

Washington County, Oregon

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D-R/BY Cnt=1 Stn=28 RECORDS1

\$35.00 \$6.00 \$11.00 \$15.00 - Total = \$66.00



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I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk



AFTER RECORDING RETURN TO:

HILLSHIRE SUMMIT RESIDENCE ASSN
15685 SW 116TH AVE PNB #249
TIGARD OR 97224

BYLAWS OF
THE HILLSHIRE SUMMIT RESIDENTS ASSOCIATION

BYLAW ONE.

OFFICES

The principal office of the corporation in the State of Oregon shall be located at the residence of the corporate secretary in the Hillshire Summit Subdivision, _____ Washington County, Oregon as the corporation may designate in its annual corporate report. Until the first annual report is filed the office shall be at the residence of _____ at, Tigard, OR, 97 .

BYLAW TWO.

PURPOSES AND OBJECTS

The purposes for which the corporation has been formed is to establish an "association" to administer the provisions of the Declarations of Restrictions, Conditions, and Covenants affecting each of the subdivisions recorded in the Washington County Deed Records. The declaration for Hillshire Summit was recorded April 8, 1994 as Document No. 94034232 and the declaration for Hillshire Summit No.2 was recorded June 22, 1995 as Document No. 95042863. The Articles of Incorporation have been filed for that purpose. These Bylaws are adopted are adopted to define the powers of and regulate the governance of that association. The objects of the association are as follows:

(a). To maintain Hillshire Summit as a community designed for safe, healthful, and harmonious living.

(b). To promote the collective and individual property and civic interests and rights of all owners of lots in the subdivision and implement the provisions of it's Restrictions, Conditions, and Covenants as described above.

(c). To provide for the maintenance of the common areas described in the Restrictions, Conditions, and Covenants in manner that accords with that document by means of the collection of the assessments and/or membership consistent with the requirements of the Restrictions, Conditions, and Covenants and these bylaws. The association such be charged with the responsible management and use of the funds so collected.

(d). To provide the owners a vehicle to maintain in good condition and order the common area to avoid it's becoming a nuisance and a detriment to the beauty of the subdivision and to the value of the improved lots therein. To permit the owners collectively to take any action with reference to the common area as is necessary to prevent it from becoming such a nuisance and detriment.

(e). To permit cooperation and coordinated action among all property owners in the subdivision in the enforcement of such conditions, covenants, and restrictions on and appurtenant to their property as are now in existence, as well as any other conditions, covenants, and restrictions as shall subsequently be approved in accordance with the provisions of the C C & R's. To enable the owners to collectively provide counsel to the

planning authorities having jurisdiction in relation to any zoning that may affect any portion of the subject property.

(f). In general, but in connection with the foregoing, to do any and all things necessary to promote the general welfare of the residents and owners of any portions of Crown Crest and their property interests in Crown Crest.

(g). To acquire, own, or lease such real and personal property as may be necessary or convenient for the transaction of its business and the fulfillment of its purposes and objects, and to exercise all rights, powers, and privileges of ownership to the same extent as natural persons might or could do.

(h). To arrange social and recreational functions for its members.

(i). To exercise any and all powers that may be delegated to it by the owners of real property in the subdivision. This will specifically include the power to enforce the the land use and building restrictions of the Restrictions, Conditions, and Covenants on behalf of any or all of the members in good standing.

(j). This corporation shall not engage in political activity or pursue political purposes of any kind or character.

BYLAW THREE.

MEMBERS

(a). Class of Members. The corporation shall have one class of members. The qualifications and rights shall be as follows:

(1). Every beneficial owner, as distinguished from a security interest holder, of a lot in Hillshire Summit & Hillshire Summit No. 2, as particularly described in the Washington County Plat Book 90, pages 14, 15 & 16 & Plat Book 97, pages 50, 51 & 52 shall be a member. In construing the provisions of this paragraph, beneficial owners shall include the owner of any lot in the above-described subdivision whether by deed or contract.

(2). Membership shall include an undertaking by the owners to comply with and be bound by the applicable Restrictions, Conditions, and Covenants and amendments thereto. Membership in good standing shall include an undertaking by the owners to comply with and be bound by the Articles of Incorporation, these bylaws and amendments to them, and the policies, rules, and regulations at any time adopted by the corporation in accordance with these bylaws. Membership in good standing and voting rights shall be a privilege accorded owners which are current in the payment of the assessments provided for in the Restrictions, Conditions, and Covenants and the adopted amendments thereto.

