

RECORDED, RETURN TO:

Vial Fotheringham LLP
17355 SW Boones Ferry Road, Ste A
Lake Oswego, OR 97035

Multnomah County Official Records
E Murray, Deputy Clerk

2022-102052

11/15/2022 09:37:39 AM

COND-AMEN Pgs=4 Stn=68 ATJN
\$20.00 \$11.00 \$10.00 \$60.00

\$101.00

GRANTOR: Riverwood Homeowners Association,
an Oregon corporation

GRANTEE: Public

**SECOND AMENDMENT
to
2010 AMENDED AND RESTATED
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR RIVERWOOD HOMEOWNERS ASSOCIATION**

This Second Amendment to 2010 Amended and Restated Covenants, Conditions and Restrictions for Riverwood Homeowners Association is made by Riverwood Homeowners Association, an Oregon nonprofit corporation ("Association").

RECITALS

A. Riverwood is a planned community (the "Planned Community") that is governed by the following documents recorded October 20, 2010, in the Records of Multnomah County, Oregon:

2010 Amended and Restated Covenants, Conditions and Restrictions for Riverwood Homeowners Association recorded as Document No. 2010-131839 ("2010 Amended and Restated Covenants").

First Amendment to 2010 Amended and Restated Covenants, Conditions and Restrictions for Riverwood Homeowners Association recorded as Document No. 2013-011738 ("2010 Amended and Restated Covenants").

2010 Amended and Restated Bylaws of Riverwood Homeowners Association recorded as Document No. 2010-131840 ("2010 Amended and Restated Bylaws").

B. The Association is the association of owners formed to serve as the means through which the owners may take action with regard to administration, management and operation of the Planned Community. The Association was incorporated as a nonprofit corporation under the Oregon law by Articles of Incorporation filed February 12, 1971, in the office of the Oregon Secretary of State, Corporation Division

C. The property currently subject to the 2010 Amended and Restated Covenants and the jurisdiction of the Association is described as follows:

Stonehurst, Block 3, Lots 2 thru 25, recorded December 10, 1970, in Book 1201, Page 81, Plat Records of Multnomah County, Oregon

Stonehurst, Block 3, Lots 26-49, recorded April 4, 1972, in Book 1202, Page 87, Plat Records of Multnomah County, Oregon.

Stonehurst, Block 3, Lots 50 - 93, recorded July 18, 1973, in Book 1204, Page 50, Plat Records of Multnomah County, Oregon.

D. As of January 1, 2002, Riverwood is a Class I Planned Community and subject to the provisions of the Oregon Planned Community Act (ORS 94.550 to 94.783) as provided in ORS 94.572.

E. The Association and owners wish to amend 2010 Amended and Restated Covenants in the manner set forth below.

NOW, THEREFORE, pursuant to Section 3 of Article XII of 2010 Amended and Restated Covenants and ORS 94.572 and 94.590, with the consent or approval of owners holding at least seventy five percent (75%) of the votes, Association hereby amends 2010 Amended and Restated Covenants in the manners set forth below.

I. The Article V, Section 1(a) is amended to add a new subsection 3:

1. Creation of the Lien and Personal Obligation of Assessments

- a) Each Owner of any Dwelling Unit, Lot or Building Site by acceptance of a deed or contract of purchase, whether or not it is so expressed in any deed or other conveyance or agreement for conveyance, is deemed to covenant and agree to pay to the Association:
 - 1) Regular annual or other regular periodic assessments;
 - 2) Special assessments for special purposes, such as capital improvements or extraordinary maintenance described under Section 4 of this article; and

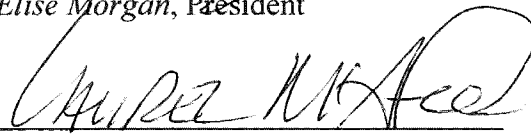
- 3) A buyer assessment of \$2,000.00, due upon the acceptance of a deed or contract of purchase of a Dwelling Unit, Lot, or Building Site. The Association will contribute all buyer assessments received to the Association's reserves.

II. The remainder of the Article V, Section 1, and all other provisions of the 2010 Amended and Restated Covenants, remain unchanged.

Dated this 10th day of November, 2022.

**RIVERWOOD HOMEOWNERS
ASSOCIATION, an Oregon nonprofit
corporation**

By: 
Elise Morgan, President

By: 
Laurel McAfee, Secretary

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CERTIFICATION

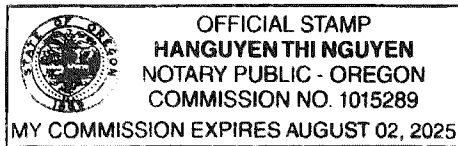
The undersigned President and Secretary of Riverwood Homeowners Association, an Oregon nonprofit corporation, hereby certify that the within Second Amendment to 2010 Amended and Restated Covenants, Conditions and Restrictions for Riverwood Homeowners Association has been approved in accordance with Section 3 of Article XII of 2010 Amended and Restated Covenants and ORS 94.572 and 94.590.

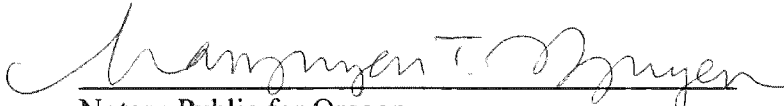


Elise Morgan, President
**Riverwood Homeowners Association, an Oregon
nonprofit corporation**

STATE OF OREGON)
County of Multnomah) ss.

The foregoing instrument was acknowledged before me this 10 day of Nov., 2022, by Elise Morgan, President of Riverwood Homeowners Association, an Oregon nonprofit corporation, on its behalf.



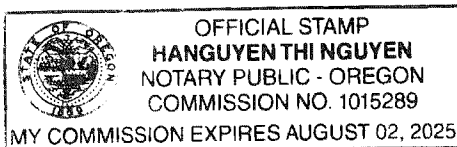


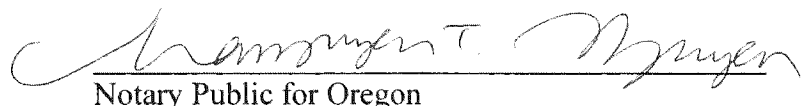
Notary Public for Oregon
My Commission Expires: 8/2/2025


Laurel McAfee, Secretary
**Riverwood Homeowners Association, an Oregon
nonprofit corporation**

STATE OF OREGON)
County of Multnomah) ss.

The foregoing instrument was acknowledged before me this 10 day of Nov., 2022, by Laurel McAfee, Secretary of Riverwood Homeowners Association, an Oregon nonprofit corporation, on its behalf.





Notary Public for Oregon
My Commission Expires: 8/2/2025

