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**AMENDED AND RESTATED BYLAWS  
OF  
ELIZABETH LOFTS CONDOMINIUMS OWNERS' ASSOCIATION**

**RECITALS**

These AMENDED AND RESTATED BYLAWS OF ELIZABETH LOFTS CONDOMINIUMS OWNERS' ASSOCIATION are made effective as of the date recorded by Elizabeth Lofts Condominiums Owners' Association, an Oregon nonprofit corporation ("Association").

The Bylaws of Elizabeth Lofts Condominiums Owners' Association were recorded as an exhibit to the Declaration of Condominium Ownership of Elizabeth Lofts Condominiums dated January 24, 2005, in the Multnomah County, Oregon, Records as Instrument No. 2005-018624, and have been amended by the First Amendment to Bylaws recorded April 20, 2005 as Instrument No. 2005-069705, the Second Amendment to Bylaws recorded August 10, 2007 as Instrument 2007-144538, the [Third] Amendment to Bylaws recorded June 13, 2012 as Instrument No. 2012-072320, and by the Fourth Amendment to Bylaws recorded April 5, 2021, as Instrument 2021-055972.

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## **1. GENERAL PROVISIONS.**

1.1 **Identity.** Elizabeth Lofts Condominiums Owners' Association, a nonprofit corporation organized under the laws of the State of Oregon, the Articles of Incorporation of which were filed in the Office of the Oregon Corporation Commissioner on the 21st day of January 2005 (the "Association"), has been organized for the purpose of administering the operation and management of Elizabeth Lofts Condominiums (the "Condominium"), in accordance with the terms of these Amended and Restated Bylaws ("Bylaws"). The Condominium was established by Carroll Aspen Elizabeth LLC, an Oregon limited liability company (the "Declarant"), in accordance with the provisions of ORS Chapter 100 (the "Act"). The Condominium is located upon property in Multnomah County, Oregon, as more particularly described in the Declaration of Condominium Ownership for Elizabeth Lofts Condominiums dated January 24, 2005, recorded in the deed records of Multnomah County, Oregon as Instrument 2005-018624, as amended by the First Amendment to Declaration of Condominium Ownership for Elizabeth Lofts Condominiums dated February 14, 2005, and recorded in the Multnomah County Deed Records as Instrument 2005-069706 ("Declaration").

1.2 **Bylaws Subject to Other Documents.** The provisions of these Bylaws are applicable to the Condominium and are expressly subject to the terms, provisions, and conditions contained in the Articles of Incorporation of the Association (the "Articles") and in the Declaration.

1.3 **Defined Terms.** All defined terms used in these Bylaws and not specifically defined herein shall have the meaning given such terms in the Declaration.

1.4 **Applicability.** All Owners, tenants and occupants of any Unit, and their respective agents, servants, invitees, contractors, licensees, and employees that use the Condominium, or any part thereof, are subject to these Bylaws, and all rules and regulations ("Rules and Regulations") as promulgated from time to time.

1.5 **Office.** The office of the Association shall be at 2105 SE 9<sup>th</sup> Avenue, Portland, Oregon 97214, or at any other place within Portland, Oregon, designated by the Association through the Board of Directors.

## **2. MEETINGS OF OWNERS.**

2.1. **Annual Meetings.** Annual meetings shall be held in December or in the month following, at such hour and on such date as the Chair of the Board of Directors ("Chair") may designate or, if the Chair fails to designate such date by the last day of the first month in which the meeting may be held, the meeting shall be held on the second Wednesday of the second month in which the meeting may be held, unless such date shall be a legal holiday, in which event the meeting shall be held on the next succeeding business day. At these meetings, the Owners shall elect Directors to fill vacancies or to succeed retiring Directors as provided in Article 3 of these Bylaws and shall also transact such other business of the Association as may properly come before the meeting.

2.2. **Place of Meetings.** Meetings of the Owners shall be held in the Elizabeth Lofts Community Room located at 333 NW 9<sup>th</sup> Avenue, Portland, Oregon 97209, by electronic means, or at such other suitable and convenient place within the City of Portland, Oregon, as may be designated by the Board.

2.3. **Special Meetings.** It shall be the Chair's duty to call a special meeting of the Association if directed by resolution of the Board or upon a petition signed and presented to the secretary of the Association (the "Secretary") by the Owners of not less than 35% of the Residential and Retail Units ("Primary Units") stating the purpose of the meeting. The notice of any special meeting shall state the purpose, time, and place of such meeting. No business shall be transacted at a special meeting except as stated in the notice.

2.4. **Electronic Meetings.**

2.4.1. **Definition.** "Electronic meetings" means a meeting conducted through telephone, teleconference, video conference, web conference, or any other live electronic means where at least one participant is not physically present.

2.4.2. **Electronic Meeting Requirements.** A meeting of Owners, including annual and special meetings, may be conducted as an electronic meeting if the electronic meeting:

2.4.3. Allows all Owners participating to hear each other simultaneously and to be able to communicate during the meeting.

2.4.4. Provides for the verification that a person participating is an Owner or is otherwise authorized to participate in the meeting.

2.4.5. Provides for Owners to have access to material necessary to participate or vote during or before the meeting.

2.4.6. Is communicated by regular mail, posting on the condominium property, email, facsimile, or other form of electronic communication (unless an Owner has opted out of receiving electronic notices) and states:

2.4.6.1. Whether the meeting may or must be attended by electronic means.

2.4.6.2. The electronic means to be used.

2.4.6.3. How Owners may attend the electronic meeting by telephone, internet connection, and (if applicable) by meeting at a physical location.

2.4.6.4. Any other information to enable an Owner to attend the meeting.

2.4.6.5. Owners participating in an electronic meeting are considered present at the meeting for all purposes.

2.5. **Notice.** The Chair or Secretary shall give written notice of each annual or special meeting of the Association, at least 10 days but not more than 50 days before the date set for the meeting, stating the purpose, time, and place of the meeting and the items on the agenda (including the general nature of any proposed amendment to the Declaration or these Bylaws, any budget changes, or proposal to remove a director or officer of the Association), to each Owner of record (and to any first Mortgagee of record requesting such notice). Notice may be given by electronic mail, facsimile, or other form of electronic communication acceptable to the Board of Directors. Notice of annual or special meetings is considered delivered and effective when it is initiated to an address, location, or system designated by the recipient for that purpose or is posted on an electronic network and a separate record of the posting has been delivered to the recipient together with instructions regarding how to obtain access to the posting on the electronic network. The giving of a notice in the manner provided in these Bylaws shall be considered notice properly served. Notice of a meeting may be waived by any Owner before or after a meeting. When a meeting is adjourned for less than 30 days, no notice of the adjourned meeting need be given other than by announcement at the meeting at which such adjournment takes place.

2.6. **Voting.**

2.6.1 The total number of votes of all Owners shall be equal to the total number of Primary Units in the Condominium, and each Owner or group of Owners shall be entitled, subject to Section 3.1 of these Bylaws regarding the election of Directors, to a number of votes equal to the number of votes allocated to the Primary Units owned by such Owner or group of Owners. No votes shall be allocated to Parking Units or Storage Units. The Board shall be entitled to vote on behalf of any Primary Unit that has been acquired by or on behalf of the Association; provided, however, that the Board shall not be entitled to vote such Primary Units in any election of Directors. Notwithstanding the foregoing, the approval of a majority of the Owners of the Retail Units shall be required in order to pass a vote on a matter adversely impacting the rights or privileges of the Owners of the Retail Units.

2.6.2 If an Owner is in default under a first Mortgage on its Unit for 60 consecutive days or more and the Mortgage instrument signed by the Owner provides for such a pledge upon default, the Mortgagee shall automatically be authorized to declare at any time thereafter that the Owner has pledged the Owner's vote on all issues to the Mortgagee during the continuance of the default. If the Board has been notified of any such pledge to a Mortgagee, or in the event the record Owner or Owners have otherwise pledged their vote regarding special matters to a Mortgagee under a duly recorded Mortgage, only the vote of such Mortgagee or vendor will be recognized in regard to the special matters upon which the vote is so pledged, if a copy of the instrument with this pledge has been filed with the Board. Amendments to this subsection shall only be effective upon the written consent of all the voting Owners and their respective Mortgagees, if any.

2.6.3 If an Owner is in default for payment of assessments or other charges under these Bylaws, the Declaration, or the Rules and Regulations for 60 consecutive days or more, the Owner's voting rights shall be suspended until such delinquencies are paid in full, including any interest, penalties, attorneys' fees, costs, or late charges due resulting from the delinquency.

2.7. **Proxies.** A vote may be cast in person or by proxy. A proxy given by an Owner to any person who represents such Owner at meetings of the Association shall be in writing, signed by such Owner, may be given to any person or persons of legal age, and shall be filed with the Secretary. No proxy shall be valid after the meeting for which it was solicited, unless otherwise expressly stated in the proxy, and every proxy shall automatically cease upon sale of a Primary Unit by its Owner. An Owner may pledge or assign such Owner's voting rights to a Mortgagee. In such case, the Mortgagee or its designated representative shall be entitled to receive all notices to which the Owner is entitled hereunder and to exercise the Owner's voting rights from and after the date that the Mortgagee shall give written notice of such pledge or assignment to the Board of Directors. Any first Mortgagee may designate a representative to attend all or any meetings of the Association.

2.8. **Fiduciary, Corporation, and Co-Owners.** An executor, administrator, conservator, guardian, or trustee (collectively, "Fiduciary") may vote, in person or by proxy, at any meeting of the Owners with respect to any Primary Unit owned or held by the Fiduciary in such capacity, whether or not the same shall have been transferred to the Fiduciary's name; provided, however, that the Fiduciary shall satisfy the Secretary that the Fiduciary is the executor, administrator, conservator, guardian, or trustee holding such Unit in such capacity. Any person voting on behalf of a Primary Unit owned by a corporation or other entity shall provide the Secretary with written evidence, satisfactory to the Secretary, that such person is the duly constituted representative thereof. Unless a valid court order establishes the authority of a Co-Owner to vote, whenever any Primary Unit is owned by two or more persons jointly according to the records of the Association, the vote of such Unit may be exercised by any of the Owners then present, in the absence of protest by a Co-Owner. In the event of disagreement among the Co-Owners, the vote of such Unit shall be disregarded completely in determining the proportion of votes given with respect to the matter voted upon. For purposes of this subsection, the term Co-Owner includes unit ownership by tenancy in common and tenancy by the entirety.

2.9. **Quorum.** At any meeting of the Association, the presence, in person or by proxy, of a number of Owners holding 34% or more of the voting power of the Association shall constitute a quorum. The subsequent joinder of an Owner in the action taken at a meeting, evidenced by that Owner signing and concurring in the minutes thereof, shall constitute the presence of such person for the purpose of determining a quorum. When a quorum is once present to organize a meeting, it cannot be broken by the subsequent withdrawal of an Owner or Owners. If any meeting of the Association cannot be organized because of lack of a quorum, the Owners who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum is present. If any meeting cannot be organized because of a lack of quorum, the Owners who are present, either in person or by



proxy, may adjourn the meeting until a quorum consisting of 20% of the voting power of the Association is constituted.

2.10. **Binding Vote.** The vote of more than 50 percent of the voting power present (whether in person or by proxy) at a meeting at which a quorum is constituted shall be binding upon all Owners for all purposes except where a higher percentage vote is required by law, the Declaration, or these Bylaws.

2.11. **Order of Business.** The order of business at an annual meeting of the Association shall be:

2.11.1 Calling of the roll and certifying of proxies;

2.11.2 Proof of notice of meeting or waiver of notice;

2.11.3 Reading of minutes of preceding meeting;

2.11.4 Reports of officers;

2.11.5 Reports of committees, if any;

2.11.6 Election of directors;

2.11.7 Unfinished business;

2.11.8 New business; and

2.11.9 Adjournment.

### 3. **BOARD OF DIRECTORS.**

3.1. **Number.** The affairs of the Association shall be governed by the Board of Directors, which shall consist of seven persons, six Directors who are elected by all Owners other than Owners of the Retail Units ("Residential Directors") and one Director elected by the Owners of the Retail Units ("Retail Owners").

3.2. **Term.** At the first annual meeting of the Association, three Directors shall be elected by the Residential Owners to serve for a term of two years, three Directors shall be elected by the Residential Owners to serve for a term of one year, and the Director elected by the vote of the Retail Owners shall serve for a term of two years. Election by the Residential Owners and the Retail Owners shall be by plurality. At the expiration of the initial term of office of each Director elected at the first annual meeting of the Association, the Director's successor shall be elected as provided in this Section 3.2 to serve for a term of two years. The Directors shall hold office for the term herein fixed and until their successors have been qualified and elected. There shall be no limit on the number of successive terms a Director may serve on the Board of Directors, if elected as herein provided.

### 3.3. **Qualifications.**

3.3.1. **Ownership of a Unit.** All Directors shall be Owners and no Director shall continue to serve on the Board of Directors after he or she ceases to be an Owner. Co-Owners of the same Unit may not serve simultaneously as Directors even if one of the Co-Owners has an interest in another Unit. For purposes of this Article 3, the officers of any corporation, the trustee of any trust, the partners of any partnership, or the members or managers of any limited liability company that owns a Primary Unit shall be considered Co-Owners of any such Unit.

