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I, Jerry Hanson, 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.  
Jerry Hanson  
Jerry R. Hanson, Director of Assessment and Taxation, Ex-Officio County Clerk



**After Recording Return to:**

P. Stephen Russell III, P.C.  
LANDYE BENNETT BLUMSTEIN LLP  
1300 SW Fifth Avenue, Suite 3500  
Portland OR 97201  
Phone: 503.224.4100

1060404



CHICAGO

**AMENDMENT  
TO RESTATED DECLARATION  
OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF  
KING CITY CIVIC ASSOCIATION**

Pursuant to the authority reserved in Article XIII, Section 1 of the Restated Declaration of Covenants, Conditions, and Restrictions of King City Civic Association as recorded in the Washington County records on December 14, 2001, as Document No. 2001-130532 (the "Declaration"), the Association's Board of Directors hereby amends the caption of Section 4 of Article V, and the text of Section 4.B, including subsections 1, 2, and 3, of Article V of the Declaration to read in their entirety as follows:

**4. Special Assessments and Transfer Fee.**

B. There shall be a Transfer Fee imposed upon the purchase of any Unit subject to this Declaration. The Transfer Fee shall equal one percent (1%) of the purchase price per Unit. The Transfer Fee for the apartment complex shall equal Two Hundred and No/100 Dollars (\$200.00) per apartment Unit.

1. **Due Date of Payment.** The Transfer Fee shall be due upon the recordation of a deed or any other instrument which transfers the possession and equitable ownership in any Unit subject to this Declaration. The Transfer Fee shall be the personal obligation of the purchaser, and shall be a lien against the Property, the sale of which gives rise to the fee. No Transfer Fee shall be imposed in connection with the lease or rental of any Property or the acquisition of Property by foreclosure of a security interest or by a deed in lieu of foreclosure.

2. **Exemptions.** Upon written application for exemption, the Board shall grant an exemption from the Transfer Fee with respect to:

CHICAGO TITLE INSURANCE COMPANY OF OREGON  
HAS RECORDED THIS INSTRUMENT AS AN ACCORD-  
AND-CONSENT AND ASSUMES NO LIABILITY FOR  
ERRORS OR OMISSIONS HEREIN, NOR DOES  
CHICAGO TITLE REPRESENT THAT IT WILL CREATE  
THE ESTATE OR INTEREST IN REAL PROPERTY  
WHICH IT PURPORTS TO CREATE.

- a. Any transfer made, without consideration, for estate planning purposes.
- b. Any transfer made solely for gift purposes.
- c. Any transfer to beneficiaries of an estate or testamentary trust.
- d. Any acquisition of a Unit made within six (6) months following the Buyer's disposition of another Unit within the Association.

3. Use of Transfer Fees. The Transfer Fees collected pursuant to this Section 4.B. shall be used for capital items, for major repairs, remodeling, renovation, additions to or replacement of real or personal property, and not to fund Association operations.

IN WITNESS WHEREOF, the undersigned President and Secretary hereby certify that the foregoing Amendment was duly adopted by not less than two-thirds (2/3) of the members of the Association's Board of Directors followed by approval by a majority of the Owners voting on this matter.

*Gary Curtis*

Gary Curtis, President

*Shirley Moore*

Shirley Moore, Secretary

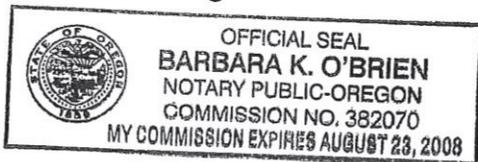
STATE OF OREGON )

) ss.

3/22, 2006

County of WASHINGTON )

Personally appeared before me the above-named **GARY CURTIS** who, being duly sworn, did say that he is the President of King City Civic Association, and that said instrument was signed in behalf of said Association by authority of its Board of Directors; and they acknowledged said instrument to be its voluntary act and deed.



*Barbara K. O'Brien*  
Notary Public for Oregon

(ACKNOWLEDGMENTS CONTINUED ON FOLLOWING PAGE)

STATE OF OREGON

County of WASHINGTON

)  
) ss. 3/22, 2006  
)

Personally appeared before me the above-named **SHIRLEY MOORE** who, being duly sworn, did say that she is the Secretary of King City Civic Association, and that said instrument was signed in behalf of said Association by authority of its Board of Directors; and they acknowledged said instrument to be its voluntary act and deed.

Barbara K. O'Brien  
Notary Public for Oregon