(3). Membership in this corporation shall terminate on such member's ceasing to be a beneficial owner of a residential lot in the Hillshire Summit subdivisions as described in the Restrictions, Conditions, and Covenants.

(b). Voting Rights. Each member in good standing as defined in section a (2) above, shall be entitled to vote on each matter submitted to a vote of the members, provided however, that each member shall be the sole beneficial owner of a residential lot in Hillshire Summit or Hillshire Summit No. 2. A member shall have one vote for each residential lot of which he or she is a beneficial owner, provided this shall mean one vote for each lot. Where two or more owners own a lot jointly or as tenants in common or in the entirety only one vote for such lot shall exist. If a2

joint owners attempts to cast the single vote to which the lot is entitled in manner that is contrary to the manner of the other joint owner(s) the secretary of the corporation shall be required to disregard the vote both the matter at issue and for the purposes of determining a quorum.

(1). At membership meetings all votes shall be cast in person, or by proxy registered with the secretary.

(2). The board of directors is authorized to establish regulations providing for voting by mail.

(c). Assignment of Rights. A business entity or trust may be a beneficial owner of a lot, in such case the entity must file with the secretary of the association an assignment designating the person to whom it's voting right is assigned. Failure to provide such a assignment shall require the secretary of the association to disregard the vote of the member both the matter at issue and for the purposes of determining a quorum. The owner of lot may assign his or her membership rights to the tenant residing in or on the beneficial owner's lot. Such assignment shall be effected by filing with the secretary of the corporation a written notice of assignment signed by the beneficial owner of the lot.

BYLAW FOUR.

MEETINGS OF MEMBERS

(a). Organizational Meeting. An organizational meeting of the members shall be held in Washington County, Oregon, in within 60 days following the filing of the corporate Articles of Incorporation. The time and place shall be fixed by agreement among the organizing members of the corporation.

(a). Annual Meeting. An annual meeting of the members for the purpose of hearing reports from all officers and standing committees and for electing directors shall be held in Washington County, Oregon, in within 60 days prior to the anniversary of the filing of the corporate Articles of Incorporation, beginning with the year 2001. The time and place shall be fixed by the directors.

(b). Regular Meetings. In addition to the annual meetings, regular meetings of the members shall be had at such time and place as shall be determined by the board of directors, provided however, that there shall be no regular meetings held during the month(s) of November and December nor any regular meetings held more than quarterly in any calendar year.

(c). Special Meetings. A special meeting of the members may be called by the board of directors. A special meeting of the members must be called within 14 days by the president, or the board of directors, if requested by not less than two-thirds (2/3's) of the members having voting rights.

(d). Notice of Meetings. Written notice stating the place, day, and hour of any meeting of members shall be delivered either personally or by mail to each member entitled to vote at such meeting, not less than seven (7) days before the date of such meeting, or at the direction of the secretary.

(e). Quorum. The members in good standing holding forty (40) percent of the votes that may be cast at any meeting shall constitute a quorum at any meeting of the members. In the absence of a quorum, a majority of the members present may adjourn the meeting without further notice.

(f). Proxies. At any meeting of the members, a member in good standing entitled to vote may vote by proxy executed in writing by the member. No proxy shall be valid after three months from the date of its execution, unless otherwise provided in the proxy.

(g). Voting by Mail. Where directors or officers are to be elected by the members in good standing, or where there is an act requiring the vote of such members, such election or vote on such proposed action may be conducted by mail in such manner as the board of directors shall determine.

BYLAW FIVE.

BOARD OF DIRECTORS

(a). General Powers. The affairs of the corporation shall be managed by the board of directors, subject to instructions of the members in good standing of the corporation at a regular meeting, or subject to the approval of the membership as expressed by a vote by the members in good standing.

(b). Number, Tenure, and Qualifications. The number of directors shall be three (3). Each director shall be a member in good standing of the corporation, and shall hold office until the next annual meeting of the members following his or her original qualification has been held, and until his or her successor shall have been elected and qualified. Provided that at the organizational meeting or any annual meeting a quorum of the members in good standing may make provision for two-year tenure. In that case for the directors first taking office following the organizational meeting of the corporation an even number of directors shall hold office until the next subsequent annual meeting, and an odd number shall hold office until the second subsequent meeting. The determination of the respective terms shall be by lot.