3.3.2. **Good Standing.** An Owner is not eligible to seek election if on the date the Owner could last be nominated for the Board, the Owner or the Owner's Unit has past due assessments, fines, or other charges owing to the Association or that Owner (or a resident in that Owner's Unit) is a party to an adverse claim against the Association in arbitration, court, or any other forum. No person who has been convicted of a felony in any jurisdiction is eligible to serve on the Board of Directors unless the Owner's civil rights have been restored for at least five years before the last date the Owner could last be nominated for the Board. If an Owner is serving on the Board and that Owner or Owner's Unit fails to satisfy these qualifications, the Owner will have 30 days to cure or must resign. Failure to resign will automatically result in a removal action as described in Section 3.12 below.

3.3.3. **Documentation of Qualifications.** Upon request, before election to the Board of Directors, an individual described in this subsection must provide the Board with documentary evidence that the individual is qualified to serve on the Board of Directors.

3.3.4. **Change in Status.** Section 3.12 below governs when an individual serving on the Board of Directors no longer meets the requirements set forth in this Section 3.3.

3.4. **Powers and Duties.** The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association as provided by the Act and may do all acts in furtherance of and pursuant to such powers and duties, except acts that by or under law, the Declaration, or these Bylaws may not be performed by the Board of Directors or delegated to the Board of Directors by the Owners. The Board of Directors shall be governed by ORS 100.417 and applicable provisions of ORS 65.357, 65.361, 65.367, 65.369, and 65.377, or any successor statutes. Such powers and duties of the Board of Directors shall include, without limitation (except as limited elsewhere herein), the following:

3.4.1 Operation, care, inspection, upkeep, repair, replacement, and maintenance of the Common Elements, Parking Units, and Association Property as required by the Declaration, these Bylaws, and by the Act. The Board shall prepare contemporaneous written documentation of the foregoing activities, which shall be made available to Owners upon request.

3.4.2 Determination of the amounts required for operation, maintenance, and other affairs of the Association, and the making of such expenditures.

3.4.3 Annually conducting a reserve study, or review and update any existing study, of the Common Elements to determine the reserve fund requirements, in accordance with ORS 100.175 or any successor statute.

3.4.4 Collection of the common expenses from the Owners.

3.4.5 Provision for the designation, hiring, and removal of employees and other personnel, including lawyers and accountants and personnel necessary for the inspection, maintenance, upkeep, and repair of the Common Elements, Parking Units, and Association Property; engagement of or contracting for the services of others; and making purchases for the maintenance, repair, replacement, administration, management, and operation of the Condominium and delegating any such powers to the manager or managing agent (and any such employees or other personnel as may be employees of the managing agent); provided, however, that any agreement for management services entered into on behalf of the Association must be terminable by the Association for cause upon not more than 30 days' notice, must have a reasonable term not exceeding two years, and must be renewable with the consent of the Board of Directors and the manager.

3.4.6 Adoption and amendment of reasonable Rules and Regulations of the Condominium pursuant to Section 7.26 below.

3.4.7 Maintaining bank accounts on behalf of the Association and designating the signatories required therefor.

3.4.8 Purchasing, leasing, or otherwise acquiring, in the name of the Association or its designee, corporate or otherwise, on behalf of the Owners, Units offered for sale or lease or surrendered by their Owners to the Association.

3.4.9 Bidding for and purchasing Units at foreclosure sales (judicial or non-judicial) or other judicial or execution sales, in the name of the Association or its designee, corporate or otherwise, on behalf of all Owners upon the consent or approval of the Owners of not less than 75 percent of the voting power of the Association.

3.4.10 Selling, leasing, mortgaging, voting the votes appurtenant to (other than for the election of directors), or otherwise dealing with Units of the Condominium acquired by the Association or its designee on behalf of all the Owners.

3.4.11 Organizing corporations or limited liability companies to act as designees of the Association in acquiring title to or leasing Units by the Association on behalf of all Owners.

3.4.12 Obtaining and reviewing bonds and insurance, including Officers' and Directors' liability insurance, for the Association and the Condominium,

including the Units, pursuant to the provisions of these Bylaws and, in the case of such insurance, reviewing it at least annually.

3.4.13 Making repairs, additions, and improvements to, or alterations of, the Condominium and repairs to and restoration of the Condominium in accordance with these Bylaws after damage or destruction by fire or other casualty, or as a result of condemnation or eminent domain proceedings or settlement under the threat thereof.

3.4.14 Making additions and improvements to, or alterations of, the Common Elements; provided, however, that no such project of a non-structural or non-capital nature may be undertaken by the Board of Directors if the total cost will exceed the amount of Five Thousand Dollars (\$5,000), unless the Owners have enacted a resolution authorizing the project by a vote of Owners holding at least 75 percent of the voting power of the Association, present in person or by proxy at a meeting of the Owners. This limitation shall not be applicable to repairs or maintenance undertaken pursuant to Section 3.4.1.

3.4.15 After giving written notice and an opportunity to be heard, levying reasonable fees, late charges, fines, and/or interest against the Owner(s) for violations of the Declaration, Bylaws, and/or Rules and Regulations, in addition to exercising any other rights or remedies provided for in the foregoing documents based on a resolution of the Board of Directors that is delivered to each Unit, mailed to the mailing addresses designated in writing by the Owner(s), or mailed to the mailing address for each Unit.

3.4.16 Borrowing money on behalf of the Association when required in connection with the inspection, operation, care, upkeep, and maintenance of the Common Elements, Parking Units, and Association Property; provided, however, that (i) the consent of Owners holding at least 75 percent of the voting power of the Association, obtained at a meeting duly called and held for such purpose in accordance with the provisions of these Bylaws, shall be required for the borrowing of any sum in excess of an amount or amounts, aggregated for the calendar year in question, exceeding 15 percent of the estimated budget of the Association for that calendar year to cover the operation, care, upkeep, and maintenance of the Common Elements, and (ii) no lien to secure repayment of any sum borrowed may be created on any Unit or its appurtenant interest in the Common Elements, Parking Units, and Association Property without the consent of the Owner of such Unit. If any sum borrowed by the Board of Directors on behalf of the Association pursuant to the authority contained in this Section 3.4.16 is not repaid by the Association, an Owner who pays to the creditor such proportion thereof equal to his or her interest in the Common Elements shall be entitled to obtain from the creditor a release of any judgment or other lien that said creditor shall have filed or shall have the right to file against such Owner's Unit.

3.4.17 Adjusting and settling claims under insurance policies and executing and delivering releases on settlement of such claims on behalf of all Owners, all holders of Mortgages or other liens on the Units, and all Owners of any other interest in the Condominium.

3.4.18 Filing all appropriate income tax returns.

3.4.19 Charging and collecting a fee in connection with an Owner or occupant moving into or out of a Residential Unit.

3.4.20 Filing of the Annual Report described in Section 100.260 of the Act with the Real Estate Agency pursuant to Section 100.250 of the Act.

3.4.21 Enforcement by legal means of the provisions of the Act, the Declaration, these Bylaws, and any Rules and Regulations adopted hereunder.

3.5. **Limitation.** The powers of the Board of Directors enumerated in these Bylaws shall be limited in that the Board of Directors shall have no authority to acquire and pay for out of the maintenance fund of the Association any structural alterations or capital improvements of, or capital additions to, the Common Elements (other than for purposes of repairing, replacing, or restoring portions of the Common Elements, subject to all the provisions of these Bylaws) requiring an expenditure in excess of an amount or amounts, aggregated for the calendar year in question, exceeding 10 percent of the estimated total budget of the Association for such calendar year. Notwithstanding the foregoing, it shall be the responsibility of the Board to approve any and all settlements of litigation in which the Association is a party, without subjecting such agreement to a vote of the Owners.

3.6. **Organizational Meeting.** Within 30 days following the annual meeting of the Association or following any meeting at which an election of Directors has been held, the Board of Directors shall hold an organizational meeting at such place and time as shall have been fixed by the Directors at the meeting at which the election was held.

3.7. **Regular, Special, and Emergency Meetings.**

3.7.1. Regular meetings of the Board of Directors may be held at such time and place as shall be determined, from time to time, by a majority of the Directors.

3.7.2. Special meetings of the Board of Directors may be called by the Chair or Secretary at the written request of at least two Directors.

3.7.3. Notice of any regular or special meeting shall be given to each Director, personally, electronically, or by mail, at least three days before the meeting, and shall state the time, place, and purpose of such meeting. Notice of any regular or special meeting shall also be given to the owners at least three days before the meeting by regular mail, posting on the condominium property, email, facsimile, or other form of electronic communication (unless an owner has opted out of receiving electronic notices). Emergency meetings require no advance notice so long as the purpose of the meeting is stated in the meeting minutes.

3.7.4. All meetings of the Board of Directors shall be open to the Owners except that the following matters and any other matters permitted by the Act may be considered in executive session: (a) consulting with legal counsel regarding the rights and duties of the Association in connection with existing or potential litigation, or criminal

matters; (b) dealing with personnel matters, including salary negotiations and discipline; (c) negotiation of contracts with third parties; and (d) collection of unpaid assessments pursuant to the Act. Except in the event of an emergency, the Board of Directors shall vote in an open meeting on whether to meet in executive session. If the Board of Directors votes to meet in executive session, the Chair shall announce the general nature of the action being considered and when and under what circumstances the deliberations can be disclosed to the Owners. The statement, motion, or decision to meet in executive session must be included in the minutes of the meeting. A contract or action considered in executive session does not become effective unless the Board, following the executive session reconvenes in an open meeting and votes on the contract or action, which must be reasonably identified in the open meeting and included in the minutes.

3.8. **Place of Board Meetings.** Board meetings shall be held in the Elizabeth Lofts Community Room located at 333 NW 9<sup>th</sup> Avenue, Portland, Oregon 97209, by electronic means, or at such other suitable and convenient place within the City of Portland, Oregon, as may be designated by the Board.

3.9. **Electronic Board Meetings.** “Electronic meetings” has the same meaning as Section 2.4 above. The Board may conduct business in electronic meetings if:

3.9.1. The meeting allows all participating Directors at the meeting to:

3.9.1.1. Hear and communicate with each other simultaneously.

3.9.1.2. Have access to the materials before or during the meeting necessary to participate or vote in the meeting.

3.9.2. The meeting allows all persons attending the meeting to simultaneously hear all participating Directors.

3.9.3. Any notice of the electronic meeting to Directors or Owners are communicated by regular mail, posting on the condominium property, email, facsimile, or other form of electronic communication (unless an owner has opted out of receiving electronic notices) and the notice states:

3.9.3.1. Whether the meeting may or must be attended by electronic means.

3.9.3.2. The electronic means to be used.

3.9.3.3. Except for executive sessions of the Board, how Owners may attend the electronic meeting by telephone, internet connection, and (if applicable) by meeting at a physical location.

3.9.3.4. Any other information to enable an Owner to attend the meeting.

3.9.4. Directors participating in an electronic meeting are considered present at the meeting for all purposes.

3.10. **Waiver of Notice.** Any member of the Board of Directors may at any time waive notice of any meeting of the Board of Directors in writing and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a member of the Board of Directors at any meeting of the Board of Directors shall constitute a waiver of notice of the time and place thereof, except where a Director attends the meeting for the sole purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened. If all the members of the Board of Directors are present at any meeting of the Board of Directors, however, no notice to Directors shall be required and any business may be transacted at such meeting.

3.11. **Quorum.** At all meetings of the Board of Directors, a majority of the members thereof shall constitute a quorum for the transaction of business, and the votes of a majority of the members of the Board of Directors present at a meeting at which a quorum is present shall constitute the act of the Board of Directors; provided, however, that the approval of the director elected by the Owners of the Retail Units shall be necessary for the Board to take any action that would eliminate or impair the rights and privileges granted to the Owners of the Retail Units. If at any meeting of the Board of Directors there shall be less than a quorum present, a majority of those present may adjourn the meeting from time to time until a quorum is present. At any such adjourned meeting at which a quorum is present, any business that might have been transacted at the meeting originally called may be transacted without further notice.

3.12. **Removal.** At any regular or special meeting of the Owners, any one or more of the members of the Board of Directors elected by the Residential Owners may be removed with or without cause, but only by approval of at least a majority of the Residential Owners, notwithstanding the quorum provisions of Section 2.9, and a successor may then and there or thereafter be elected to fill the vacancy thus created. The notice of any such meeting shall state that such removal is to be considered, and any Director whose removal has been proposed shall be given an opportunity to be heard at the meeting. The Director elected by the Retail Owners may be removed with or without cause at a meeting called by the Retail Owners by the majority vote of the Retail Owners, and a successor may then and there or promptly thereafter be elected to fill the vacancy thus created. The notice of any such meeting shall state that such removal is to be considered, and any Director elected by the Retail Owners whose removal has been proposed shall be given an opportunity to be heard at the meeting.

