

AMENDMENTS
TO
THE AMENDED BY-LAWS
THE CLUB ESTATES EAST CONDOMINIUM ASSOCIATION

The By-Laws of Club Estates East Condominiums dated April 2, 1982, and recorded in Book 1624, Page 825, Multnomah County Deeds Records, is hereby further amended as follows:

1. Article VI, Section 3, (a), of the amended By-Laws, dated April 2, 1982, is amended in it's entirety to read as follows:

(a) All units shall be utilized for single family residential purposes only, and may not be occupied by families with children under 18 years of age. The term "tenant" in Section I-2 of the Declaration is defined as an occupant of a unit that is rented with the Board of Directors approval for a period not to exceed one year.

The family residential units of Club Estates East Condominium shall be occupied and used by the respective owners only as a private dwelling for the owner, his family, tenants, and social guests and for no other purpose. No family residential unit in Club Estates East Condominium shall be occupied by any person who is not a qualified owner or tenant of a residential unit. To be a qualified owner, the person must be at least fifty-five (55) years of age or the spouse of an owner at least fifty-five (55) years of age and must have been approved as a qualified owner in accordance with the By-Laws, declarations, and rules and regulations, pursuant to an application submitted to the Board of Directors or it's authorized representative; provided, that this restriction shall not prohibit temporary and social visitation of the owners of a residential unit by persons not so qualified to be owners; provided further that this provision shall not prohibit such occupancy by a child more than 18 years of age of a qualified owner; provided further that variances from the restrictions on occupancy defined herein may be granted on such terms and conditions as the Board of Directors may deem appropriate.

Any variance from the restrictions provided herein must be granted in writing unanimously by the Board of Directors.

Should any covenant or restriction then in effect be violated or should any attempt be made to violate any such covenant or restriction, any person owning a residential unit may prosecute any proceedings in law or in equity to restrain or abate such violation against the responsible person or persons. Without limiting the foregoing, the Club Estates East Condominium Association shall take action to enforce the requirements of occupancy of residential units, as set forth above, against any qualified owner who occupies or permits his or her residential unit to be occupied in violation of this section. The violating owner shall reimburse the association for legal fees incurred by the association in taking any such action, whether or not suit or action is filed in court. In the event suit or action is filed in court to enforce any of the covenants and restrictions, including other provisions of these By-Laws, the association shall be entitled to recover it's reasonable attorney's fees incurred in such action as set by the court or courts at trial or on appeal. In addition to its costs and disbursements, any costs and expenses, including attorney's fees incurred by the association to enforce any violation of this section shall be the personal obligation of the qualified owner in whose residential unit the violation takes place and the said costs shall be a lien against the residential unit.

These amendments are effective upon recording of this amendment to the By-Laws in Multnomah County Deed Records.

We Miles Wertz and Myrn Lundquist, being the duly elected President and Secretary respectively for the Club Estates East Condominium Association do hereby certify that we and each of us have compared the attached instrument, being the Amendments To The Amended By-Laws of the Club Estates East Condominium Association bearing date of JULY 11, 1989 with the prior effective instruments effective on April 2, 1982, and the amendments approved by the Association at a duly constituted meeting held pursuant to notice on July 7, 1989 at which all amendments incorporated herein were approved by an affirmative vote of more than 75% of the owners of the family units, and in accordance with the then effective By-Laws and Declarations then and there existing, and the attached said instruments correctly incorporate said amendments so approved by the Association on July 13, 1989.

Miles Wertz
President, Board of Directors
Club Estates East Condominium Association

Myrn C. Lundquist
Secretary, Board of Directors,
Club Estates East Condominium Association

STATE OF OREGON }
COUNTY OF MULTNOMAH }
SUBSCRIBED AND SWORN TO BEFORE ME

THIS 19th DAY OF July, 1989

Susan C. Clark
NOTARY PUBLIC

My Commission expires 7-28-91