

AFTER RECORDING RETURN TO:

Vial Fotheringham LLP
17355 SW Boones Ferry Road, Suite A
Lake Oswego, OR 97035

GRANTOR: Greentrees Village, Inc.

GRANTEE: Public

**2021 AMENDMENT TO
AMENDED AND RESTATED
BYLAWS OF
GREENTREES VILLAGE, INC.**

This 2021 Amendment to Amended and Restated Bylaws of Greentrees Village, Inc. ("Amendment") is made by the Association of Lot Owners of Greentrees Village, (herein "Association"), organized as an Oregon non-profit corporation under the name Greentrees Village, Inc.

RECITALS

- A. Greentrees Village, (herein "Planned Community") is located in Lane County, Oregon. The Planned Community is governed by the following documents recorded in the Records of Lane County, Oregon:
1. *Amended and Restated Declaration for Greentrees Village, Inc.*, recorded July 20, 2004 as Document No. 2004-056152, including any amendments thereto ("Declaration").
 2. *Amended and Restated Bylaws of Greentrees Village, Inc.*, recorded October 30, 2018 as Document No. 2018-050606, including any amendments thereto ("Bylaws").
 3. *Plats* as follow:
 - (a) *Greentrees Plat*, recorded May 16, 1973, in Book 64, Page 21, Document No. S2063;
 - (b) *Greentrees – Replat of Lot 303*, recorded June 13, 1975, in Book 68, Page 30, Document No. S16063;
 - (c) *Greentrees First Addition*, recorded May 13, 1976 in Book 70, Page 12, Document No. S17745;
 - (d) *Greentrees Second Addition - a portion of which is a replat of Lots 634 and 635, Greentrees First Addition*, recorded April 14, 1978 in File 73, Slide 13, Document No. S20447.
- B. The Association is also governed by the Oregon Planned Community Act, ORS Chapter 94, and the Nonprofit Corporation Act, ORS Chapter 65.

- C. The property currently subject to the Declaration, the Bylaws and the jurisdiction of the Association is described in Exhibits A and B.
- D. The Lot Owners and the Association wish to amend the provisions of the Bylaws as set forth below.

NOW, THEREFORE, pursuant to Article XIII of the Bylaws and ORS 94.625, the Association hereby amends the Bylaws in the manner set forth below:

I. Article IV is amended to read as follows:

ARTICLE IV
DISTRICT REPRESENTATIVES AND ALTERNATES

4.1 District Representative: There shall be nine (9) districts within the boundaries of Greentrees Village. Each District shall elect one Member who shall serve on the Board of Directors.

District No. 1: Lots	1 to 63 Inclusive	District No. 6: Lots	318-319, 402-450, 501-512 Inclusive*
District No. 2: Lots	64 to 126 Inclusive	District No. 7: Lots	513 to 574 Inclusive
District No. 3: Lots	127 to 189 Inclusive	District No. 8: Lots	575 to 637 Inclusive
District No. 4: Lots	190 to 252 Inclusive	District No. 9: Lots	638 to 700 Inclusive
District No. 5: Lots	253 to 317 Inclusive*		

*Note: There are 567 privately owned lots within the Association, there are two lots for #564 [A&B], the Association owns lots 320, 321 & 401. Lots 281, 303, 322-400 & 451-500 do not exist.

4.2 Qualifications of Representatives: Each Representative shall own or have a fiduciary responsibility for a lot within his/her district and shall be a Member in good standing. No person shall represent more than one District simultaneously nor be on a ballot which might lead to said result.

4.3 Alternates: Four (4) Alternates shall be elected from the membership at large each year for a one (1) year term.

4.4 Qualifications of Alternates: Each Alternate shall own or have a fiduciary responsibility for a lot within Greentrees Village and shall be a member in good standing. No person shall serve as an Alternate and Director simultaneously nor be on a ballot which might lead to said result.

4.5 Alternate Appointment: If a District has no Representative, the Board shall appoint an Alternate to fill the position for the remainder of the vacated term; the Board shall choose an Alternate for appointment in the following order:

- (a) An Alternate owning a lot in the given District.
- (b) An Alternate who was elected with the greatest number of votes.

Once an Alternate is appointed to the Board to fill a specific vacant district seat they are no longer an Alternate and have become a member of the Board of Directors.

4.6 Term of Office: The term of office for Directors shall be two years commencing at the January Board of Directors meeting following the certification of the election and the seating of the new Directors. The term of office for Alternates shall be one year commencing at the January Board of Directors meeting following the certification of the election and the seating of the new Directors.