3.13. **Resignation.** Any Director may resign at any time by sending a written notice of such resignation to the office of the Association, addressed to the Secretary. Unless otherwise specified therein, such resignation shall take effect upon receipt thereof by the Secretary.

3.14. **Vacancies.** Vacancies on the Board of Directors caused by any reason other than the removal of a member pursuant to Section 3.12 shall, in the case of a vacancy relating to a Director elected by the Residential Owners, be filled by vote of a majority of the remaining Directors at a special meeting of the Board of Directors held for that purpose promptly after the occurrence of any such vacancy, even though the Directors present at such meeting may constitute less than a quorum. Any vacancy relating to a Director elected by the Retail Owners shall be filled by the vote of a majority of the Retail Owners at a special meeting of the Retail Owners held promptly after the occurrence of the vacancy. Each person so elected or appointed shall be a member of the Board of Directors for the remainder of the term of the member whose position was vacated and until a successor shall be elected by the vote of the Retail Owners at the next annual meeting of the Owners.

3.15. **Compensation.** No Director shall receive any compensation from the Association for acting in such capacity but shall be reimbursed for the Director's reasonable out-of-pocket expenses.

3.16. **Liability and Indemnification of Directors, Officers, Manager or Managing Agent, and Others.** To the fullest extent authorized by law and the Articles, the personal liability of each Director to the Association or its Owners for monetary damages for conduct as a Director shall be eliminated. Each Director and officer and the manager or managing agent, if any, shall be indemnified and held harmless by the Association, to the fullest extent permitted by law, from and against all expenses and liabilities, including attorneys' fees, reasonably incurred or imposed upon such person in connection with any proceeding to which they may be a party, or in which they may become involved, by reason of being or having been a Director, officer, manager, or managing agent and shall be indemnified upon any reasonable settlement thereof. To the extent not insured under the Association's Directors and Officers insurance policy, the Association will indemnify and hold harmless committee members and their volunteers from any and all liability, claims, or losses arising out of or related to actions taken in the course and scope of the committee's duties. The foregoing rights of indemnification shall be in addition to and not exclusive of any and all other rights conferred on such persons under any agreement, vote of the Owners, or otherwise.

3.17. **Insurance.** The Board of Directors shall comply with the insurance requirements contained in Article 9 of these Bylaws. In addition, the Board of Directors, in its discretion, may obtain such other insurance as it deems necessary to protect the interests of the Association, the Board of Directors, or the Owners.

3.18. **Special Committees.** The Board of Directors by resolution may designate one or more special committees, each committee to consist of three or more Owners or non-Owner residents that, to the extent provided in such resolution, shall have and may exercise the powers set forth in such resolution. Such special committees shall have such name or names as may be determined from time to time by the Board of Directors. Such special committees shall keep regular minutes of their proceedings and report the same to the Board of Directors when required. The members of such special committee or committees designated shall be appointed by the Board of Directors or the Chair. The Board



of Directors or the Chair may appoint Owners or non-Owner residents to fill vacancies on each of any special committees occasioned by death, resignation, removal, or inability to act for any extended period.

#### 4. **OFFICERS.**

4.1. **Designation.** The principal officers of the Association shall be the Chair, the Secretary, and a treasurer (the "Treasurer"), all of whom shall be elected by the Board of Directors. The Board of Directors may appoint a vice chair (the "Vice Chair"), an assistant treasurer (an "Assistant Treasurer"), an assistant secretary (an "Assistant Secretary") and such other officers as in its judgment may be desirable. All officers shall be Owners (or officers, directors, shareholders, partners, employees or beneficiaries, or members of the respective families, of Units owned by corporations, partnerships, fiduciaries, or Mortgagees).

4.2. **Election.** The officers of the Association shall be elected annually by the Board of Directors at the organizational meeting of each new Board of Directors and shall hold office at the pleasure of the Board of Directors and until their successors are elected and qualified. If any office shall become vacant, the Board of Directors shall elect a successor to fill the unexpired term at any regular meeting of the Board of Directors, or at any special meeting of the Board of Directors called for such purpose.

4.3. **Removal.** Upon the affirmative vote of a majority of the Board of Directors, any officer may be removed, either with or without cause, and the officer's successor may be elected at any regular meeting of the Board of Directors or at any special meeting of the Board of Directors called for such purpose.

4.4. **Chair.** The Chair shall be the chief executive officer of the Association. The Chair shall preside at all meetings of the Owners and of the Board of Directors. The Chair shall have all of the general powers and duties that are usually incident to the office of the chief executive officer of an association, including, but not limited to, the power to appoint committees from time to time as the Chair may decide are appropriate to assist in the conduct of the affairs of the Association.

4.5. **Vice Chair.** The Vice Chair shall take the place of the Chair and perform the Chair's duties whenever the Chair shall be absent or unable to act. If neither the Chair nor the Vice Chair is able to act, the Board of Directors shall appoint some other member of the Board of Directors to act in the place of the Chair on an interim basis. The Vice Chair shall also perform such other duties as shall from time to time be prescribed by the Board of Directors or by the Chair.

4.6. **Secretary.** The Secretary shall keep the minutes of all proceedings of the Board of Directors and the minutes of all meetings of the Association. The Secretary shall attend to the giving and serving of all notices to the Owners and Directors and other notices required by law. The Secretary shall keep the records of the Association, except for those of the Treasurer, and shall perform all other duties incident to the office of Secretary of an

association and as may be required by the Directors or the Chair. In addition, the Secretary shall act as Vice Chair, taking the place of the Vice Chair and performing the Vice Chair's duties whenever the Vice Chair is absent or unable to act, unless the Directors have appointed another Vice Chair or no Vice Chair exists.

4.7. **Treasurer.** The Treasurer shall be responsible for Association funds and securities and shall be responsible for keeping full and accurate financial records and books of account showing all receipts and disbursements necessary for the preparation of all required financial data. The Treasurer shall be responsible for the deposit of all funds and other valuable effects in such depositories as may from time to time be designated by the Board of Directors, and shall disburse funds of the Association upon properly authorized vouchers. The Treasurer shall in general perform all other duties incident to the office of Treasurer of an association and such other duties as may be assigned by the Board of Directors.

4.8. **Execution of Instruments.** All agreements, contracts, deeds, leases, and other instruments of the Association shall be executed by such person or persons as may be designated by general or special resolution of the Board of Directors, including the execution of checks of up to Two Thousand Four Hundred Ninety-Nine Dollars (\$2,499) by the professional property management company for the Condominium, and, in the absence of any general or special resolution applicable to any such instrument, then such instrument shall be signed by the Chair. All checks of Two Thousand Five Hundred Dollars (\$2,500) or more shall be signed by the Treasurer, or in the Treasurer's absence or disability, by the Chair or any duly elected Assistant Treasurer. Notwithstanding the foregoing, all checks of Five Thousand Dollars (\$5,000) or more shall require the signatures of at least two authorized signatories.

4.9. **Compensation of Officers.** No officer who is a member of the Board of Directors, other than the Secretary and Treasurer, shall receive any compensation from the Association for acting as an officer, unless such compensation is authorized by a resolution duly adopted by the Owners. The Board of Directors may fix any reasonable compensation to be paid to the Secretary, Treasurer, and any officers who are not also Directors.

## 5. **BUDGET, EXPENSES, AND ASSESSMENTS.**

5.1. The Board of Directors shall from time to time, at least annually, prepare a budget for the Association, estimate the common expenses expected to be incurred, less any previous overassessment, and assess the common expenses to each Owner in the manner set forth in the Declaration. The budget shall provide for an adequate reserve fund for maintenance, repairs, and replacement of those Common Elements that must be maintained, repaired, or replaced on a periodic basis by the Association in accordance with Section 5.2 of these Bylaws. The budget shall also divide the common expenses into Retail Expenses and Residential Expenses in accordance with Section 7.1 of the Declaration. If the Director elected by the Retail Owners objects to the budget, such Director shall present the basis for the objection to the Board of Directors, who shall consider the objection and prepare a revised budget. If the objecting Director rejects the revised budget, the Board shall

submit the matter to arbitration, as provided in Section 28.5 of the Declaration. The decision of the arbitrator shall be final and conclusive. The Board of Directors shall advise each Owner in writing of the amount of common expenses payable by the Owner and furnish a summary of each budget and amended budget on which such common expenses are based to all Owners and, if requested, to their Mortgagees, within 30 days after adoption of the budget. Failure to deliver a summary of any budget or amended budget to each Owner shall not affect the liability of any Owner for any such assessment. Nothing herein contained shall be construed as restricting the right of the Board of Directors to, at any time, in their sole discretion, levy any additional assessment in the event that the budget originally adopted shall appear to be insufficient to pay costs and expenses of operation and management of the Condominium, or in the event of emergencies. The reserve study assumes that the Board conducts normal, routine maintenance for the elements reserved for and that the Board is required to perform pursuant to the Declaration, the Bylaws, and the Act. If the Board fails to perform required maintenance, the reserve fund may be inadequate at the time of the required replacement for one or more elements included in the reserve study.

5.2. **Reserve Fund for Replacing Common Elements.** The Association has established in the name of the Association a reserve fund for replacement of Common Elements that will normally require replacement in more than three and fewer than 30 years and exterior painting, if any. Any funds established for any of the purposes mentioned in this Section shall be deemed to be a reserve fund notwithstanding that it may not be so designated by the Board of Directors. The amount of the reserve fund shall constitute an asset of the Association and shall not be distributed to any Owner except on termination of the Condominium and the Association. Assessments under this Section 5.2 shall be allocated between Retail Units and Residential Units as shown on the Exhibit C-1 attached to the Declaration.

5.2.1. **Purpose.** The reserve fund is to be used only for replacement of the Common Elements that will normally require replacement in more than three and fewer than 30 years and for the painting of exterior painted surfaces, if any, and is to be kept separate from the assessments described in Section 5.4 of the Bylaws.

5.2.2. **Calculation.** The reserve assessments shall be calculated on the basis of expected replacement costs and life expectancy of the items comprising the Common Elements that will normally require replacement in more than three and fewer than 30 years and exterior painting, if any, such that the reserve fund is reasonably expected to provide sufficient funds for replacement of such Common Elements.

5.2.3. **Administration.** The Board of Directors shall administer the reserve fund and shall adjust at regular intervals, but no less than annually, the amount of the periodic payments into it to reflect changes in current replacement costs over time. The Board of Directors shall annually conduct a reserve study or review and update an existing reserve study of the Common Elements to determine reserve account requirements. The reserve study shall include all information required by the Act. The Board of Directors may adjust the amount of payments in accordance with the reserve study or update.

5.2.4. **Adequate Funding Options.** If the Board of Directors determines that the reserve account will be adequately funded for the following year, the Board of Directors may vote to eliminate funding for that year. The Board must schedule a special meeting of the ownership at least 14 and not more than 30 days after voting to eliminate reserve funding. The Board's decision will be ratified unless a majority of the votes of the association reject the Board's decision.

5.2.5. **Borrowing.** The Board of Directors may borrow amounts from the reserve fund to meet high seasonal demands on funds obtained from regular assessments or to meet other unexpected increases in expenses that will later be paid from special or regular assessments, if the Board of Directors has adopted a resolution, which may be an annual continuing resolution, authorizing the borrowing of funds. Not later than the adoption of the budget for the following year, the Board shall adopt by resolution a repayment plan providing for repayment of the borrowed funds within a reasonable period. Repayment of such amounts borrowed from the reserve fund shall include any interest that would otherwise have been earned on such amounts.

5.3. **Determination of Common Expenses.** Common expenses shall include:

5.3.1 Expenses of administration.

5.3.2 Cost of insurance or bonds obtained in accordance with these Bylaws.

5.3.3 A general operating reserve, sufficient to pay the amount of the deductible on any insurance policy held by the Association under Section 9.1.1.

5.3.4 Reserve for replacements and deferred maintenance and the cost of the reserve study, or its review and update.

5.3.5 Any deficit in common expenses for any prior period, and any accrued interest or late charges thereon.

5.3.6 Utilities for the Common Elements and other utilities not separately metered or charged.

5.3.7 Services of any person or firm to act on behalf of the Owners in connection with any other matter where the respective interests of the Owners are deemed by the Board of Directors to be similar and non-adverse to each other.

5.3.8 Professional management services, landscaping, snow removal, waste removal (subject to the provisions of the Declaration relating thereto), painting, cleaning, outside window washing, and inspection, maintenance, repair, and replacement of the exterior of the structures within the Condominium, and inspection, maintenance, decorating, repair, and replacement of the Common Elements, Parking Units, and Association Property by the Association (but not including window glass of windows opening on to a

Primary Unit or interior surfaces of Units, which the respective Owners of such Primary Units shall paint, clean (except for outside window surfaces), decorate, maintain, and repair) and such furnishings and equipment for the Common Elements, Parking Units, and Association Property as the Board of Directors shall determine are necessary and proper, which the Board of Directors shall have the exclusive right and duty to acquire for the Common Elements.

