

RECORDING COVER SHEET
ORS 205.234

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

Washington County, Oregon	2023-008401
D-R/BAM	03/02/2023 03:53:29 PM
Stn=11 C WHITE	
\$15.00 \$11.00 \$5.00 \$60.00	\$91.00
I, Joe Nelson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.	
Joe Nelson, Director of Assessment and Taxation, Ex-Officio County Clerk	

A. AFTER RECORDING RETURN TO:
Required by ORS 205.180(4) & 205.238:

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

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

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

2023 Amendment to the Bylaws of Murray Park Condominiums

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

Gary Hardy, Chairperson of the Murray Park Condominiums Association of Unit Owners, on its behalf.

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

Murray Park Condominiums Association of Unit Owners.

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

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

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

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

\$0.00

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

Accommodation Recording only.
No liability assumed.

2023 Amendment to
THE BYLAWS OF MURRAY PARK CONDOMINIUMS

RECITALS

1. Murray Park Condominiums was created pursuant to a Declaration of Unit Ownership recorded in the records of Washington County, Oregon on March 24, 1980 as Fee No. 80010276. The Bylaws of the Condominium were recorded contemporaneously with the Declaration.
2. The Bylaws were amended by at least 75% of the voting rights of the owners pursuant to an Amendment to Bylaws recorded in the records of Washington County, Oregon on January 29, 1997 as Fee No. 97008608.
3. The Association has received complaints relating to smoking within units. The smoke moving between units constitutes a nuisance and disrupts owners' peaceful enjoyment of their dwelling.
4. The board of directors has attempted to address smoking within units but has exhausted all potential remedies.
5. The amendment below was approved by at least a majority of the total voting rights of the Association.

NOW, THEREFORE, the Bylaws of Murray Park Condominiums are hereby amended as follows:

AMENDMENT

The following is added to Article V of the Bylaws:

Article V, Section 11(m): Smoking Prohibition. The Murray Park Condominiums is a non-smoking community. Smoking of any kind is prohibited everywhere within the boundaries of the condominium property, including, but not limited to, all dwelling units, decks, terraces, patios, parking areas, and all general and limited common element areas of the condominium. "Smoking" is defined as inhaling, exhaling, burning or carrying any lighted or smoldering cigarette, cigar, tobacco product, marijuana product, and all similar substances (*i.e.* e-cigarettes or vaping products), whether legal or illegal. Cigarette butts shall not be disposed of anywhere on the ground or in common or limited common areas. Violations of this paragraph will result in fines pursuant to the Association's Enforcement & Fine Resolution, as may be amended from time to time, or as may be determined by the Board of Directors. Owners shall be held responsible for violations by tenants and guests. No warning shall be provided or required for any violation of this provision.

CERTIFICATION

CERTIFICATION

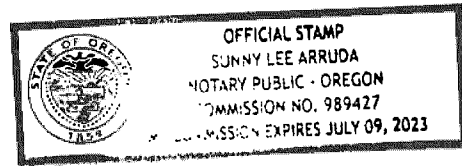
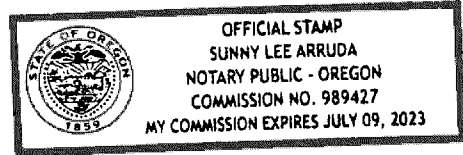
The undersigned Chairperson and Secretary of Murray Park Condominiums Association of Unit Owners, and Oregon nonprofit corporation, hereby certify that the within Amendment has been adopted in accordance with Article X of the Bylaws, as amended by the Amendment to Bylaws of Murray Park Condominiums dated January 29, 1997 and recorded as Document number 97008608, and ORS 100.410.

Gary Hardy

Chairperson

Nada Muisse

Secretary



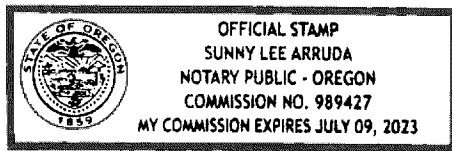
STATE OF OREGON)
) SS
County of Washington)

The foregoing instrument was acknowledged before me this 31st day of January, 2023, by Gary Hardy, Chairperson of the Murray Park Condominiums Association of Unit Owners, on its behalf.

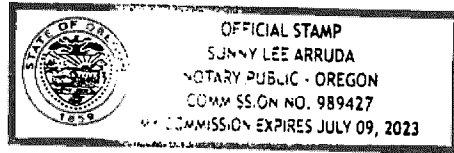
Sunny Lee Arruda

Notary Public for Oregon

My Commission Expires: 07/09/2023



STATE OF OREGON)
) SS
County of Washington)



The foregoing instrument was acknowledged before me this 31st day of January, 2023, by Nada Muisse, Secretary of the Murray Park Condominiums Association of Unit Owners, on its behalf.

Sunny Lee Arruda

Notary Public for Oregon

My Commission Expires: 07-09-2023