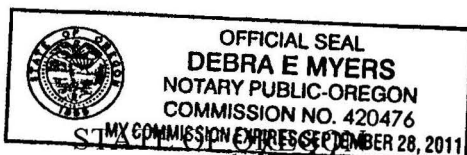
"Ridgeview" Condominium Owner's Association

By: [Signature]
Dorothy Carroll, Chairman

By: [Signature]
Christi Thomas, Secretary

STATE OF OREGON)
County of Multnomah) ss.

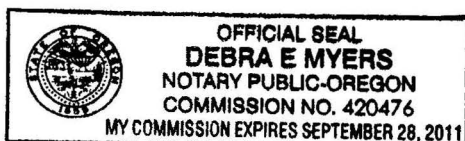
This instrument was acknowledged before me on the 6th of January, 2008 by the above-named Dorothy Carroll who, being duly sworn, did say that she is the Chairman of "Ridgeview" Condominium Owners' Association, and that said instrument signed in behalf of said corporation by authority of its Board of Directors; and she acknowledged said instrument to be her voluntary act and deed.



County of Multnomah) ss.

[Signature]
Notary Public for Oregon

This instrument was acknowledged before me on the 6th of January, 2008 by the above-named Christi Thomas who, being duly sworn, did say that she is the Secretary of "Ridgeview" Condominium Owners' Association, and that said instrument signed in behalf of said corporation by authority of its Board of Directors; and she acknowledged said instrument to be her voluntary act and deed.



[Signature]
Notary Public for Oregon

UNIT 13

OWNER

printed name: DON DE ARMOND

printed name: _____

STATE OF OREGON)

County of _____) ss.

This instrument was acknowledged before me on the _____ of _____, 2008 by _____ as Owner of Unit 13 Ridgeview Condominium.

MORTGAGEE

COUNTRYWIDE HOME LOANS

By: _____

Its: _____

Notary Public for _____

My Commission Expires: _____

STATE OF OREGON)

County of _____) ss.

This instrument was acknowledged before me on the _____ of _____, 2008 by _____ as Owner of Unit 13 Ridgeview Condominium.

Notary Public for _____

My Commission Expires: _____

STATE OF _____)

County of _____) ss.

This instrument was acknowledged before me on the _____ of _____, 2008 by _____, in his/her capacity as _____ of _____, in its capacity as mortgagee of Unit 13 Ridgeview Condominium.

*See Attached
California All-Purpose
Acknowledgement*

Notary Public for _____

My Commission Expires: _____

UNIT 13

OWNER

Mindy De Armond
printed name: MINDY DE ARMOND

printed name: _____

STATE OF OREGON)
County of Mult.) ss.

This instrument was acknowledged before me on the 19th of Nov., 2008 by
MINDY DE ARMOND as Owner of Unit 13 Ridgeview Condominium.



MORTGAGEE

COUNTRYWIDE HOME LONES

By: _____
Its: _____

STATE OF OREGON)
County of _____) ss.

This instrument was acknowledged before me on the _____ of _____, 2008 by
_____ as Owner of Unit 13 Ridgeview Condominium.

Suzan A Miller
Notary Public for Mult. Co. - OR
My Commission Expires: 8-14-12

Notary Public for _____
My Commission Expires: _____

STATE OF _____)
County of _____) ss.

This instrument was acknowledged before me on the _____ of _____, 2008
by _____, in his/her capacity as _____ of _____
_____, in its capacity as mortgagee of Unit 13 Ridgeview Condominium.

Notary Public for _____
My Commission Expires: _____

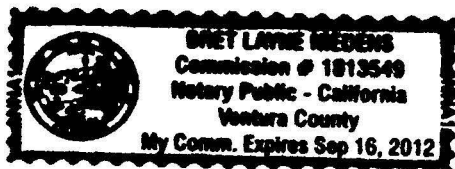
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Ventura

On 10-31-2008 before me, Bret Niedens Notary Public

personally appeared Don DeArmond



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Bret Niedens

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Amendment to Declaration of Unit Ownership

Document Date: _____ Number of Pages: 3+4 Signature Pages

Signer(s) Other Than Named Above: None at This Time Although Space for up to 10

Capacity(ies) Claimed by Signer(s)

Signer's Name: Don DeArmond

- ☒ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

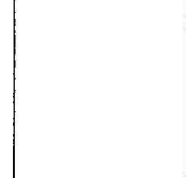


Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here



UNIT 13

Mortgage Electronic Registration
Systems, Inc.