5.3.9 Any other materials, supplies, furniture, labor, services, maintenance, repairs, structural alterations, or assessments that the Board of Directors is required to secure or pay for, pursuant to the terms of the Declaration or these Bylaws or that in its opinion shall be necessary or proper for the maintenance and operation of the Condominium as a first-class Condominium or for the enforcement of these restrictions, and that the Board of Directors determines should be assessed to the Owners under Section 5.4.

5.3.10 Paving, resurfacing, or restriping of Parking Units.

5.3.11 The discharge of any mechanic's lien or other encumbrance levied against the entire Condominium or against the Common Elements or Association Property, rather than merely against the interests therein of particular Owners. Where one or more Owners are responsible for the existence of such lien, they shall be jointly and severally liable for the cost of discharging it and any costs incurred by the Board of Directors by reason of such lien or liens shall be specifically assessed to the responsible Owners.

5.3.12 Inspection, maintenance, and repair of any Unit or Common Element if the Board of Directors determines that such inspection, maintenance, or repair is necessary to protect the Common Elements or any other portion of the Property, and the Owner of such Unit (or the Owner responsible for maintenance of such Common Element, as applicable) has failed or refused to perform such maintenance or repair within a reasonable time after written notice of the necessity of such maintenance or repair delivered by the Board of Directors to such Owner, provided that the Board of Directors shall levy a special assessment against such Owner for the cost of such maintenance or repair.

5.3.13 Any other items properly chargeable as an expense of the Association, including, without limitation, those items described in the exhibits to the Declaration.

#### 5.4. **Assessment of Common Expenses.**

5.4.1 All Owners shall be obliged to pay on a monthly basis in advance common expenses assessed to them by the Board of Directors on behalf of the Association pursuant to these Bylaws and the Declaration, including amounts applicable to the reserve fund described in Section 5.2 of these Bylaws; provided, however, that such reserve assessments may be collected on a monthly, quarterly, or biannual basis, and at least annually, and may be assessed prospectively or in arrears. Assessments for Retail and Residential Expenses shall be allocated in accordance with Section 7.1 of the Declaration. Assessments may not be waived due to limited use or nonuse of Common Elements. At the

time of closing of the sale of each Primary Unit, the purchaser shall make the contribution described in Section 5.5.3 to the working capital fund. The Board of Directors, on behalf of the Association, shall assess the common expenses against the Owners from time to time, and at least annually, and shall take prompt action to collect from an Owner any common expense due that remains unpaid for more than 30 days from the due date for its payment.

5.4.2 If Additional Property is annexed to the Condominium, the Association shall, within 60 days after the annexation, recompute the common expense budget based upon the additional Units and Common Elements and recompute all applicable assessments for each Unit in accordance with Section 7.1 of the Declaration. Newly annexed Units shall be subject to assessment beginning upon the date of annexation. The Association shall send notice of any applicable assessment to the Owners of newly annexed Units not later than 60 days after the annexation. If Additional Property is annexed to the Condominium during the Association's fiscal year, the Association shall send notice of and shall collect adjustments to assessments for Units which were within the Condominium before the annexation. Notice of the adjustment in the assessments shall be sent to such Owners not later than 60 days after the annexation. Assessments under this Section 5.4.2 shall be due and payable on or before a date set forth in the notice which shall be not less than 30 days after the date the notice is mailed. To the extent that any adjustment results in a credit with respect to assessments payable by an Owner, such credit shall be applied toward the next occurring payment or payments of the applicable assessment.

## 5.5. **Special Assessments.**

5.5.1 **Capital Improvements.** In the case of any duly authorized capital improvement to the Common Elements, the Board of Directors may by resolution establish separate assessments for the same, which may be treated as capital contributions by the Owners, and the proceeds of which shall be used only for the special capital improvements described in the resolution.

5.5.2 **Other Reserve Trust Funds.** The Board of Directors may also build up and maintain a reasonable reserve for contingencies and replacements not covered by Section 5.2 of these Bylaws. Extraordinary expenditures not originally included in the annual estimate that may become necessary during the year may be charged against such reserve. If the estimated cash requirement proves inadequate for any reason, including nonpayment of any Owner's assessment, the Board of Directors may at any time levy a further assessment, which shall be assessed to the Owners according to the allocations set forth in Section 7.1 of the Declaration. The Board of Directors shall serve notice of such further assessment on all Owners by a statement in writing giving the amount and reasons therefor, and such further assessment shall become effective with the first monthly assessment of common expenses that is due more than 30 days after the delivery or mailing of such notice of further assessment.

5.5.3 **Working Capital Fund.** The Association has established a working capital fund for the Association. Amounts paid into this fund shall not be considered advance payments of the monthly assessments for common expenses described in Section

5.4. At the time of closing of the initial and each subsequent sale of each Primary Unit, the purchaser shall make an initial contribution to the working capital fund equal to two months of Association assessments for that Unit.

5.6. **Violation by Owners Remedies.** The violation of any Rule or Regulation or other determination duly adopted by the Board of Directors, or the breach of any covenant or provision contained in the Declaration or these Bylaws, shall give the Board of Directors the right: (i) to enter upon that part of the Condominium where such violation or breach exists and summarily abate and remove, at the expense of the defaulting Owner, any structure, thing, or condition that may exist thereon contrary to the intent and meaning of the provisions so violated, and the Board of Directors, or its agents, shall not thereby be deemed guilty in any manner of trespass; provided, however, that the Board of Directors must institute legal proceedings before any item of construction may be altered or demolished in remedying such violation, and (ii) to enjoin, abate, or remedy by appropriate legal proceedings the continuance of any breach. Any Owner aggrieved by such a violation shall also have the right, on behalf of the Association, to enjoin, abate, or remedy by appropriate legal proceedings any such violation and to recover its expenses in accordance with Section 11.1. All expenses of the Board of Directors in connection with such violation and such action or proceedings (including any action or proceeding brought on behalf of the Association), including engineering, architectural and other professional fees and costs, court costs and attorneys' fees, and any other fees and expenses (including fees, fines, late charges, and interest imposed pursuant to these Bylaws), and all damages, liquidated or otherwise, together with interest thereon at the rate provided in Section 7.4 of the Declaration until the amount outstanding is paid, shall be charged to and assessed against such defaulting Owner and shall be added to and deemed part of the Owner's respective share of the common expenses. The Board of Directors shall have a lien for all of the same upon the Units of such defaulting Owner and upon all of the Owner's additions and improvements thereto and upon all of the Owner's personal property located in such Units or elsewhere in the Condominium. Any and all of such rights and remedies may be exercised at any time and from time to time, cumulatively or otherwise, by the Board of Directors. Any violations by an Owner of the Declaration, these Bylaws, or any Rules and Regulations that are deemed by the Board of Directors to be a hazard to public health or safety may be corrected immediately as an emergency matter by the Association, and the cost thereof shall be charged to the offending Owner as a specific item, which shall be a lien against the offending Owner's Unit or Units with the same force and effect as if the charge were a part of the normal common expenses attributable to such Unit or Units.

5.7. **Liability of Owners.** An Owner shall be liable for the expenses of any maintenance, repair, or replacement rendered necessary by the Owner's act, neglect, or carelessness or by that of any member of the Owner's family, or the Owner's guests, employees, contractors, invitees, agents, or lessees, but only to the extent that such expense is not met by the proceeds of insurance carried by the Association. Such liability shall include any increase in insurance rates occasioned by use, misuse, occupancy, or abandonment of any Unit or its appurtenances. Nothing in these Bylaws, however, shall be construed to modify any waiver by insurance companies of rights of subrogation. The expense of any such maintenance, repair, or replacement shall be charged to the responsible Owner as a specific

item, which shall be a lien against such Owner's Unit or Units with the same force and effect as if the charge were a part of the normal common expenses attributable to such Owner's Unit or Units.

5.8. **No Waiver.** The failure of the Association or of an Owner to enforce any right, provision, covenant, or condition that may be granted by any of the provisions of the Declaration, these Bylaws, or any Rules or Regulations shall not constitute a waiver of the right of the Association or an Owner to enforce such right, provision, covenant, or condition in the future.

5.9. **Receiver.** From the time of commencement of an action by the Association to foreclose a lien for nonpayment of delinquent assessments regarding a Unit that is not occupied by the Owner thereof, the Association shall be entitled to the appointment of a receiver to collect from the lessee thereof the rent for the Unit as and when due. If the rental is not paid, the receiver may obtain possession of the Unit, refurbish it for rental up to a reasonable standard for rental units in this type of Condominium, rent the Unit or permit its rental to others, and apply the rents first to the cost of the receivership and attorneys' fees thereof, then to the cost of refurbishing the Unit, then to applicable charges, then to costs, fees, and charges of the foreclosure action, and then to the payment of the delinquent assessments. Only a receiver may take possession and collect rents under this Section, and a receiver shall not be appointed less than 90 days after the delinquency. The exercise by the Association of the foregoing rights shall not affect the priority of preexisting liens on the Unit.

## 6. **RECORDS AND AUDITS.**

6.1. **General Records.** The Board of Directors and the managing agent or manager, if any, shall keep detailed records of the actions of the Board of Directors and the managing agent or manager, minutes of the meetings of the Board of Directors, minutes of the meetings of the Association, and contemporaneous written documentation of the Association's inspection, operation, care, upkeep, repair, replacement, and maintenance of the Common Elements, Parking Units, and Association Property. The Board of Directors shall maintain a list of Owners entitled to vote at meetings of the Association and a list of all Mortgagees of Units. The Association shall maintain within the State of Oregon a copy, suitable for duplication, of: (i) the Declaration, these Bylaws, the Rules and Regulations, the recorded Plat(s), and any amendments or supplements thereto; (ii) the most recent annual financial statement of the Association described in Section 6.5 hereof; (iii) the current operating budget and reserve study of the Association; and (iv) all documents, information, and records delivered to the Association at the Turnover Meeting. Such documents shall be available for inspection within the State of Oregon and, upon written request, available for duplication by Owners, Mortgagees of Units, insurers and guarantors of such Mortgages, prospective purchasers of Units, and Declarant or its successors and assigns during normal business hours. The Board of Directors shall retain the documents required by ORS 100.480(1) for the time period required by such statute. Records kept by or on behalf of the Association may be withheld from examination as permitted by the Act.



6.2. **Records of Receipts and Expenditures.** The Board of Directors or its designee shall keep detailed, accurate records in chronological order of the receipts and expenditures affecting the Common Elements, itemizing the maintenance and repair expenses of the Common Elements and any other expenses incurred. Such records and the vouchers authorizing the payments shall be available for examination by the Owners, Mortgagees of Units, and insurers and guarantors of such Mortgages during normal business hours.

6.3. **Assessment Roll.** The assessment roll shall be maintained in a set of accounting books in which there shall be an account for each Unit. Such account shall designate the name and address of the Owner or Owners, the amount of each assessment against the Owners, the dates and amounts in which the assessment comes due, the amounts paid upon the account, and the balance due on the assessments.

6.4. **Payment of Vouchers.** The Treasurer shall pay all vouchers up to Five Thousand Dollars (\$5,000) signed by the Chair, managing agent, manager, or other person authorized by the Board of Directors. Any voucher in excess of Five Thousand Dollars (\$5,000) shall require the signature of the Chair and one other officer of the Association.

6.5. **Reports and Audits.** An annual audited financial statement of the Association, consisting of at least a balance sheet and income and expense statement for the preceding fiscal year, shall be rendered by the Board of Directors to all Owners, and to all Mortgagees of Primary Units who have requested the same, within 90 days after the end of each fiscal year. At any time, any Owner or Mortgagee of a Primary Unit may, at their own expense, cause an audit or inspection to be made of the books and records of the Association.

6.6. **Notice of Sale, Mortgage, Rental, or Lease.** Immediately upon the closing of any sale, Mortgage, rental, or lease of any Unit, the Owner shall promptly inform the Secretary or manager of the name and address of the purchaser, Mortgagee, lessee, or tenant.

6.7. **Statement of Assessments.** Within 10 business days after receipt of a written request from an Owner or Owner's agent for the benefit of a prospective purchaser of such Owner's Unit(s), the Association shall provide a written statement detailing the amount of assessments due from the Owner and unpaid at the time the request was received, including regular and special assessments, fines, and other charges, accrued interest, and late payment charges; the percentage rate at which interest accrues on assessments not paid when due; and the percentage rate used to calculate the late payment charges or the amount of a fixed charge for late payment. The Association is not required to comply with the foregoing request if the Association has commenced litigation by filing a complaint against the Owner and the litigation is pending when the statement would otherwise be due.

## 7. **OCCUPATION AND USE.**

7.1. **Rental.** The Leasing or Renting of a Unit by its Owner shall be governed by the provisions of this Section 7.1. "Leasing or Renting" a Unit means the granting of a right

to use or occupy a Unit, for a specified term or indefinite term (with rent reserved on a periodic basis), whether or not in exchange for the payment of rent (that is, money, property, or other goods or services of value); but shall not mean and include co-ownership of a Unit by means of tenancy by the entirety, tenancy-in-common, or other forms of co-ownership. With the exception of a lender in possession of a Unit following a default in a Mortgage, a foreclosure proceeding, or any deed or other arrangement in lieu of a foreclosure, no Owner shall be permitted to Lease his Unit for hotel or transient purposes, which shall be defined as Renting for any period less than 90 days.

