

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Washington County, Oregon	2023-018391
D-R/BYAM	05/05/2023 11:34:36 AM
Stn=7 C LOUCKS	
\$15.00 \$11.00 \$5.00 \$60.00	\$91.00
I, Joe Nelson, 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.	
Joe Nelson, Director of Assessment and Taxation, Ex-Officio County Clerk	

A. AFTER RECORDING RETURN TO:

Required by ORS 205.180(4) & 205.238:

FRESH START Real Estate, Inc.
6107 SW Murray Blvd., #313
Beaverton, OR 97008

B. TITLE(S) OF THE TRANSACTION(S) – required by ORS 205.234(1)(a)

Note: “Transaction” means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

2023 Amendment to the Bylaws of Stephanie Terrace Condominium Owners’ Association

C. DIRECT PARTY / GRANTOR – required by ORS 234(1)(b)

Christina Demke, President of the Stephanie Terrace Condominium Owners’ Association, on its behalf.

D. INDIRECT PARTY / GRANTEE – required by ORS 234(1)(b)

Stephanie Terrace Condominium Owners’ Association.

E. For an instrument conveying or contracting to Convey fee title, the information required by ORS 93.260:

**UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:**

FRESH START Real Estate, Inc.
6107 SW Murray Blvd., #313
Beaverton, OR 97008

F. TRUE AND ACTUAL CONSIDERATION - required by ORS 93.030 for instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$0.00

G. TAX ACCOUNT NUMBER OF THE PROPERTY, IF THE INSTRUMENT CREATES A LIEN OR OTHER INTEREST THAT COULD BE SUBJECT TO TAX FORECLOSURE - required by ORS 312.125(4)(b)(B): N/A

Accommodation Recording only.
No liability assumed.

2023 AMENDMENT TO THE BYLAWS OF
STEPHANIE TERRACE CONDOMINIUM OWNERS' ASSOCIATION

RECITALS

1. Stephanie Terrace Condominium Owners' Association was created pursuant to a Declaration of Unit Ownership recorded in the records of Washington County, Oregon on September 27, 1984 as Fee No. 84039394. The Bylaws of the Condominium were Amended and Restated by at least 75% of the unit owners as recorded in the records of Washington County, Oregon on January 28, 2009 as Fee No. 2009-006625.
2. The Association has received complaints relating to smoking within units and in limited and common elements of the property. The smoke moving between units constitutes a nuisance and disrupts owners' peaceful enjoyment of their dwelling.
3. The board of directors has attempted to address smoking within units but has exhausted all potential remedies.
4. The amendment below was approved by at least a majority of the unit owners as defined in Amended and Restated Bylaws of Stephanie Terrace Condominium Owners' Association, Article XII, dated January 28, 2009.

NOW, THEREFORE, the Bylaws of Stephanie Terrace Condominium Owners' Association are hereby amended as follows:

AMENDMENT

The following is added to Article X of the Bylaws:

Article X, Section 15: Smoking Prohibition. The Stephanie Terrace Condominiums is a non-smoking community. Smoking of any kind is prohibited everywhere within the boundaries of the condominium property, including, but not limited to, all dwelling units, decks, terraces, patios, parking areas, and all general and limited common element areas of the condominium. "Smoking" is defined as inhaling, exhaling, burning or carrying any lighted or smoldering cigarette, cigar, tobacco product, marijuana product, and all similar substances (*i.e.* e-cigarettes or vaping products), whether legal or illegal. Cigarette butts shall not be disposed of anywhere on the ground or in common or limited common areas. Violations of this paragraph will result in fines pursuant to the Association's Enforcement & Fine Resolution, as may be amended from time to time, or as may be determined by the Board of Directors. Owners shall be held responsible for violations by tenants and guests. No warning shall be provided or required for any violation of this provision.

CERTIFICATION

The undersigned President and Secretary of Stephanie Terrace Condominium Owners' Association, an Oregon nonprofit corporation, hereby certify that the within Amendment has been adopted in accordance with Article XII of the Amended and Restated Bylaws of Stephanie Terrace Condominium Owners' Association dated January 28, 2009 and recorded as Document number 2009-006625, and ORS 100.410.

[Signature]
Christina Demke - President

[Signature]
Karen Van Raden - Secretary

STATE OF OREGON)
) ss
County of Washington)

The foregoing instrument was acknowledged before me this 29TH day of APRIL, 2023, by CHRISTINA DEMKE, President of the Stephanie Terrace Condominium Owners' Association, on its behalf.

[Signature]
Notary Public for Oregon
My Commission Expires: 3/8/2024

STATE OF OREGON)
) ss
County of Washington)

The foregoing instrument was acknowledged before me this 29TH day of APRIL, 2023, by KAREN VAN RADEN, Secretary of the Stephanie Terrace Condominium Owners' Association, on its behalf.

[Signature]
Notary Public for Oregon
My Commission Expires: 3/8/2024

