

After Recording Return To:
J. David Bennett. P.C.
Copeland. Landye. Bennett and Wolf, LLP
1300 SW Fifth Avenue. Suite 2500
Portland, OR 97201

Doc 96102174
Rect: 175458 15.00
11/14/1996 01:52:41pm

AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR MURRAYHILL
(MURRAYHILL RECREATIONAL ASSOCIATION)

THIS AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS FOR MURRAYHILL,(MURRAYHILL
RECREATIONAL ASSOCIATION) (the "Amendment") is made this 17th day of
October, 1996, by the Murrayhill Recreational Association Board of Directors.

RECITALS

On December 30, 1988, Columbia-Willamette Development Company
("Declarant"), recorded the Declaration of Covenants, Conditions, and Restrictions for
Murrayhill (Murrayhill Recreational Association) (the "Declaration") in the deed records
for Washington County as Fee No. 88-58303.

Murrayhill Recreational Association, an Oregon nonprofit corporation (the
"Association") owns, manages, and maintains certain recreational facilities at Murrayhill
for the benefit of its members and their guests. Section 3.3 of the Declaration sets out the
duties and powers of the Association. Section 3.3.10 of the Declaration empowers the
Association to contract for services as may be necessary to manage the affairs of the
Association, whether the personnel performing such services are employed directly by
the Association or by a manager. Section 6.3 of the Declaration provides that after
turnover, the Declaration may be amended by a majority vote of the Board of Directors
("Board"), except that amendments to Sections 3.2 and 4.2 of the Declaration require a
unanimous vote of the Board.

There is an administrative cost to the Association when an owner sells his/her
property in Murrayhill to a new owner. Processing a new owner includes: meeting with
the new owner; providing the new owner with copies of the Association's governing
documents, rules and regulations and key tags for entry into the recreational facilities;
entering the new owner into the Association records for billing and use of recreational
facilities; and obtaining and reviewing records from the title company evidencing a
change in ownership. Such fee shall not exceed the actual cost paid or incurred by the
Association for such review.

NOW, THEREFORE, in consideration of the foregoing, and pursuant to Section
6.3 of the Declaration, the Declaration is amended as follows:

Section 3.3.11 of the Declaration shall be added to the Section entitled "Powers and Duties of the Association" as follows:

Impose and collect from a new owner a reasonable fee charged by the administrator (or if the Association has hired a manager or management firm, the fee charged by that manager or management firm) for the time and expense involved in processing a new owner who has purchased a Lot in Murrayhill. Such fee shall not exceed the actual cost paid or incurred by the Association for such review.

IT IS HEREBY certified that the foregoing amendment was adopted by the Associations Board of Directors at a duly called meeting held the 17th day of October, 1996.

Murrayhill Recreational Association,
an Oregon nonprofit corporation

Dated: 10/22/96

By: Ken Chance, President

Dated: 10/22/96

By: Sue Irwin, Secretary

STATE OF OREGON)
) ss.
County of Washington)

October 29th, 1996

Personally appeared before me the above-named Ken Chance and Sue Irwin, who, being duly sworn, did say that they are the President and Secretary of Murrayhill Recreational Association, and that said instrument was signed in behalf of said corporation by authority of its Board of Directors; and they acknowledged said instrument to be its voluntary act and deed.

Jan Leithead
Notary Public for Oregon
Commission NO. 051441
My commission expires: Feb. 25, 2000