7.1.1 **No Partial Leases.** No Owner of a Residential, Parking, or Storage Unit may Lease less than the entire Unit, except for a Residential Unit when the Owner remains in occupancy of at least a portion of the Owner's Unit.

7.1.2 **Written Leases.** All Leasing, Rental, or other occupancy agreements shall be in writing and be subject to this Declaration and these Bylaws (with a default by the tenant or occupant in complying with the Declaration and/or Bylaws constituting a default under the Lease, Rental, or other occupancy agreement).

7.1.3 **Payments by Tenant or Lessee to Association.** If a Residential Unit is Rented by its Owner, the Board may collect, and the tenant, lessee, or occupant shall pay over to the Board, any amounts due to the Association hereunder for such Residential Unit, plus interest and costs if the same are in default over 30 days. The renter, lessee, or occupant shall not have the right to question payment over to the Board. Such payment will discharge the lessee's, renter's, or occupant's duty of payment to the Owner for rent, to the extent such payment is made to the Association but will not discharge the liability of the Owner and the Residential Unit under this Declaration for assessments and charges, or operate as an approval of the lease or occupancy agreement. The Board shall not exercise this power where a receiver has been appointed with respect to the Unit or its Owner, nor in derogation of any right which a Mortgagee of such Unit may have with respect to such rents.

7.1.4 **Identification of Tenants.** Each Owner electing to rent or grant occupancy of the Owner's Unit shall, within 30 days after the rental or occupancy of such Unit, submit to the Board in writing the identity of and contact information for such tenant or occupant.

7.1.5 **Limitation on Number of Units.** At no time shall more than 30 percent of Primary Units be rented or occupied by non-Owner occupants. In order to ensure that the foregoing limitation is not exceeded, Owners who intend to rent or grant occupancy rights to their Residential Units shall provide 30 days written notice to the Board of their intentions. Each such Owner may proceed to rent or grant occupancy to non-Owner occupant for the Owner's Residential Unit unless such Owner is provided written notice of the Board's refusal to allow such rental or non-Owner occupancy because such rental or non-Owner occupancy would exceed the limitation of the foregoing sentence. In the event of such Board refusal, the requesting Owner shall not rent or grant non-Occupancy to any person until the Board notices the requesting Owner that such rental or occupancy would not violate the limitation on non-Owner-occupied Residential Units. The Board shall maintain a list of

Owners who requested and were denied the ability to rent or grant non-Owner occupancy of their Residential Units, on a first-come, first-served basis and shall promptly notify each Owner on such list as it becomes permissible to rent or grant non-Owner occupancy of such Owner's Residential Unit. The foregoing limitation shall not apply to the Retail Units.

7.1.6 **No Other Restrictions.** Other than as stated in this Section 7.1, there is no restriction on the right of any Owner to Lease or otherwise Rent his Unit.

7.1.7 **Parking Units.** Leasing or Rental of Parking Unit(s) is restricted only to persons who may use the Parking Unit pursuant to Section 9 of the Declaration. Any attempted Leasing or Rental of a Parking Unit to the general public will subject the Owner to the consequences stated in Section 13 of the Declaration. The required Leasing or Rental agreement for a Parking Unit must include a provision that provides for the termination of the Leasing or Rental agreement upon closing of a sale of the Owner's Residential Unit. If the Declaration requires Parking Units and/or a Parking Unit and a Storage Unit to be sold together, the required Leasing or Rental Agreement for the lease or rental of a Parking Unit must lease or rent the Parking Units and/or Parking Unit and Storage Unit together. In any Leasing or Rental agreement for a Parking Unit to the Owner of a Commercial Unit, the agreement must expressly restrict use of the Parking Unit as set forth in Section 9 of the Declaration.

7.2. **Residential Use.** Except as expressly permitted in these Bylaws or the Declaration, or as otherwise permitted by Board approval (with such conditions as the Board may establish), each Primary Unit (other than the Retail Units) shall be occupied and used only as a private residence and for no other purpose. Without the prior consent of the Board of Directors, no more than four persons may live in a Primary Unit on a permanent basis. Nothing contained in the Declaration or Bylaws shall preclude an Owner from having a "home office" from which the Owner conducts some of the Owner's business affairs, provided (a) the average number of daily trips attributable to the Residential Unit does not exceed six, (b) the number of nonresidential occupants such as employees using the Residential Unit does not exceed two, (c) there are no signs visible outside of the Residential Unit, and (d) the home office use does not cause any infiltration of noise, radiation, vibration, fumes, or the like into other Residential Units to any degree that would constitute an unreasonable impediment to the residential use of other Units. Residential Units may not be used exclusively for office use even if the use would comply with the limitations stated above for home offices. Units of the Condominium may be used for operating the Association and for management of the Condominium. Timesharing of Units is prohibited. Except as permitted by the foregoing, no industry, business, trade, occupation, or profession of any kind shall be conducted, maintained, or permitted in any Unit (other than as set forth in Section 7.3).

7.3. **Commercial Use.** The Retail Units may be used for commercial purposes, including, without limitation, restaurant use, but only if the commercial use of such Unit (i) is conducted such that daily business hours commence no earlier than 6:00 a.m. and end no later than 12:00 a.m., unless, in connection with special occasions, the Board of Directors approves in writing other hours of business for a specified date or dates, (ii) does not cause objectionable noise to emanate out of or arise from such Units, (iii) does not

produce objectionable odors, and (iv) does not involve a prohibited use. For purposes of construing the foregoing provisions, the term “objectionable noise” shall mean, without limitation and for the purpose of illustration, persistent loud noises made by (i) machinery or equipment, (ii) a gathering of disorderly persons, or (iii) music that can be heard or felt outside the Unit in which such music is played, and the term “objectionable odors” shall mean, without limitation and for the purpose of illustration, strong or unpleasant odors such as odors produced by (i) gas-powered or diesel-powered machinery or equipment, (ii) refuse or garbage, (iii) brewed or fermented liquids (other than coffee or similar beverages), or (iv) any number of chemicals or solvents. “Objectionable odors” shall not include cooking and food smells associated with restaurant use of the Retail Units, provided, however, that a restaurant user shall use reasonable efforts to mitigate odors from its use that would otherwise be offensive to a reasonable person, such as, for example, rotting food waste. The word “objectionable” shall be construed in every instance in accordance with the sensibilities of an ordinary and reasonable person residing in attached condominiums with associated restaurant use in the Condominium in an urban environment.

For purposes of construing this Section 7.3, “prohibited use” means any improper, immoral, or objectionable purpose or any use that is inconsistent with the operation of a first class urban retail mercantile and residential mixed-use development, including but not limited to:

- 7.3.1 A bowling alley or pool hall;
- 7.3.2 A video or pinball arcade;
- 7.3.3 Any tavern or bar, except as incidental to a restaurant, the primary business of which is the sale of food for on-premises consumption;
- 7.3.4 Any karate, health club, fitness facility, spa, or gymnasium;
- 7.3.5 Any night club, discotheque, or dance hall;
- 7.3.6 Any flea market, secondhand, or surplus store, but a store selling antiques or estate jewelry in a first-class manner shall be permitted;
- 7.3.7 Any mobile home park or trailer court;
- 7.3.8 Any dumping, disposing, incineration, or reduction of garbage (exclusive of appropriate screened dumpsters or trash compactors located in the area of any building);
- 7.3.9 Any fire sale, going out of business sale, bankruptcy sale (unless pursuant to a court order), or auction house operation;
- 7.3.10 Any central laundry or dry cleaning plant or laundromat (except that this prohibition shall not be applicable to on-site service provided solely for pick-up and delivery by a retail customer, including nominal supporting facilities);
- 7.3.11 Any automobile, truck, trailer, or recreational vehicle sales, leasing, display, or repair;
- 7.3.12 Any skating rink;

7.3.13 Any veterinary hospital or animal raising or boarding facilities, but the furnishing of veterinarian services (but not boarding of animals) in conjunction with a retail store primarily selling pets, pet food, supplies, accessories, and other pet products shall not be prohibited;

7.3.14 Any funeral home or mortuary;

7.3.15 Any establishment selling, renting, or exhibiting pornographic materials, adult books, films, video tapes, compact discs, or computer software (which are defined as stores in which a material portion of the inventory is not available for sale or rental to children under eighteen (18) years old because such inventory deals with or depicts human sexuality), provided, this restriction shall in no event restrict the sale of any compact discs which are customarily sold by retail music stores of a type and quality typically located in first-class family-oriented shopping centers in the Portland metropolitan area nor shall this restriction prohibit the incidental sale of adult magazines (for purposes of this section, 'incidental' shall mean that no more than five percent (5%) of gross sales from such Retail Unit are derived from the sale of adult magazines);

7.3.16 Any amusement arcades or game rooms, or any amusement centers, carnivals, or fairs;

7.3.17 Any use which is a public or private nuisance;

7.3.18 A theater, auditorium, meeting hall, or other place of public assembly (which restriction shall not prohibit presentations, book readings, puppet shows, and similar activities which are incidental to a use otherwise permitted hereunder);

7.3.19 A sports or entertainment facility other than a children's fitness and recreational center;

7.3.20 A massage parlor;

7.3.21 A car wash;

7.3.22 A bingo parlor, off-track betting, or other gambling facility;

7.3.23 A school (but the use of class rooms incidental to the operation of a permitted retail business is not prohibited by this restriction);

7.3.24 A gun range;

7.3.25 Any use which creates a fire or explosion hazard;

7.3.26 Any manufacturing facility (except as incidental to the operation of a permanent retail business (i.e., a bakery or frame manufacturing shop);

7.3.27 Any warehousing (except incidental to a retail operation);

7.3.28 Any establishment whose primary business purpose is the sale or dispensing of alcoholic beverages (but the sale of alcoholic beverages incidental to the operation of another retail business is not prohibited by this restriction);

7.3.29 The illegal storage, sale, dispensing, or distribution on or from the premises of addictive substances;

7.3.30 The permitting or performing of human abortion or similar procedure resulting in the cessation of the life of a fetus or unborn child, unless deemed necessary by a licensed physician in order to treat a clear and present life-threatening complication;

7.3.31 Any illegal activity in contravention of any applicable regulation, ordinance, statute, or law;

7.3.32 The performance of any illicit sexual activity, lewd, or obscene performance, including by way of illustration but not by way of limitation, prostitution, peep shows, topless restaurants, or performances and the like;

7.3.33 Any storage or any assembling, distilling, refining, smelting, agriculture, or mining operation;

7.3.34 A labor camp, junk yard, or stock yard (except that this provision shall not prohibit the temporary use of construction trailers during any periods of construction, reconstruction, or maintenance);

7.3.35 Any establishment which stocks, displays, sells, rents, or offers for sale or rent any merchandise or material commonly used or intended for use with or in consumption of any narcotic, dangerous drug, or other controlled substance, including without limitation, any hashish pipe, water pipe, bong cilium, pipe screens, rolling papers, rolling devices, coke spoons, or roach clips;

7.3.36 A church, school, or related religious or educational facility or religious reading room; or

7.3.37 Any automotive service and repair.

Notwithstanding anything to the contrary in this Section 7.3, the operation of a bar that includes food service is permitted in the Retail Units provided that such business operator executes and operates in compliance with a Pearl District Neighborhood Association Good Neighbor Policy agreement (so long as such agreements are available) and takes extreme measures to minimize noise and odors emanating from such Retail Unit, in recognition of the general residential nature of the Condominium. As an example, such measures may include posting a bouncer or doorman to ensure patrons leave the Retail Unit in an orderly and quiet manner during late evening hours.

The Owners of the Retail Units shall each have the sole authority, in its sole discretion, to determine whether the proposed commercial use is permitted in such Owner's Unit under this Section. Each Owner of a Retail Unit may assign this authority to the Board of Directors. In the event of such an assignment, the determination of the Board of Directors with respect to the restrictions imposed by this Section 7.3 shall be final and conclusive, unless a special meeting for the purpose of reviewing the propriety of such decision is called pursuant to Section 2.3 and at that meeting, providing a quorum is certified, at least 75% of Owners present in person or by proxy vote to overturn the decision of the Board of Directors, in which case the written determination of the Owners at such meeting shall be final and conclusive. In no event may the Board of Directors prohibit smoking in Retail Units 101-104,

107, and 110-115 or in the Limited Common Element portion of the plaza adjacent to and reserved for the exclusive use of such Retail Unit.

7.4. **Insurance Risk.** No Unit or Common Elements shall be occupied or used by anyone in such a manner as to result in an increase in the cost of casualty or liability insurance on the Condominium or the risk of cancellation, or threat of cancellation, of any policy of insurance on the Condominium or any Unit or any part of the Common Elements.

7.5. **Compliance.** Each Owner shall comply and shall require all residents, contractors, invitees, employees, and visitors to the Owner's Unit to comply with the Act, the Declaration, these Bylaws, and the Rules and Regulations adopted pursuant thereto.