OWNER

MORTGAGEE

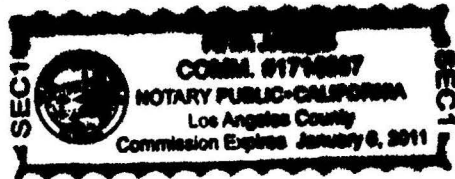
printed name: _____

By: Brian Simon, AVP
Its: _____

printed name: _____

STATE OF ~~OREGON~~ CALIFORNIA
County of VENTURA) ss.

This instrument was acknowledged before me on the 16 of JULY, 2009 by
BRIAN SIMON as Owner of Unit 13 Ridgeview Condominium.



STATE OF OREGON)
County of _____) ss.

Rita James
Notary Public for CALIFORNIA
My Commission Expires: 01/6/2011
Rita James
#1714634

This instrument was acknowledged before me on the _____ of _____, 2008 by
_____ as Owner of Unit 13 Ridgeview Condominium.

Notary Public for _____
My Commission Expires: _____

STATE OF _____)
County of _____) ss.

This instrument was acknowledged before me on the _____ of _____
by _____, in his/her capacity as _____ of _____
_____, in its capacity as mortgagee of Unit 13 Ridgeview Condominium.

Notary Public for _____
My Commission Expires: _____

UNIT 21

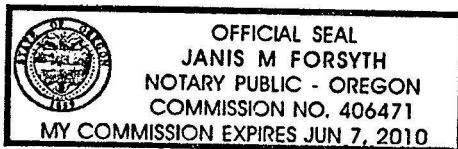
OWNER

[Signature]
printed name: Colton Cieslinski

[Signature]
printed name: Jenna Cieslinski

STATE OF OREGON)
County of Clackamas) ss.

This instrument was acknowledged before me on the 31 of October, 2008 by
Colton & Jenna Cieslinski as Owner of Unit 21 Ridgeview Condominium.



MORTGAGEE

Wells Fargo

By: Home Mortgage
Its: _____

[Signature]
Notary Public for Lane County
My Commission Expires: June 7, 2010

STATE OF OREGON)
County of Clackamas) ss.

This instrument was acknowledged before me on the _____ of _____, 2008 by
_____ as Owner of Unit 21 Ridgeview Condominium.

Notary Public for _____
My Commission Expires: _____

STATE OF _____)
County of _____) ss.

This instrument was acknowledged before me on the _____ of _____, 2008 by
_____, in his/her capacity as _____ of _____
_____, in its capacity as mortgagee of Unit 21 Ridgeview Condominium.

Notary Public for _____
My Commission Expires: _____

UNIT 21

*Mortgage Electronic Registration Systems,
Inc.

OWNER

[Signature]
printed name: Colton Cieslinski

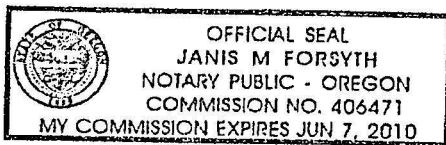
[Signature]
printed name: Jenna Cieslinski

[Signature]

By: Lorna L. Slaughter
Its: Vice President

STATE OF OREGON)
County of Clackamas) ss.

This instrument was acknowledged before me on the 31 of October, 2008 by
Colton & Jenna Cieslinski as Owner of Unit 21 Ridgeview Condominium.



[Signature]
Notary Public for Lake Oswego
My Commission Expires: June 7, 2010

STATE OF OREGON)
County of Clackamas) ss.

This instrument was acknowledged before me on the _____ of _____, 2008 by
_____ as Owner of Unit 21 Ridgeview Condominium.

Notary Public for _____
My Commission Expires: _____

STATE OF MARYLAND)
County of WASHINGTON) ss.

This instrument was acknowledged before me on the 23rd of March, 2009 by
Lorna L. Slaughter, in his/her capacity as Vice President of _____
*MERS, Inc., in its capacity as mortgagee of Unit 21 Ridgeview Condominium.



[Signature]
Notary Public for WASHINGTON COUNTY, MARYLAND
My Commission Expires: June 6, 2011

UNIT 22

OWNER

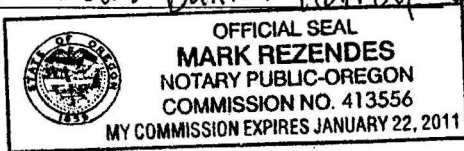
Lynn Margaret Harrell
Lynn Margaret
printed name: Lynn Margaret
Harrell
printed name: Daniel Harrell

MORTGAGEE

By: _____
Its: _____

STATE OF OREGON)
County of Washington) ss.