- 4.7 Election: Elections shall be held in November for those Districts whose terms are expiring. Odd numbered Districts shall elect their Representatives in odd numbered years, and even numbered Districts in even numbered years.
- (a) Representatives: Election of Representatives shall be by plurality vote of the ballots received from the District.
 - (b) Alternates: Election of Alternates shall be by plurality vote of the ballots received from the Association at large.
- 4.8 Tie Vote: If the leading candidates for a given position receive the same number of votes, a winner shall be selected from those candidates using a randomized procedure.
- 4.9 Removal of a Board of Director: Any duly elected member of the Board of Directors may be removed, and the office declared vacant in accordance with the Oregon Planned Community Act and amendments and as follows:
- (a) By resignation.
 - (b) For absencing himself/herself, from three (3) regularly scheduled Board meetings in a calendar year.
 - (c) By a petition signed by two-thirds (2/3) or more of the Members within the district the director represents calling for his/her removal, with or without cause.

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CERTIFICATION

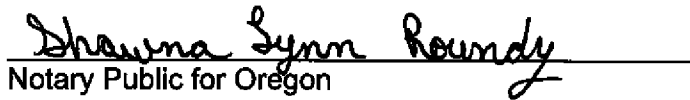
The undersigned President and Secretary of the Association of Lot Owners of Greentrees Village, organized as an Oregon nonprofit corporation under the name of Greentrees Village, Inc., hereby certify that the 2021 Amendment to Amended and Restated Bylaws of Greentrees Village, Inc. have been adopted in accordance with Article 13 of the Bylaws and ORS 94.625.

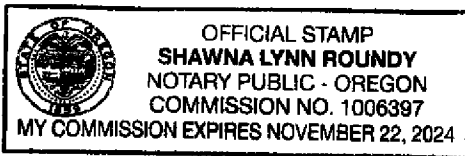



Thomas R. Benson, Vice-President
Association of Lot Owners of Greentrees Village, Inc.
an Oregon nonprofit corporation

STATE OF OREGON)
) ss.
County of Lane)

This Certification was acknowledged before me this 22 day of October, 2021, by Thomas R. Benson, Vice-President of the Association of Lot Owners of Greentrees Village, Inc, an Oregon nonprofit corporation, on its behalf.

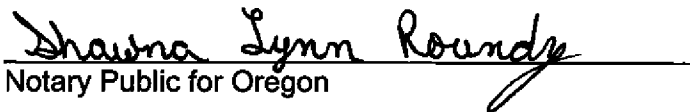

Notary Public for Oregon




Charles Lugg, Secretary
Association of Lot Owners of Greentrees Village, Inc.
an Oregon nonprofit corporation

STATE OF OREGON)
) ss.
County of Lane)

This Certification was acknowledged before me this 22 day of October, 2021, by Charles Lugg, Secretary of the Association of Lot Owners of Greentrees Village, Inc, an Oregon nonprofit corporation, on its behalf.


Notary Public for Oregon

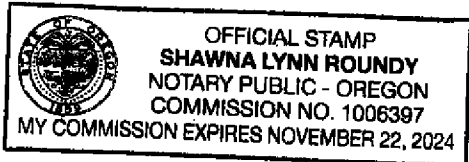


EXHIBIT A

Government lots 1 and 2 and the East one-half of the Northwest one-quarter of Section 27, Township 18 South, Range 12 West of the Willamette Meridian.

EXCEPT: That portion lying within Rhododendron Drive (Old Coast Guard Road) and 12th Street.

All of the above being situated within Lane County, Oregon.

EXHIBIT B

PARCEL 1

All that parcel of land lying within GREENTREES, as platted and recorded in Book 64, Page 21, Lane County Oregon Plat Records, in Lane County, Oregon;

EXCEPTING THEREFROM Lots 1 through 319, inclusive, of said Plat.

PARCEL 2

Beginning at the Northwest corner of Lot 319, GREENTREES, as platted and recorded in Book 64, Page 21, Lane County Oregon Plat Records; thence along the Northerly line of said Lot 319 North 89° 53' 35" East 90.02 feet to the Northeast corner of said Lot 319; thence along the Westerly line of said Plat of GREENTREES, North 0° 46' 05" West 1418.93 feet to the Southwest corner of Lot 402, GREENTREES-REPLAT LOT 303, as platted and recorded in Book 68, Page 30, Lane County Oregon Plat Records; thence leaving said Westerly line North 80° 08' 00" West 39.08 feet to the Easterly margin of Rhododendron Drive; thence Southerly along said Easterly margin to the point of beginning, in Lane County, Oregon;

EXCEPTING THEREFROM that parcel of land described as follows: Beginning at the Southwest corner of Lot 313, GREENTREES, as platted and recorded in Book 64, Page 21, Lane County Oregon Plat Records; thence West 51.61 feet to the Easterly margin of Rhododendron Drive; thence along said Easterly margin North 0° 13' 30" East 76.49 feet; thence leaving said Easterly margin East 50.28 feet to the Northwest corner of said Lot 313; thence South 0° 46' 05" East 76.50 feet to the point of beginning, in Lane County, Oregon.