7.6. **Alterations.** The Board may install a gate to enclose the alley in the plaza for after-hours use, subject to City of Portland Design Approval and other required government approvals, as determined by the Board in its sole discretion. Except as otherwise permitted by these Bylaws or the Declaration, no Owner shall make or allow any structural alterations in or to any Primary Unit, or make or allow any alteration or installation on or to the Common Elements, or maintain, decorate, alter, paint, or repair any part of the Common Elements or allow others to do so (except the replacement of broken glass of windows to an Owner's Primary Unit), without the prior consent in writing of the Board of Directors. The Board of Directors shall consider the granting of such consent only after the Owner has submitted a complete set of architectural, mechanical, electrical, or other relevant plans and specifications, which submission shall be reviewed by such architects and engineers as the Board of Directors shall deem appropriate. Whether or not such consent is granted, the Owner shall pay, upon demand and in advance, if so required by the Board of Directors, for such professional review. During the course of construction and after completion of same, the Board of Directors shall cause its professional advisors to inspect the work to ensure that it is performed in compliance with the approved plans. The costs of such inspection(s) shall be paid by the Owner to the Board of Directors, upon demand. Before commencement of construction, the Owner shall provide the Board of Directors with copies of all relevant building permits and evidence of due compliance with any other requirements of government bodies having jurisdiction regarding such work. Except as otherwise permitted by Section 7.16, no signage or graffiti visible from the exterior of a Unit, window display, window attachment, or lighting directed from a Unit to its exterior shall be permitted without the prior written approval of the Board of Directors; provided that this sentence shall not apply to draperies, blinds, and similar window coverings. An Owner may have removed by the Association, at such Owner's expense, a part of the partition wall separating contiguous Primary Units owned by an Owner provided that (i) such removal shall not interfere with any structural support elements or loadbearing partitions or columns or with any pipes, wires, cables, conduits, or ducts or other mechanical systems and (ii) such Owner agrees in writing to have the Association restore such wall at such Owner's expense in the event that the ownership of the Units is subsequently divided. Before proceeding with any approved alterations or improvements, the Owner shall, if the Board of Directors so requires, provide to the Association, at the expense of the Owner, a performance bond and a labor and materials bond, issued by a surety satisfactory to the Board of Directors, each in the amount of at least 125 percent of the estimated cost of such alterations or improvements or such

other security as shall be satisfactory to the Association. In order to prevent damage to the structural integrity of any building forming part of the Condominium, in no event may any Owner, the Association, the Board of Directors, or any other entity or any agents, employees, permittees, or licensees of the foregoing, drill, bore, or cut any holes into any floor or ceiling of the Condominium more than 3/4" in depth, and the Board of Directors shall not consent to any such actions unless engineering studies confirm to the Board in the Board's sole discretion that such drilling, boring, or cutting shall not compromise the structural integrity of the Condominium. In no event shall an Owner or occupant install a molly bolt in perimeter or demising walls or penetrate such walls beyond the sheetrock.

7.7. **Occupants of Corporate Unit.** Whenever a Residential Unit is owned in whole or in part by a partnership, corporation, trust, or other entity, such an entity shall designate at the closing of the acquisition of its ownership interest one particular person or family that shall be entitled to be the primary occupant of the Residential Unit. Only such designated person or family, contractors, and non-paying guests may occupy such Residential Unit. A different person or family may be so designated as the named user of a Residential Unit by written notice to the Association; provided, however, that no more than two such changes may be made in any calendar year.

7.8. **Non-Interference.** Each Unit shall be used only for such purpose and to such extent as will not overload or interfere with any Common Elements or the enjoyment thereof by the other Owners.

7.9. **Nuisances.** No nuisances or noxious or offensive activities shall be allowed in the Condominium, nor shall any use or practice be allowed that is improper or offensive in the opinion of the Board of Directors or that unreasonably interferes with or is an unreasonable annoyance to the peaceful possession or proper use of the Condominium by other Owners or occupants or requires any alteration of or addition to any Common Element. The determination of acceptable commercial uses within the Condominium shall be made in accordance with Section 7.3. Residential Unit occupants and their guests shall exercise extreme care not to make or allow noises that may disturb other occupants or guests, including the use of musical instruments, radios, televisions, speakers, and amplifiers. Televisions and speakers for audio equipment may not be mounted on or against perimeter walls or on floors of a Residential Unit without an adequate sound barrier to prevent vibration and transmission of bass sounds outside the Unit. Road noise, noise from mechanical systems of the Condominium, the elevators, air compressors, and other incidental noises from a multi-family building, including, without limitation, from residents' use of the plaza, community room, terraces, or balconies in accordance with these Bylaws and the Rules and Regulations, shall not be considered nuisances. In addition, smells from barbeques on Unit balconies or terraces shall not be considered nuisances. Owners shall not discard or throw, or allow to be discarded or thrown, intentionally or otherwise, any items from the windows or the balconies or decks adjacent to their Units, including, without limitation, cigarettes, or ashes. Owners shall not allow the storage or use of hazardous substances in their Units other than normal cleaning materials stored and used in accordance with applicable law.



7.10. **Unlawful or Improper Activities.** No unlawful use shall be made of the Condominium or any part thereof, and all Legal Requirements shall be strictly complied with. Compliance with any Legal Requirements shall be accomplished by and at the sole expense of the Owner or Association, as the case maybe, whichever shall have the obligation to maintain and repair the portion of the Condominium affected by any such Legal Requirement. Each Owner shall give prompt notice to the Board of Directors of any written notice received of the violation of any Legal Requirement affecting the Owner's Unit or Units or the Condominium. Notwithstanding the foregoing provisions, an Owner may, at such Owner's expense, defer compliance with and contest, by appropriate proceedings prosecuted diligently and in good faith, the validity or applicability of any Legal Requirement affecting any portion of the Condominium that such Owner is obligated to maintain and repair, and the Board of Directors shall cooperate with such Owner in such proceedings, provided that:

7.10.1 Such Owner shall pay and shall defend, save harmless, and indemnify the Board of Directors, the Association, and each other Owner against all liability, loss, or damage that any of them respectively shall suffer by reason of such contest and any noncompliance with such Legal Requirement, including attorneys' fees and other expenses incurred;

7.10.2 Such Owner shall keep the Board of Directors advised as to the status of such proceedings; and

7.10.3 If any Owner conducts any activity or fails to comply with any Legal Requirement that increases the insurance premiums on insurance carried by the Association, or for which the Association is directly or indirectly responsible, such Owner shall pay such increased premium to the Association, upon demand, and if not so paid, such amount shall bear interest after the date of such demand at the rate provided in Section 7.4 of the Declaration.

7.11. **Contested Legal Requirements.** An Owner need not comply with any Legal Requirement so long as the Owner is contesting the validity or applicability thereof as provided in Section 7.10, provided that noncompliance shall not create a dangerous condition or constitute a crime or an offense punishable by fine or imprisonment, and that no part of the Condominium shall be subject to being condemned or vacated by reason of noncompliance or otherwise by reason of such contest. The Board of Directors may also contest any Legal Requirement without being subject to the conditions described in Section 7.10 as to the contest and may also defer compliance with any Legal Requirement, subject to the conditions contained in this Section 7.11 as to deferral of compliance by an Owner, and the costs and expenses of any contest by the Board of Directors shall be a common expense.

7.12. **Improper Discharge.** No Owner or occupant shall discharge, or permit to be discharged, anything into water lines, vents, or flues of the Condominium that may violate applicable laws or regulations or might reasonably be anticipated to cause damage thereto or reduce the life expectancy thereof (excepting normal wear and tear), spread odors, or otherwise be harmful or offensive.

7.13. **Limitation on Storage Areas.** Other than items placed by the Association, no furniture, doormats, packages, or objects of any kind shall be placed in the lobbies, vestibules, public halls, stairways, or any other part of the Parking Units or Common Elements (other than the terraces and balconies), except as allowed in Section 7. The lobbies, vestibules, public halls, and stairs shall be used only for normal passage.

7.14. **Tradespersons.** Owners shall require their tradespeople to utilize exclusively the entrance, if any, designated by the Board of Directors for transporting packages, merchandise, or any other objects.

7.15. **Animals.** No animals or fowl shall be raised, kept, or permitted within the Condominium, except domestic dogs, cats, or other household pets, kept within a Primary Unit. No such dogs, cats, or household pets shall be permitted to run at large or be kept, bred, or raised for commercial purposes or in excess of four (4) per Primary Unit (other than fish). Any inconvenience, damage, or unpleasantness caused by such pets shall be the responsibility of the respective Owners thereof. All dogs, cats, or other permitted household pets (other than fish) shall be carried or maintained on a leash while within the confines of a Common Element. An Owner may be required to remove a pet after receipt of two notices in writing from the Board of Directors of violations of any Rules and Regulations, or restriction governing pets within the Condominium. No animals of any kind shall be permitted to be kept within Storage Units.

7.16. **Signs and Displays.** All signage displayed to public view, whether from a Unit or Common Element, shall be subject to Rules and Regulations thereon adopted by the Board of Directors pursuant to Section 7.26 except as otherwise provided herein. In no event shall any "for sale" or similar sign be placed in a window that is displayed to public view or any sign be placed on or in the vicinity of a common entry door of the Condominium, other than signs used by the Owners of the Retail Units to advertise Units for sale or lease, without the prior written approval of the Board of Directors. The Owners of the Retail Units may, and may allow their tenants to, post signs for commercial purposes on the sign stanchions located on the exterior of the Condominium building, within their Retail Unit or elsewhere at a location on the exterior of the Retail Unit, subject only to the requirements of applicable laws and ordinances and, with respect to signs on the exterior of a Retail Unit at a location other than the sign stanchions, to Section 7.6. The Owners of the Retail Units may, and may permit their tenants to, also install window displays and display lighting for commercial purposes within a Retail Unit, subject only to the requirements of applicable laws and ordinances. No sign shall be illuminated in a manner that unreasonably interferes with the enjoyment of any Unit.

7.17. **Outdoor Areas.** Notwithstanding anything to the contrary in these Bylaws or the Declaration, the Owners of the Retail Units may, and may permit their tenants to, use and place items on the sidewalks or Limited Common Elements portion of the plaza restricted for the use of such Retail Unit, or alley adjacent to the Condominium for uses consistent with such Owner's or tenant's business in the premises, provided that such use (i) complies with all Legal Requirements, (ii) does not materially obstruct pedestrian access,

and (iii) such Owner or tenant shall indemnify the Association for all claims, cost, expense, or liability arising out of such use.

7.18. **Trash.** No part of any Unit or the Common Elements shall be used or maintained as a dumping area for rubbish, trash, garbage, or other waste, other than designated common trash disposal areas. No such items shall be kept or maintained excepting sanitary containers in areas designated therefor.

7.19. **Auctions or Open House.** No Owner shall, when attempting to sell, lease, or otherwise dispose of the Owner's Unit, or any personal property located therein, hold an "open house" or "auction" without the prior written approval of the Board of Directors of an access security management plan for the event. The Board shall approve any reasonable access security management plan.

7.20. **Overloading.** No Owner shall do anything to overload any part of a Unit or any part of the Common Elements.

7.21. **Hot Tubs.** No hot tubs or jacuzzi may be installed on terraces or balconies, with the sole exception of Units 1503 and 1504. Units 1503 and 1504 may place one hot tub on one terrace adjoining their Unit, provided that the Owner of each such Unit shall be responsible for and shall hold the Association, and each Owner or occupant of a unit harmless for, from, and against any and all costs, claims, damage, liability, loss, or expense (including, without limitation, attorney fees and costs) arising from installation, maintenance, use, repair, or replacement, of such hot tub.

7.22. **Community Room.** Use of the community room shall be limited to the Owners or occupants of Residential Units. An Owner or occupant wishing to reserve use of the community room for an event shall do so by written notice to the Association, which shall maintain a calendar for keeping records of such reservations. If no other permitted user has previously reserved the community room at the time and date specified in the foregoing notice, the Association shall reserve the community room for such Owner or occupant at the requested date and time. The Association may charge the user a use fee, damage deposit, and cleaning fee, in such amounts as the Association deems reasonable, and the Association may require the permitted user to provide evidence of insurance coverages, with policy limits, provisions, and deductibles as are required by the Association for events held in the community room. Except as otherwise provided herein for reserved events, use in the community room shall be on a first-come, first-served basis and shall be subject to the Rules and Regulations as may be adopted by the Board of Directors from time to time pursuant to Section 7.26.

7.23. **Plaza.** The hours during which the plaza may be used by Owners or occupants of Primary Units shall be generally limited to daylight hours, provided, that the Board may allow other hours of use for a special occasion or by appointment, but in any event not beyond 10:00 p.m. The plaza may not be used for gatherings, public performances, or commercial purposes without prior written approval of the Board. Use of the plaza shall

also be subject to the Rules and Regulations adopted by the Board from time to time as provided in Section 7.26.

