

After Recording Return to:  
Daybreak Cohousing Owners Assn  
2525 N. Killingsworth St. #100  
Portland, OR 97217



\$46.00

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## FIRST AMENDMENT to the Bylaws of Daybreak Cohousing Owners Association

### RECITALS:

**Prior Recorded Documents:** This amendment relates to the Declaration Submitting Daybreak Cohousing Condominium to Condominium Ownership, recorded August 5, 2009 in Recording No. 2009-112226, Multnomah County Deed Records. Recorded with the Declaration was Exhibit C: Bylaws of Daybreak Cohousing Owners Association.

**Purpose:** The purpose of the First Amendment is to change the permissible percentage of non-owner occupied units.

**Certification:** By affixing their signatures below, and acknowledging their signatures in the manner provided for acknowledgment of instruments and recording, the Chairperson and Secretary of Daybreak Cohousing Owners Association CERTIFY that this First Amendment to the Bylaws of Daybreak Cohousing Owners Association has been adopted in accordance with the Bylaws and the provisions of ORS 100.410.

### IT IS THEREFORE RESOLVED THAT:

On February 17, 2013, at a duly noticed meeting of the unit owners of Daybreak Cohousing Owners Association, pursuant to Section 11 of the Bylaws authorizing amendment thereof, a consensus action of those present agreed to amend Section 9. Consensus decision-making is authorized in Section 3.

9.4(a)(3) is replaced in its entirety with the following:

At no time shall more than thirty seven percent (37%) of units in Daybreak Cohousing be rented or occupied by non-owner occupants. Units owned by Declarant are exempt from this restriction and are not included in percentage of unit calculation;

9.4(f) is replaced in its entirety with the following:

In order to insure that the limitation on the number of units that can be leased is not exceeded, unit owners who intend to rent or grant occupancy rights to their units shall provide 30 days' written notice to the Board of their intentions. Each such unit owner may proceed to rent or grant occupancy to non-owner occupants for his or her unit unless such owner is provided written notice of the Board's refusal to allow such rental due to

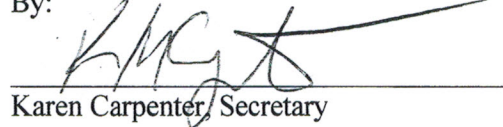
the limitation created by this Section 9.4. In the event of such Board refusal, the requesting unit owner shall not rent or grant occupancy to any person until the Board notifies him or her that such rental or occupancy would not violate the limitation on non-owner occupied units. The Board shall maintain a list of unit owners who requested and were denied the ability to rent their units. and shall promptly notify each unit owner on such list as it becomes permissible to rent such owner's unit.

All other provisions of the bylaws remain in full force and effect.

Daybreak Cohousing Owners Association  
By:

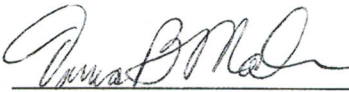
  
Kathy Tymoczko, Chairperson

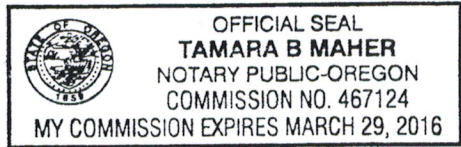
Daybreak Cohousing Owners Association  
By:

  
Karen Carpenter, Secretary

STATE OF OREGON )  
County of Multnomah )

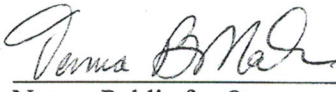
This instrument was acknowledged before me on April 16, 2013 by KATHY TYMOCZKO as CHAIRPERSON of DAYBREAK COHOUSING OWNERS ASSOCIATION.

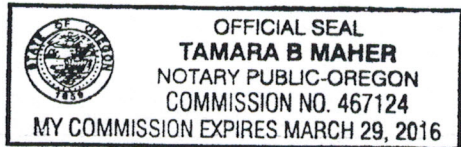
  
Notary Public for Oregon  
My commission expires: 3/29/16



STATE OF OREGON )  
County of Multnomah )

This instrument was acknowledged before me on April 16, 2013 by KAREN CARPENTER as SECRETARY of DAYBREAK COHOUSING OWNERS ASSOCIATION.

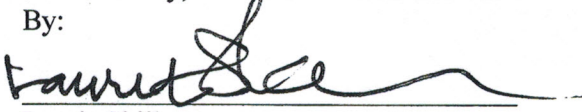
  
Notary Public for Oregon  
My commission expires: 3/29/16



REAL ESTATE COMMISSIONER APPROVAL:

Approved this 22<sup>nd</sup> day of April, 2013. If this First Amendment to the Bylaws of Daybreak Cohousing Owners Association is not recorded within one year of this date, this approval automatically expires and the amended bylaw must be resubmitted for approval as provided in ORS 100.410.

Gene Bentley, Real Estate Commissioner  
By:

  
Laurie Skillman