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**AFTER RECORDING, RETURN TO:**  
Vial Fotheringham LLP  
17355 SW Boones Ferry Rd., Ste A.  
Lake Oswego, OR 97035

**GRANTOR:** Jasper Heights Condominium Association

**GRANTEE:** Public

**SECOND AMENDMENT TO  
DECLARATION ESTABLISHING  
A PLAN FOR CONDOMINIUM OWNERSHIP**

This Second Amendment to Declaration Establishing a Plan for Condominium Ownership ("Amendment") is made by Jasper Heights Condominium Association, an Oregon nonprofit corporation ("Association").

**RECITALS**

- A. Jasper Heights Condominium (the "Condominium") is located in Multnomah County, Oregon. The Condominium was established pursuant to the Oregon Unit Ownership Law, ORS 91.505-91.675, and the following documents recorded on July 8, 1977 in the Records of Multnomah County, Oregon:
1. *Declaration Establishing a Plan for Condominium Ownership*, recorded in Book 1191, Page 1350, as document number 47656 ("Declaration").
  2. *Bylaws of Jasper Heights Condominium*, recorded in Book 1191, Page 1369, as document number 47657 ("Initial Bylaws").
  3. Plat of *Jasper Heights Condominium Units 1 thru 29*, recorded in Book 1207, Pages 70-71, plat records.
- B. Association is the Jasper Heights Condominium Association, formed pursuant to the Declaration and incorporated as an Oregon nonprofit corporation by Articles of Incorporation filed May 5, 1980 as Registry No. 144330-15 with the Oregon Secretary of State, Corporation Division.
- C. The Condominium was made subject to the Oregon Condominium Act, ORS chapter 100, by the *Amendment to Condominium Declaration of Jasper Heights Condominium*, recorded December 27, 2005 as document number 2005-251164 in the Records of Multnomah County, Oregon.

- D. The Initial Bylaws were superseded in their entirety by the *Amended and Restated Bylaws of Jasper Heights Condominium Association*, recorded August 3, 2011 as document number 2011-086169, as amended by *First Amendment to Amended and Restated Bylaws of Jasper Heights Condominium*, recorded July 10, 2018 as document number 2018-072410, Records of Multnomah County, Oregon (“Bylaws”).
- E. By the following documents recorded in the Records of Multnomah County, Oregon, the Condominium was expanded to include additional property:
1. *Supplemental Declaration of Unit Ownership Establishing a Plan for Condominium Ownership*, recorded June 26, 1978 in Book 1274, pp. 1573-1/2 (“Supplemental Declaration”).
  2. *Plat of Jasper Heights Condominium Units 30 thru 75*, recorded June 26, 1978 in Volume 1209, Pages 37-38, Plat records.
- F. Section 6 of Chapter 67, Oregon Laws 2021 (House Bill 2534), as amended by Chapter 367, Oregon Laws 2021 (House Bill 3041), requires an association of a condominium that includes units to be used for residential purposes to review each governing document currently binding on the condominium or the units or unit owners within the condominium and to amend or restate each document as necessary to remove all restrictions against the use of the condominium or the units not allowed under ORS 93.270 (2).
- G. In accordance with Section 6, Chapter 67, Oregon Laws 2021, as amended by Chapter 367, Oregon Laws 2021, the Board of Directors of the Association (“Board”) has reviewed the governing documents currently binding on the Condominium or the units or unit owners within the Condominium and determined that an amendment to the Declaration is necessary to ensure compliance with House Bill 2534 and House Bill 3041.
- H. At a meeting of the Board of Directors, the Board voted to authorize and direct the Chairperson and the Secretary to cause this Amendment to be recorded in the Records of Multnomah County, Oregon in accordance with Section 6, Chapter 67, Oregon Laws 2021.

**NOW, THEREFORE**, pursuant to Section 6, Chapter 67, Oregon Laws 2021, the Declaration is hereby amended as follows:

**I. Article J, Section 2 of the Declaration is amended to read as follows:**

2. That the “family units” shall be occupied and used by the respective owners only as a private dwelling for the owner, the owner’s family, household, tenants and social guests and for no other purposes.

**II. A new Article V is added to the Declaration, to read as follows:**

V. As used herein, the masculine, feminine and neuter shall each include all gender identities, as the context requires.

**III. A new Article W is added to the Declaration, to read as follows:**

W. In accordance with ORS 93.270 and Section 6, Chapter 67, Oregon Laws 2021, as amended by Chapter 367, Oregon Laws 2021, nothing in this Declaration is intended or may be construed to be a restriction, rule or regulation against the use of the Condominium or the units by a person or group of persons because of race, color, religion, sex, sexual orientation, gender identity, national origin, marital status, familial status, source of income, disability or the number of individuals, including family members, persons of close affinity or unrelated persons, who are simultaneously occupying a unit within occupancy limits.

**IV. Except as otherwise expressly provided in this document, each of the provisions of the Declaration will remain in full force and effect.**

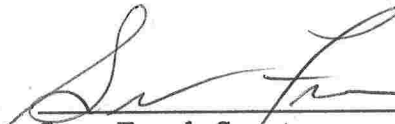
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**CERTIFICATION**

The undersigned Chairperson and Secretary of Jasper Heights Condominium Association hereby certify that the foregoing Amendment is made pursuant to Section 6 of Chapter 67, Oregon Laws 2021 (House Bill 2534), as amended by Chapter 367, Oregon Laws 2021 (House Bill 3041, collectively "House Bills") and this Amendment does not change the Declaration except as required under the House Bills and as may be necessary to correct scrivener's errors or to conform format and style. All other provisions of the Declaration remain unmodified and in full force and effect.



Odalis Perez, Chairperson  
Jasper Heights Condominium Association, an  
Oregon nonprofit corporation



Susan French, Secretary  
Jasper Heights Condominium Association, an  
Oregon nonprofit corporation

STATE OF OREGON )  
County of Multnomah ) ss.

The foregoing instrument was acknowledged before me this 4 day of November, 2022, by Odalis Perez, Chairperson of Jasper Heights Condominium Association, an Oregon nonprofit corporation, on its behalf.

  
Notary Public for Oregon

STATE OF OREGON )  
County of Multnomah ) ss.

The foregoing instrument was acknowledged before me this 4 day of November, 2022, by Susan French, Secretary of Jasper Heights Condominium Association, an Oregon nonprofit corporation, on its behalf.

  
Notary Public for Oregon

**GOVERNMENTAL APPROVALS**

The foregoing Second Amendment to Declaration Establishing a Plan for Condominium Ownership is approved pursuant to ORS 100.110 this 19th day of December, 2022, and, in accordance with ORS 100.110(8), this approval automatically expires if this amendment is not recorded within one (1) year from this date.



**REAL ESTATE COMMISSIONER**

A handwritten signature in blue ink that reads "Michael Hanifin".

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Michael Hanifin

The foregoing Second Amendment to Declaration Establishing a Plan for Condominium Ownership is approved pursuant to ORS 100.110 this 28<sup>TH</sup> day of DECEMBER 2022.

**MULTNOMAH COUNTY ASSESSOR**

A handwritten signature in black ink that appears to be "K. M. J." followed by a horizontal line and a period.

ta1MULTNOMAH COUNTY CLERK

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YES	11.00
HOUSING FEE	
YES	60.00
SURVEYOR FEE	
YES	10.00
# OF REFERENCES	
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OFFICIAL RECORD NUMBER  
2022-111359  
RECORDING DATE AND TIME  
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Total	\$106.00
CHECK	106.00
Total Received	106.00
Amount Due	0.00

Thank You  
Retain this receipt for your records