7.24. **Over-the-Air Reception Devices.** Radio and television dishes and antennas and other over-the-air reception devices (“OTARDs”) that are subject to the FCC’s Over-the-Air Reception Devices Rule may be installed on an Owner’s Limited Common Elements to the extent feasible and painted so as to camouflage the OTARD. If such a location is not feasible, then the Owner may apply to the Board for an acceptable location on the General Common Elements for the OTARD. In the event of such lack of feasibility, the Board shall permit the Owner to install the OTARD on the General Common Elements in a specific location where it is feasible to obtain the desired service as is reasonably determined by the Board. Before installation of any OTARD, the Owner shall submit to the Board detailed plans and specifications for any OTARD that the Owner wishes to install on the Common Elements (General Common Elements or Limited Common Elements), and shall not commence any construction, installation, or operation of any such OTARD until the plans and specifications have been approved in writing by the Board. The Board may condition its approval upon, among other things, the provision of reasonable security to insure the performance of the Owner’s obligations under this Section 7.24. Any such OTARD shall be painted as directed by the Board so as to camouflage the installation if that will not interfere with the desired service. The Board shall have the right to supervise the installation and removal of any such OTARD. The Board shall also have the right to require landscaping or other materials be installed at the Owner’s expense to reasonably screen any such OTARD from view and to enforce reasonable OTARD safety and maintenance requirements. Board approval shall also be required for any OTARD mast installation that would be more than 12 feet in height or any OTARD dish that would be more than three feet in diameter.

7.25. **Terraces and Balconies.** Owners and occupants may use only natural gas or propane barbeques on the terraces, provided that the Owner shall not use the natural gas hook-up on the terrace for any appliance other than a natural gas barbeque. In no event may deep fryers be used on any part of the Condominium. In no event may speakers or other audible audio devices be placed or used on the terraces or balconies. Owners and occupants may place potted plants on the terrace or balcony reserved for their use, provided that in no event may drip irrigation systems be used for such plants. In no event shall items be placed on a balcony that collectively exceed 60 pounds per square foot, including the weight of plants immediately after watering. Owners and occupants shall promptly clean up debris and water on their terrace or balcony, including underneath the terrace pavers.

7.26. **Association Rules and Regulations.** In addition to the foregoing requirements, the Board of Directors from time to time may adopt, modify, or revoke such Rules and Regulations governing the conduct of persons and the operation and use of the Units and the Common Elements as it may deem necessary or appropriate in order to assure the peaceful and orderly use and enjoyment of the Condominium. Any such Rules and Regulations may be amended, modified, or revoked by the Owners in the same manner as these Bylaws. A copy of the Rules and Regulations, upon adoption, and a copy of each amendment, modification, or revocation thereof, shall be delivered by the Board of Directors

promptly to each Owner and shall be binding upon all Owners and occupants of all Units from the date of delivery.

7.27. **Entry System.** The entry system for the Condominium will utilize a channel of the cable television service serving the Condominium unless modified by the Board or the service provider.

7.28. **Smoking Prohibited.** Except with respect to Retail Units 101-104, 107, and 110-115, smoking of any materials anywhere in or on any portion of the Condominiums, including, without limitation, any Primary Unit (including any Residential Unit and any Retail Unit), any Parking Unit, and Storage Unit or in or on any general common element area or in or on any limited common element area, whether indoors or outdoors, is expressly prohibited, except in a smoking area that may be designated from time to time by the Board of Directors, if any. This prohibition applies to the burning or smoking of any materials, including, without limitation, cigarettes, cigars, pipes, spice or herbs, marijuana, hashish, or any other substance or material, regardless of whether the same may be otherwise legal under state law or under county or city ordinances.

## 8. **MAINTENANCE OF CONDOMINIUM PROPERTY.**

8.1. **Maintenance and Repair.** Except as otherwise provided in the Declaration for damage or destruction caused by casualty:

8.1.1 **Units.** All maintenance of and repairs to any Primary or Storage Unit shall be made by the Owner of such Unit or Units as described in Section 14.2 of the Declaration.

8.1.2 **Common Elements, Parking Units, and Association Property.** Except as otherwise provided by Section 14 of the Declaration, all inspection, maintenance, repairs, and replacements to the Common Elements, Parking Units, and Association Property shall be made by the Association and shall be charged to the Owners as a Retail Expense or a Residential Expense, as applicable, in accordance with Section 7.1 of the Declaration; provided, that if such inspection, maintenance, repairs, or replacement have been necessitated by acts or omissions of an Owner by reason of which the Owner is responsible under applicable law or under these Bylaws for all or a portion of the costs thereof, except as otherwise provided by Section 23.2 of the Declaration, such costs shall be charged solely to the Owner so responsible, and provided further, that the Owners of the Retail Units shall be responsible, at their sole expense, for keeping those portions of loading areas within 40 feet of entrance ways free of debris, trash, or materials associated with commercial activity. However, should actual collection of such costs from the responsible Owner within a reasonable period of time prove impossible after reasonable collection efforts, the uncollected portion may be charged to all Owners as a common expense, subject to reimbursement of any amounts later collected from the responsible Owner. An Owner shall make no repair or alteration or perform any other work on a Unit or Units that would jeopardize the soundness or safety of the Condominium or reduce the value thereof or impair

any easement or other right, unless the written consent of all Owners affected is also obtained.

**8.1.3 Repairs by Association.** The Association may make repairs that an Owner is obligated to make and that the Owner does not make within a reasonable time. If such repairs are of an emergency nature (in that the repairs must be promptly made to prevent further or imminent potential damage to the Unit involved, other Units, or any Common Element), the Association may make such repairs immediately, without notice to the Owner, if the Owner is not available for reasonable notification within the time frame that the nature of the emergency shall reasonably afford. The Association shall indemnify its agents, employees, and other of its representatives from any and all liability to any Owner incurred by reason of any reasonable exercise of the right of entry afforded in the Declaration or these Bylaws to effect emergency repairs. The Association shall have no liability to an Owner for any use of its right of entry or right to make emergency repairs if it shall have reasonable cause to believe that such action is required. An Owner shall be deemed to have consented to having such repairs done to the Owner's Unit by the Association. An Owner shall reimburse the Association in full for the cost of such repairs, except to the extent covered by insurance proceeds received by the Association, including any legal or collection costs incurred by the Association in order to collect the costs of such repairs. All such sums of money shall bear interest from the due date therefor at the rate provided in Section 7.4 of the Declaration. The Association may collect all such sums of money in such installments as the Board of Directors may determine, which installments shall be added to the monthly contributions towards the common expenses of such Owner, after the Owner's receipt of notice thereof. All such payments are deemed to be additional contributions towards the common expenses and recoverable as such.

## 9. **INSURANCE.**

9.1. Each Owner shall be responsible for obtaining, at the Owner's own expense, insurance covering property not insured under Section 9.1.1 below and against the Owner's liability not covered under Section 9.1.2 below, unless the Association agrees otherwise. For the benefit of the Association and the Owners, the Board of Directors shall obtain and maintain at all times, and shall pay for out of the common expense funds, the following insurance:

9.1.1 Insurance covering loss or damage under an all-risk replacement cost policy, which coverage must include fire, extended coverage, vandalism and malicious mischief, and other coverages such as flooding and earthquakes, which the Association may deem desirable, for not less than the full insurable replacement value, including the cost of replacement in compliance with the then applicable building codes, of the Units and Common Elements, including any fixtures, building service equipment, and common personal property and supplies belonging to the Association. Such policy or policies shall name the Association and the Owners as insureds, as their interests may appear, and shall provide for a separate loss payable endorsement in favor of the Mortgagee of each Unit, if any. To the extent such policy is available at a commercially reasonable cost, no such policy shall contain a deductible exceeding the greater of \$10,000 or the maximum deductible

acceptable to the Federal National Mortgage Association, or five percent of the face amount of the policy. In making the determination about the deductible amount, the Board of Directors shall consider such factors as the availability and cost of insurance and the loss experience of the Association.

9.1.2 A policy or policies insuring the Association, the Board of Directors, the Owners, and the managing agent, against liability to the public or to the Owners, and their employees, invitees, or tenants, incident to the supervision, control, operation, inspection, maintenance, or use of the Condominium, including all Common Elements, public ways, and any other areas under the supervision of the Association. There may be excluded from such policy or policies coverage of an Owner (other than as a member of the Association or Board of Directors) for liability arising out of acts or omissions of such Owner and liability incident to the ownership and/or use of the part of the Condominium as to which such Owner has the exclusive use or occupancy. Limits of liability under such insurance shall not be less than One Million Dollars (\$1,000,000.00) on a combined single limit basis. In addition to the indexing provided under Section 12.7 of these Bylaws, the foregoing policy limits of liability shall be increased, in the sole discretion of the Board of Directors, as indicated by the course of plaintiff's verdicts in personal injury claims in the Circuit Court of Multnomah County, State of Oregon, from time to time. Such policy or policies shall be issued on a comprehensive liability basis and shall provide cross liability endorsement wherein the rights of the named insured under the policy or policies shall not be prejudiced as respects any action against another named insured.

9.1.3 Workers' compensation insurance to the extent necessary to comply with any applicable laws.

9.1.4 Directors' and Officers' liability insurance, if the Board of Directors deems such to be appropriate.

9.2. **Mandatory Policy Provisions.** Insurance obtained by the Association shall be governed by the following provisions:

9.2.1 All policies shall be written with companies licensed in the State of Oregon or a company domiciled in the United States and licensed to do business in the State of Oregon and holding a commissioner's rating of at least "A," and a size rating of at least "AAA," by the Best's Insurance Reports current at the time the insurance is written. Should reinsurance be involved, the Board of Directors shall use its best efforts to obtain such coverage from a reinsurer having a size rating of at least "AAA."

9.2.2 All losses under policies hereafter in force placed by the Association regarding the Condominium shall be settled exclusively by the Board of Directors or its authorized representative. The Board of Directors may give such releases as are required, and any claimant, including the Owner of a damaged Unit, shall be bound by such adjustment; provided, however, that the Board of Directors may, in writing, authorize an Owner to adjust any loss to the Owner's Unit or Units.

9.2.3 Each Owner shall be required to notify the Board of Directors of all improvements made by the Owner to the Owner's Unit or Units, the value of which is in excess of Five Hundred Dollars (\$500.00). Nothing in this subsection shall permit an Owner to make improvements without first obtaining the approval of this Board of Directors pursuant to Section 7.6 hereof.

9.2.4 Any Owner who obtains individual insurance policies covering any portion of the Condominium other than his personal property and fixtures shall file a copy of such individual policy or policies with the Association within 30 days after the purchase of such insurance.

9.3. **Discretionary Provisions.** The Board of Directors shall make every effort to secure insurance policies that will provide for the following:

9.3.1 A waiver of subrogation by the insurer as to any claims against the Association, the Board of Directors, the manager, the Owners and their respective contractors, agents, household members, and guests, except for arson and fraud;

9.3.2 A provision that any master policy on the Condominium cannot be canceled, invalidated, or suspended, nor coverage denied thereunder, on account of the conduct of any one or more individual Owners;

9.3.3 A provision that any master policy on the Condominium cannot be canceled, invalidated, or suspended on account of the conduct of any officer or employee of the Board of Directors or the manager without prior demand in writing that the Board of Directors or manager cure the defect;

9.3.4 A provision that any "no other insurance" clause in any master policy exclude individual Owners' policies from consideration, and a waiver of the usual proration clause with respect to such policies;

9.3.5 A provision that the insurer issue sub-policies specifying the portion of any master policy earmarked for each Owner's interest and that until the insurer furnishes written notice and a grace period to the Mortgagee insured under the loss payable clause thereof, the Mortgagee's coverage is neither jeopardized by the conduct of the mortgagor-Owner, the Association, or other Owners, nor canceled for nonpayment of premiums;

9.3.6 A waiver of the insurer's right to determine whether the damage should be repaired. If reasonably available, the policy or policies should contain a stipulated amount clause, or determinable cash adjustment clause, or similar clause, to permit a cash settlement covering specified value in the event of destruction and a decision not to rebuild;

9.3.7 A provision that such policy or policies of insurance shall not be canceled or substantially modified without at least 60 days' prior written notice to all parties



whose interests appear thereon, including any Mortgagee who has given notice to the insurer;

9.3.8 Waivers of any defense based on co-insurance or of invalidity arising from the conduct or any act or omission or breach of a statutory condition of or by any insured;

9.3.9 A provision that the same shall be primary insurance in respect of any other insurance carried by any Owner;

9.3.10 An "inflation guard" endorsement;

9.3.11 An endorsement providing coverage with respect to changes that may be required under applicable codes or ordinances to undamaged portions of the Condominium in the event of a casualty affecting a portion of the Condominium; and

9.3.12 A provision that any insurance trust agreement will be recognized.

#### 9.4. **Additional Requirements.**

9.4.1 Before obtaining any policy or policies of insurance under Section 9.1.1, or any renewal or renewals thereof, and if any first Mortgagee holding Mortgages on at least 75 percent of the Primary Units so requires, or at such other times as the Board of Directors may deem advisable, the Board of Directors shall obtain an appraisal from an independent qualified appraiser, of the "full replacement cost" of the Condominium, for the purpose of determining the amount of insurance to be obtained pursuant to Section 9.1.1. and the cost of such appraisal shall be a common expense to be allocated in accordance with Section 7.1 of the Declaration.