(c). Regular Meetings. The board of directors shall meet regularly, at least quarterly, at a time and place it shall select.

(d). Special Meetings. A special meeting of the board of directors may be called by or at the request of the president or of any two directors.

(e). Notices. Notice of any special meeting of the board of directors shall be given at least 5 days prior to such meeting, by written notice delivered personally, sent by telephone facsimile (FAX) equipment, or sent by mail to each director. Any director may waive notice of any meeting.

(f). Quorum. A majority of the board of directors shall constitute a quorum for the transaction of business at any meeting of the board, but if less than a majority of the directors are present at such meeting, a majority of the directors present may adjourn the meeting, without further notice.

(g). Manner of Acting. The act of a majority of the directors present at a meeting at which a quorum is present shall be the act of the board of directors, unless the act of a greater number is required by law or by these bylaws.

(h). Vacancies. Any vacancy occurring in the board of directors, and any directorship to be filled by reason of the increase in the number of directors, shall be filled by election by the board of directors. A director elected to fill a vacancy shall be elected for the unexpired term of his or her predecessor in office.

BYLAW SIX.

OFFICERS

(a). Officers. The officers of the corporation shall be a president, a vice-president, secretary and treasurer.

(b). Qualifications and Method of Election. The officers shall be members in good standing of the corporation, shall be elected by the board of directors, and shall serve for a term of one year. The president and vice-president and treasurer shall be members of the board of directors.

(c). President. The president shall preside at all meetings of the corporation and of the board of directors at which he or she is present, shall exercise general supervision of the affairs and activities of the corporation, and shall serve as a member ex officio of all standing committees and chair the facilities/operations committee.

(d). Vice-president. The vice-president/secretary shall assume the duties of the president during the president's absence. This officer shall serve as the chair of the architectural committee.

(e) Secretary. This officer shall keep the minutes of all of the meetings of the corporation and of the board of directors, which shall be an accurate and official record of all business transacted and shall be custodian of all corporate records. This officer shall serve as the chair of the communications committee.

(e). Treasurer. The treasurer; shall receive all corporate funds, keep them in a bank or other savings institution approved by the board of directors, and pay out funds only on notice signed by the president and by one other officer or director. The treasurer shall be a member ex officio of the finance committee.

(f). Vacancies. A vacancy in any office because of death, resignation, removal, disqualification, or otherwise, may be filled by any member of the board of directors for the unexpired portion of the term.

BYLAW SEVEN.

FEES, DUES, AND ASSESSMENTS

(a). Admission. Record ownership of a residential building lot shall establish the owner as a member of the corporation. Membership in good standing and the privileges that appertain thereto shall be established by owners being current on the payment of the assessments as provided in the Restrictions, Conditions, and Covenants as amended.

(b) Common Expense Assessments. The Restrictions, Conditions, and Covenants as amended provide for the collection of assessments for maintenance of the commonly owned tract and to carry the duties of the association. The Association is formed in the contemplation that these assessments can and will be collected by this organization. The members and Board of Directors shall pursue collection of these assessments in whatever manner they deem reasonable.

(c). Payment of Dues. The annual assessments shall be payable in a manner determined by the Board of Directors.

BYLAW EIGHT.

FISCAL YEAR

The fiscal year of the corporation shall be from July 1 until June 30.

BYLAW NINE.

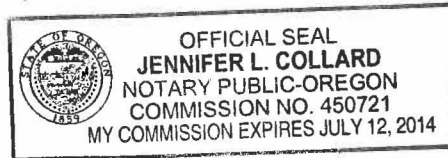
AMENDMENTS

Any proposed amendment to these bylaws must be submitted in writing at any meeting of the members of the corporation. Such proposed amendments shall be discussed at the meeting of the members following the meeting at which the proposed amendment was submitted, and shall be voted on by the members of the corporation at a date that shall not be earlier than the second meeting following the initial submission of the proposed amendment. Such proposed amendment must be signed by five members of the corporation, shall be read to the meeting by the secretary, and shall be printed on ballots distributed to all members by mail.

A proposed amendment shall become effective when approved by a majority of the members entitled to vote.

President Hillshire Summit Residents Assoc.
Gary L. Wilson March 6, 2011

Notary for the State of Oregon
Washington CO.



exp 7/12/14