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I, Dana W. Jenkins, County Clerk, do hereby certify that the within instrument was recorded in the Lincoln County Book of Records on the above date and time. WITNESS my hand and seal of said office affixed.

Dana W. Jenkins, Lincoln County Clerk



After Recording, Return To:
Clifford G. Collard
Attorney at Law
PO Box 1510
Newport, OR 97365

**SECOND AMENDMENT TO BYLAWS
OF THE ASSOCIATION OF
UNIT OWNERS OF NORTH SHORE TERRACE CONDOMINIUM**

Recitals

A. North Shore Terrace is a condominium in Newport, Lincoln County, Oregon, consisting of six stages, the first of which was created by declaration recorded on April 1, 1992, in Book 242, page 0518, Records of Lincoln County, Oregon.

B. The bylaws of the Association of Unit Owners of North Shore Terrace Condominium were recorded on April 1, 1992, in Book 242, page 0531, and a first amendment to the bylaws was recorded on October 6, 2008, as Document No. 2008-11714, Lincoln County Records.

C. The unit owners have voted to amend Article V, paragraphs 1 and 2 of the bylaws, relating to the board of directors.

NOW, THEREFORE, Article V, paragraphs 1 and 2 of the bylaws of the Association of Unit Owners of North Shore Terrace Condominium are amended to read as follows:

“ARTICLE V

“Board of Directors

“1. Number and Election. The Board of Directors shall consist of five (5) directors from separate condominium units elected by the Association.

“Whenever a director sells his or her unit, he or she shall be deemed to have resigned as of the closing date of said sale. In the event of a vacancy in the office of a director, the remaining directors shall appoint a director to serve until a new director is elected either at a special meeting called for the purpose of electing new directors, or at the next annual meeting of the Association. No person may serve as a director who is not an owner of a unit in North Shore Terrace Condominium, except that, as provided in ORS 100.416:

(a) If a corporation, limited liability company or partnership owns a unit in the condominium or owns an interest in an entity that owns a unit in the condominium, an officer, employee or agent of a corporation, a member, manager, employee or agent of a limited liability company, or a partner, employee or agent of a partnership may serve on the Board of Directors;

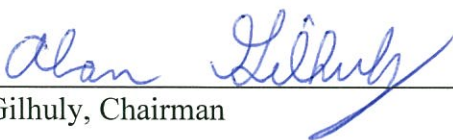
(b) A trustee may serve on the Board of Directors if the trustee holds legal title to a unit in the condominium in trust for the benefit of the owner of the beneficial interest in the unit; and

(c) An executor, administrator, guardian, conservator, or other individual appointed by a court to serve in a fiduciary capacity for an owner of a unit, or an officer or employee of an entity if the person appointed is an entity, may serve on the Board of Directors.

(d) The position of an individual serving on the Board of Directors under subparagraphs (a), (b), or (c) of this paragraph automatically becomes vacant if the individual no longer meets the requirements of one of those subparagraphs.

“2. Quorum and Majority Rule. A majority of the directors in office immediately before a meeting begins shall constitute a quorum for the transaction of business at any meeting of the Board of Directors, except as otherwise provided by law or in these by-laws. If a quorum is present, action is taken by a majority vote of the directors present. However, where the law requires a majority vote of directors in office to take a particular action, such action is taken by that majority as required by law.”

IN WITNESS WHEREOF, the President and Secretary of the Association of Unit Owners of North Shore Terrace Condominium certify that the foregoing amendments to the bylaws of the Association were duly adopted at the annual meeting of the members of the Association on June 29, 2013, by the affirmative vote of at least a majority of the unit owners, in accordance with the Bylaws and ORS 100.410.



Alan Gilhuly, Chairman



Paula Jones, Secretary

STATE OF OREGON)
) ss.
County of Lincoln)

This instrument was acknowledged before me this 3rd day of July, 2013 by Alan Gilhuly as Chairman of the Association of Unit Owners of North Shore Terrace Condominium, an Oregon unincorporated association.



Pamela K Held
Notary Public for Oregon
My commission expires: April 16, 2017

STATE OF OREGON)
) ss.
County of Lincoln)

This instrument was acknowledged before me this 5th day of July, 2013 by Paula Jones as Secretary of the Association of Unit Owners of North Shore Terrace Condominium, an Oregon unincorporated association.



Jane S Bartoldus
Notary Public for Oregon
My commission expires: 4/10/17