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I, Richard Hobernicht, 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.

Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk



After Recording Return to:

Elizabeth Freeman, PH.D.
15245 SW 116th Ave
King City, OR 97224

AMENDMENT
TO RESTATED DECLARATIONS
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 Assessment 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 and one-half percent (1.5%) of the purchase price per Unit. The Transfer Fee for an apartment complex shall equal Two Hundred and No/100 Dollars (\$200.00) per apartment Unit.

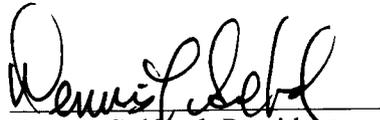
1. Due Date of Payment. The Transfer Fee shall be due upon the recordation of a deed or any other instrument which transfers the possession and equitable ownership in any Unit subject to this Declaration. The Transfer Fee shall be the personal obligation of the purchaser, and shall be a lien against 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.

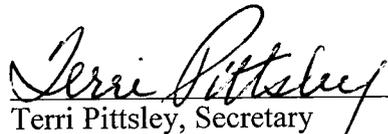
2. Exemptions. Upon written application for exemption, the Board shall grant an exemption from the Transfer Fee with respect to:

- a) Any transfer made, without consideration, for estate planning purposes.
- b) Any transfer made solely for gift purpose.
- 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 Association's Board of Directors.


Denny Gelfand, President

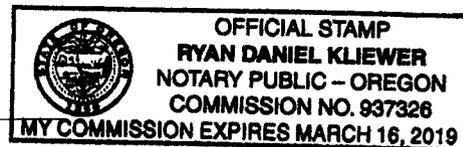

Terri Pittsley, Secretary

STATE OF OREGON)
County of Washington) ss. Sept 15th, 2015
)

Personally appeared before me the above-named **Denny Gelfand** who, being duly sworn, did say that he is the President of the 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.

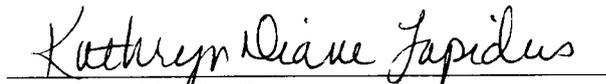


Notary Public for Oregon



STATE OF OREGON)
County of Washington) ss. Sept 15th, 2015
)

Personally appeared before me the above-named **Terri Pittsley** who, being duly sworn, did say that she is Secretary of the 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.



Notary Public for Oregon

