

WHEN RECORDED, RETURN TO:

Gregory B. Coxey
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GRANTOR: Allenbach Acres Homeowners
Association

GRANTEE: Public

Washington County, Oregon	2019-019364
D-R/BAM	04/03/2019 12:25:12 PM
Stn=7 C LOUCKS	
\$20.00 \$5.00 \$11.00 \$5.00 \$60.00	\$101.00
I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.	
Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio	

**2019 AMENDMENT TO DECLARATION OF
CONDITIONS, COVENANTS AND RESTRICTIONS
ALLENBACH ACRES SUBDIVISION**

This 2019 Amendment to Declaration of Conditions, Covenants and Restrictions - Allenbach Acres Subdivision is made by the Allenbach Acres Homeowners Association, an Oregon nonprofit corporation (the "**Association**").

RECITALS

- A. Allenbach Acres (the "**Planned Community**") is a Planned Community, located in Washington County, Oregon. The Planned Community was created and is governed by the following documents, in the records of Washington County, Oregon:
1. *Declaration of Conditions, Covenants and Restrictions - Allenbach Acres Subdivision*, recorded on June 30, 1986 as document no. 86028244, and as amended and supplemented from time to time ("**Declaration**").
 2. *Bylaws of Allenbach Acres Homeowners Association*, recorded on July 3, 2002 as document no. 2002-075960 in the records of Washington County, Oregon, and as amended from time to time ("**Bylaws**").
 3. Plat of *Altenbach Acres*, recorded on June 30, 1986 on Pages 13-16 in Book 61, plat records; Plat of *Altenbach Acres No. 2*, recorded on June 16, 1987 on Pages 48-49 in Book 63, plat records; and Plat of *Altenbach Acres No. 3* recorded on October 12, 1989 on Pages 45-49 in Book 70, plat records.
- B. The Association is the Allenbach Acres Homeowners Association, an Oregon nonprofit corporation, formed pursuant to the Declaration, Bylaws and Articles of Incorporation filed July 2, 2002, in the office of the Oregon Secretary of State, Corporation Division.

- C. Under ORS 94.590 and Section 3.9, the Association and the owners may adopt amendments to the Declaration.
- D. The owners and the Association wish to amend provisions of the Declaration as provided below.

AMENDMENT

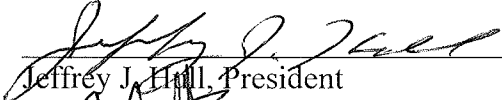
NOW, THEREFORE, pursuant to Section 3.9 and ORS 94.590, the Association hereby amends the Declaration in the manner set forth below:

I. A new Section 9 of the Property Use Restrictions is added to the Declaration containing the following language:

- 9. Dwelling units may be rented or leased, subject to the following restrictions:
 - (a) An Owner may not rent or lease less than the entire dwelling unit on the Lot.
 - (b) A Lot may not be rented, leased or otherwise used for transient or hotel purposes.
 - (c) A Lot may not be rented or leased for a period of less than thirty (30) consecutive days.
 - (d) All leases or rentals shall be by written lease agreement, which shall provide that the terms of the lease shall be subject in all respects to the provisions of the Declaration and Bylaws, and that any failure by the lessee or tenant to comply with the terms of such documents shall be a default under the lease. If the Board of Directors finds that a lessee or tenant has violated any provision of the Declaration, these Bylaws or the rules and regulations, the Board may require the owner to terminate such lease or rental agreement and evict the tenant.
 - (e) Owners are responsible for the conduct of tenants, lessees, or other occupants of the Lot.
 - (f) The Board by resolution may require Owners who rent or lease their unit to provide a statement of unit occupancy. The Board may require the Owner to provide current names and contact information for each tenant, The Board may also require the Owner to provide the Board with the Owner's mailing address, phone number and email, as well as the contact for a professional manager, if any.

II. Except as otherwise indicated, all other provisions of the Declaration remain unchanged.

ALLENBACH ACRES HOMEOWNERS ASSOCIATION, an Oregon nonprofit corporation

By: 
Jeffrey J. Hall, President

By: 
Zed Newkirk, Secretary

CERTIFICATION

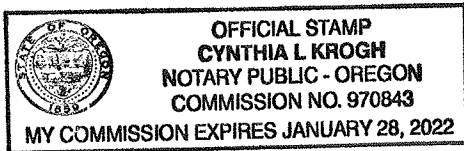
The undersigned President and Secretary of the Allenbach Acres Homeowners Association hereby certify that the within 2019 Amendment to Declaration of Conditions, Covenants and Restrictions - Allenbach Acres Subdivision has been approved in accordance with Section 3.9 of the Declaration and ORS 94.590.

Jeffrey J. Hull
Jeffrey J. Hull, President

Zed Newkirk
Zed Newkirk, Secretary

STATE OF OREGON)
County of Washington) ss
)

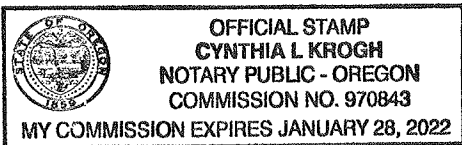
The foregoing instrument was acknowledged before me on the 22 day of March 2019, 2019 by Jeffrey J. Hull, President of the Allenbach Acres Homeowners Association, on its behalf.



Cynthia L. Krogh
Notary Public for Oregon
My Commission Expires: 1-28-22

STATE OF OREGON)
County of Washington) ss
)

The foregoing instrument was acknowledged before me on the 22 day of March 2019, 2019 by Zed Newkirk, Secretary of the Allenbach Acres Homeowners Association, on its behalf.



Cynthia L. Krogh
Notary Public for Oregon
My Commission Expires: 1-28-22