This instrument was acknowledged before me on the 8th of November, 2008 by
Lynn M. and Daniel Harrell as Owner of Unit 22 Ridgeview Condominium.



[Signature]
Notary Public for Oregon
My Commission Expires: 1/22/2011

STATE OF OREGON)
County of _____) ss.

This instrument was acknowledged before me on the _____ of _____, 2008 by
_____ as Owner of Unit 22 Ridgeview Condominium.

Notary Public for _____
My Commission Expires: _____

STATE OF _____)
County of _____) ss.

This instrument was acknowledged before me on the _____ of _____, 2008
by _____, in his/her capacity as _____ of _____
_____, in its capacity as mortgagee of Unit 22 Ridgeview Condominium

Notary Public for _____
My Commission Expires: _____

UNIT 21

OWNER

MORTGAGEE

printed name: _____

By: _____

printed name: _____

Its: _____

STATE OF OREGON)

County of _____) ss.

This instrument was acknowledged before me on the _____ of _____, 2008 by
_____ as Owner of Unit 21 Ridgeview Condominium.

Notary Public for _____
My Commission Expires: _____

STATE OF OREGON)

County of _____) ss.

This instrument was acknowledged before me on the _____ of _____, 2008 by
_____ as Owner of Unit 21 Ridgeview Condominium.

Notary Public for _____
My Commission Expires: _____

STATE OF _____)
County of _____) ss.


This instrument was acknowledged before me on the _____ of _____, 2008 by
_____, in his/her capacity as _____ of _____
_____, in its capacity as mortgagee of Unit 21 Ridgeview Condominium.

Notary Public for _____
My Commission Expires: _____

UNIT 22

OWNER

MORTGAGEE


printed name: MIKE SCHLEGEL

By: _____
Its: _____

printed name: _____

STATE OF OREGON)
County of _____) ss.

This instrument was acknowledged before me on the _____ of _____, 2008 by
_____ as Owner of Unit 22 Ridgeview Condominium.

Notary Public for _____
My Commission Expires: _____

STATE OF OREGON)
County of _____) ss.

This instrument was acknowledged before me on the _____ of _____, 2008 by
_____ as Owner of Unit 22 Ridgeview Condominium.

STATE OF COLORADO)
COUNTY OF BOULDER) ss.

The above named Mike Schlegel personally appeared before me this 12th day of
November, 2008.

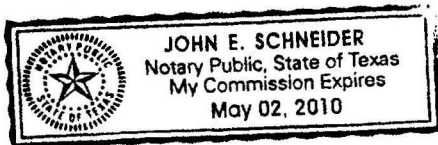
My Commission Expires: 10-23-2011


Notary Public
Boulder County

UNIT 22**OWNER**

printed name: _____

printed name: _____

STATE OF OREGON)
County of _____) ss.This instrument was acknowledged before me on the _____ of _____, 2008 by
_____ as Owner of Unit 22 Ridgeview Condominium.**MORTGAGEE**Christine BruceBy: Christine Bruce
Its: AVPNotary Public for _____
My Commission Expires: _____STATE OF OREGON)
County of _____) ss.This instrument was acknowledged before me on the _____ of _____, 2008 by
_____ as Owner of Unit 22 Ridgeview Condominium.Notary Public for _____
My Commission Expires: _____STATE OF TEXAS)
County of BEXAR) ss.This instrument was acknowledged before me on the 6th of May, 2008
by Christine Bruce, in his/her capacity as AVP of Wachovia
Mortgage, in its capacity as mortgagee of Unit 22 Ridgeview CondominiumNotary Public for State of Texas
My Commission Expires: May 2, 2010

The foregoing FIRST AMENDMENT TO DECLARATION OF UNIT OWNERSHIP FOR RIDGEVIEW CONDOMINIUM AND FIRST AMENDMENT TO PLAT MULTNOMAH COUNTY, OREGON is approved pursuant to ORS 100.110 this 1st day of September, 2009 and, in accordance with ORS 100.110(7), this approval shall automatically expire if this Declaration is not recorded within two (2) years from this date.

REAL ESTATE COMMISSIONER

By: Laurie Seal

The foregoing FIRST AMENDMENT TO DECLARATION OF UNIT OWNERSHIP FOR RIDGEVIEW CONDOMINIUM AND FIRST AMENDMENT TO PLAT MULTNOMAH COUNTY, OREGON is approved pursuant to ORS 100.110 this 31st day of DECEMBER, 2009.

COUNTY ASSESSOR

By: Gay B. Bue