9.4.2 No Mortgage may be placed against any Unit unless the Mortgagee agrees to waive any contractual or statutory provision giving the Mortgagee the right to have the proceeds of any insurance policy or policies applied on account of the Mortgage and thereby prevent application of the proceeds of any insurance policy or policies towards the repair of the property pursuant to the provisions of these Bylaws. This Section 9.4.2 shall be read without prejudice to the right of a Mortgagee to vote on or to consent to certain matters, if the Mortgage itself contains a provision giving the Mortgagee that right, and also to the right of any Mortgagee to receive the proceeds of any insurance policy, if the insured property is not repaired.

9.4.3 A certificate or memorandum of all insurance policies and endorsements thereto shall be issued as soon as possible to each Owner and a duplicate original or certified copy of the policy or policies to each Mortgagee. Renewal certificates or certificates of new insurance policies shall be furnished to each Owner and Mortgagee not later than 10 days before the expiration of any current insurance policy. The master policy

(or a copy thereof) for any insurance coverage shall be kept by the Association in its office, available for inspection by an Owner or Mortgagee on reasonable notice to the Association.

9.4.4 No insured, other than the Association, shall be entitled to amend any policy or policies of insurance obtained and maintained by the Association, or to direct that loss shall be payable in any manner other than as provided in these Bylaws.

9.5. **By the Owner.** It is acknowledged that the foregoing provisions specify the only insurance required to be obtained and maintained by the Association and that the following insurance shall be obtained and maintained by each Owner, as specified.

9.5.1 Insurance on any additions or improvements made by the Owner to the Owner's Unit or Units shall be purchased and maintained for the full insurable value thereof, unless the Owner presents in writing to the Board of Directors evidence that the additions or improvements made by the Owner to the Owner's Unit are insurable under the insurance issued pursuant to Section 9.1.1 and the Board of Directors, after consultation with the Association's insurer, concurs that such additions or improvements are insured under such insurance and, if necessary, the Association's insurer undertakes the requisite action to cause the additions or improvements to be added to the policy issued pursuant to Section 9.1.1. Insurance also shall be purchased for furnishings, fixtures, equipment, decorating and personal property, and chattels of the Owner contained within the Owner's Unit or Units, and the Owner's personal property and chattels stored elsewhere on the Property, including the Owner's automobile or automobiles, and for loss of use and occupancy of the Owner's Unit or Units in the event of damage. Any such policy or policies of insurance shall contain waivers of subrogation against the Association, its manager, agents, employees, and contractors, and against the other Owners and any members of their households, except for vehicle impact, arson, and fraud.

9.5.2 Public liability insurance in the amount reasonably set by the Board of Directors no more often than every three years, covering any liability of any Owner to the extent not covered by any public liability and property damage insurance obtained and maintained by the Association, including, without limitation, damages caused by fixtures, equipment, or personal property under the custody, care, or control of the Owner provided that the Board of Directors may require the Retail Unit Owners to maintain public liability insurance in an amount greater than the amount required of the Owners of the Residential Units.

9.5.3 In the case of the Retail Units, such other insurance coverages as are customarily maintained by Owners of businesses comparable to those operated within such Unit.

## 10. **AMENDMENTS TO BYLAWS.**

10.1. **How Proposed.** Amendments to the Bylaws shall be proposed by either a majority of the Board of Directors or by Owners holding at least 33 percent of the

voting power of the Association. The proposed amendment must be reduced to writing and shall be included in the notice of any meeting at which action is to be taken thereon.

10.2. **Adoption.** A resolution adopting a proposed amendment may be proposed by either the Board of Directors or by the Owners and may be approved by a majority of the Owners at a meeting called for this purpose. Owners not present at the meeting considering such amendment may express their approval in writing or by proxy delivered to the Board of Directors at or before such a meeting. Any resolution shall be approved by a majority of the Owners, except that any resolution containing an amendment relating to age restrictions, pet restrictions, limitations on the number of persons who may occupy a Primary Unit, and limitations on leasing or rental of Primary Units shall be approved by at least 75 percent of the voting power of the Association, and except that any provision of these Bylaws that is required to be in the Declaration may be amended only in accordance with the requirements governing amendment of the Declaration. Notwithstanding the foregoing, these Bylaws may not be amended in a manner that eliminates or impairs rights or privileges pertaining to the Retail Units without the approval of the Owners of such Retail Units. In addition to the foregoing approval requirements, amendment of the following provisions of these Bylaws shall require the prior written approval of at least 51 percent of those holders of first Mortgages on Primary Units (based upon one vote for each first Mortgage held) who have given written notice to the Association requesting notification of any proposed action that requires the consent of a specified percentage of eligible Mortgagees: (i) Section 8.1, which addresses maintenance and repair; (ii) Article 9, which addresses insurance requirements; and (iii) any other provision of these Bylaws which expressly benefits Mortgagees of Units or insurers or guarantors of such Mortgages. Any approval of a Mortgagee required under this Section 10.2 may be presumed by the Association if the Mortgagee fails to submit a response to a written proposal for an amendment to these Bylaws within 30 days after it receives notice of such proposal by certified or registered mail, return receipt requested.

10.3. **Execution and Recording.** An amendment shall not be effective until certified by the Chair and Secretary of the Association, approved by the Real Estate Commissioner of the State of Oregon if required by law, and recorded in the deed records of Multnomah County, Oregon, as required by law.

## 11. **LITIGATION.**

11.1. **By Less than All Owners.** If any action is brought by one or more but less than all Owners on behalf of the Association and recovery is obtained, the plaintiff's expenses, including reasonable counsel's fees, shall be a common expense; provided, however, that if such action is brought against all of the Owners or against the Board of Directors, the officers, employees, or agents thereof, in their capacities as such, with the result that the ultimate liability asserted would, if proved, be borne by all the Owners, the plaintiff's expenses, including counsel's fees, shall not be charged to or borne by the other Owners, as a common expense or otherwise.

11.2. **Complaints Against.** Complaints brought against the Association, the Board of Directors, or the officers, employees, or agents thereof, in their respective capacities as such, or against the Property as a whole, shall be directed to the Board of Directors, which shall promptly give written notice thereof to the Owners and any Mortgagees who have requested notice thereof and shall be defended by the Board of Directors, and the Owners and Mortgagees shall have no right to participate other than through the Board of Directors in such defense. One or more Owners shall have the right to enjoin, abate, or remedy by appropriate legal proceedings any failure by the Association or the Board of Directors to comply with the provisions of the Declaration, these Bylaws, or any Rule or Regulation. Complaints against one or more, but less than all of the Owners, shall be directed to such Owners, who shall promptly give written notice thereof to the Board of Directors and to the Mortgagees having an interest in such Units, and shall be defended by such Owners.

11.3. **Mediation.** Before initiating litigation, arbitration, or an administrative proceeding in which the Association and a Unit Owner have an adversarial relationship, all claims shall first be submitted to mediation within Multnomah County, Oregon, with any dispute resolution program available that is in substantial compliance with the standards and guidelines adopted under ORS 36.175, as it may be amended. The foregoing requirement does not apply to circumstances in which irreparable harm to a party will occur due to delay or litigation or an administrative proceeding initiated to collect assessments, other than assessments attributable to fines.

11.4. **Attorneys' Fees.** Whether or not suit or action is commenced, Owners shall be obligated to pay reasonable fees and costs including, but not limited to, attorneys' fees incurred in connection with efforts to collect delinquent and unpaid assessments, fines, and other charges associated with the enforcement of the Declaration, these Bylaws, or Rules and Regulations. In addition to the assessment for operating expenses and funding of reserves, these assessments may include fees, late charges, fines, and interest imposed under ORS 100.405(4)(j)(k) and (L). If suit or action is commenced by the Association for collection of any amounts due under these Bylaws or for the enforcement of any provisions of the Declaration, these Bylaws, or the Oregon Condominium Act, the Owner(s) will in addition to all other obligations, pay the costs of suit or action, including reasonable attorneys' fees to be fixed by the trial court and, in the event of appeal, together with reasonable attorneys' fees and costs in the appellate court to be fixed by that court. Nothing in these Bylaws or the Declaration shall be construed as requiring the Association to take any specific action to enforce violations.

## 12. **MISCELLANEOUS.**

12.1. **Notices.** All notices to the Association or to the Board of Directors shall be sent care of the managing agent, or if there is no managing agent, to the principal office of the Association or to such other address as the Board of Directors may hereafter designate from time to time by written notice thereof to each Owner. All notices to any Owner shall be sent to such address, including email address as permitted by ORS 100.423, as may have been designated by the Owner from time to time to the Board of Directors, or if no address has been designated, then to the Owner's Primary Unit.

12.2. **Waiver.** No restriction, condition, obligation, or provision contained in these Bylaws shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches thereof which may occur.

12.3. **Invalidity: Number: Captions.** The invalidity of any part of these Bylaws shall not impair or affect in any manner the validity, enforceability, or effect of the remainder of these Bylaws. As used herein, the singular shall include the plural, and the plural the singular. All captions used herein are intended solely for convenience of reference and shall in no way limit any of the provisions of these Bylaws.

12.4. **Action Without a Meeting.** Any action that the Act, the Declaration, or these Bylaws require or permit the Owners or Board of Directors to take at a meeting may be taken without a meeting if a consent in writing setting forth the action so taken is signed by all of the Owners or Directors entitled to vote on the matter. The consent, which shall have the same effect as a unanimous vote of the Owners or the Board of Directors, as the case may be, shall be filed in the records of minutes of the Association. For votes of the Owners by written ballot, the Board of Directors shall provide Owners with at least 10 days' notice before written ballots are mailed or otherwise delivered. The notice shall state the general subject matter of the vote by written ballot, the right of Owners to request secrecy procedures specified in ORS 100.425, the date after which ballots may be distributed, the date and time by which any petition must be received by the Board requesting secrecy procedures, and the address where such a petition may be delivered. If, at least three (3) days before written ballots are scheduled to be mailed or otherwise distributed, at least 10 percent of the Owners petition the Board of Directors requesting secrecy procedures, a written ballot must be accompanied by a secrecy envelope, a return identification envelope to be signed by the Owner, and instructions for mailing and returning the ballot. Written ballots that are returned in secrecy envelopes may not be examined or counted before the deadline for returning ballots has passed.

12.5. **Conflicts.** These Bylaws are intended to comply with the Act and the Declaration. In case of any irreconcilable conflict, the Act and Declaration shall control over these Bylaws, any amendments hereto, or any Rules and Regulations adopted hereunder.

12.6. **Liability Survives Termination.** The sale or other disposition of an Owner's Unit or Units shall not relieve or release any former Owner from any liability or obligation incurred or in any way connected to such ownership, nor shall such termination impair any rights or remedies that the Association may have against such former Owner arising out of or in any way connected with such ownership and the covenants and obligations incident thereto.

12.7. **Indexing.** Whenever any dollar amount is specified in these Bylaws, such amount shall be automatically adjusted each January 1 based upon any changes in the Consumer Price Index - All Items - for all urban consumers published by the U.S. Bureau of Labor Statistics (or any generally accepted substitute for such index, if such index shall be discontinued) using the index for January 2005 as the base year.

The Association's Chair and Secretary certify that this Amended and Restated Bylaws has been approved and duly adopted as required by the Bylaws and the Oregon Condominium Act by a majority of the total votes under Article 10 of the Bylaws and ORS 100.410.

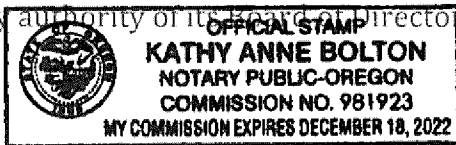
DATED: 15 december 2021

**ELIZABETH LOFTS CONDOMINIUMS OWNERS' ASSOCIATION,**  
an Oregon nonprofit corporation

By: Brenda J Peterson  
Chair

STATE OF OREGON            )  
  ) ss.  
County of Multnomah        )

This instrument and certification were acknowledged before me by Brenda Peterson, Chair of Elizabeth Lofts Condominiums Owners' Association, an Oregon nonprofit corporation, who voluntarily signed this instrument on behalf of this Association by authority of its Board of Directors.



Kathy Anne Bolton  
Notary Public for Oregon

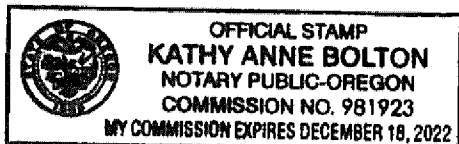
DATED: December 15, 2021

**ELIZABETH LOFTS CONDOMINIUMS OWNERS' ASSOCIATION,**  
an Oregon nonprofit corporation

By: Paula McGee  
Secretary

STATE OF OREGON            )  
  ) ss.  
County of Multnomah        )

This instrument and certification were acknowledged before me by Paula McGee, Secretary of Elizabeth Lofts Condominiums Owners' Association, an Oregon nonprofit corporation, who voluntarily signed this instrument on behalf of this Association by authority of its Board of Directors.



Paula McGee  
Notary Public for Oregon