EXCEPTING THEREFROM that parcel of land described as follows: Beginning at the Southwest corner of lot 309 GREENTREES, as platted and recorded in Book 64, Page 21 (18-12-27-21), Lane County Oregon Plat Records; thence West 46.76 feet to the Easterly margin of Rhododendron Drive; thence along said Easterly margin North 0° 13' 30" East 60.0 feet; thence leaving said Easterly margin East 45.72 feet to the Northwest corner of said Lot 309; thence South on North 0° 46' 05" East 60.0 feet to the point of beginning, in Lane County, Oregon.

PARCEL 3

All that parcel of land lying within the Plat of GREENTREES-REPLAT LOT 303, as platted and recorded in Book 68, Page 30, Lane County Oregon Plat Records, in Lane County, Oregon;

EXCEPTING THEREFROM Lots 402 through 450, inclusive of said Plat;

ALSO EXCEPTING THEREFROM that parcel of land described as follows: Beginning at the most Westerly corner of Lot 434, GREENTREES-REPLAT LOT 303, as platted and recorded in Book 68, Page 30, Lane County Oregon Plat Records, said point also being on the Easterly margin of a 40.0 foot roadway; thence along the Southwesterly line of said Lot 434 South 37° 23' 40" East 100.39 feet to the most Southerly corner of said Lot 434; thence South 72° 00' 00" West 64.84 feet to the Easterly margin of said 40.00 foot roadway; thence along said Easterly margin North 9° 00' 00" West 35.44 feet; thence along the arc of a 130.00 foot radius curve right (the chord of which curve bears North 5° 30' 00" East 65.10 feet) a distance of 65.80 feet to the point of beginning, in Lane County, Oregon.

PARCEL 4

Tract A: All that parcel of land lying within the Plat of GREENTREES FIRST ADDITION, as platted and recorded in Book 70, Page 12, Lane County Oregon Plat Records, in Lane County, Oregon;

EXCEPTING THEREFROM Lots 501 through 683, inclusive, of said Plat;

Tract B: Beginning at the most Northerly corner of Lot 636, GREENTREES FIRST ADDITION, as platted and recorded in Book 70, Page 12, Lane County Oregon Plat Records; thence along the Northeasterly line of said Lot 636 along the arc of a 220.03 foot radius curve right (the chord of which curve bears South 39° 54' 00" East 65.05 feet) a distance of 65.28 feet to the most Easterly corner of said Lot 636; thence along the arc of a 175.25 foot radius curve left (the chord of which curve bears North 42° 01' 50" West 64.66 feet) a distance of 65.03 feet to the Northwesterly line of said Lot 636; thence along said Northwesterly line North 39° 54' 30" East 2.44 feet to the point of beginning, in Lane County, Oregon;

Tract C: Beginning at the Northwest corner of Lot 638 GREENTREES FIRST ADDITION, as platted and recorded in Book 70, Page 12, Lane County Oregon Plat Records; thence along the Northerly line of said Lot 638 along the arc of a 570.00 foot radius curve left (the chord of which curve bears South 85° 52' 25" East 35.34 feet) a distance of 35.34 feet; thence along the arc of a 220.03 foot radius curve right (the chord of which curve bears South 81° 55' 05" East 43.95 feet) a distance of 44.02 feet to the Northeast corner of said Lot 638; thence along the Easterly line of said Lot 638 South 13° 49' 50" West 11.71 feet; thence leaving said Easterly line North 74° 04' 20" West 61.16 feet; thence along the arc of a 100.00 foot radius curve left (the chord of which curve bears North 79° 05' 05" West 17.47 feet) a distance of 17.50 feet to the point of beginning, in Lane County, Oregon;

Tract D: Beginning at the Northwest corner of Lot 637, GREENTREES FIRST ADDITION, as platted and recorded in Book 70, Page 12, Lane County Oregon Plat Records; thence along the Northerly line of said Lot 637 along the arc of a 220.03 foot radius curve right (the chord of which curve bears South 62° 17' 35" East 105.66 feet) a distance of 106.71 feet to the Northeast corner of said Lot 637; thence along the Easterly line of said Lot 637 South 39° 54' 30" West 2.44 feet; thence leaving said Easterly line along the arc of a 175.25 foot radius curve left (the chord of which curve bears North 63° 22' 00" West 65.11 feet) a distance of 65.49 feet; thence North 73° 04' 00" West 38.08 feet to the Westerly line of said Lot 637 thence along said Westerly line North 13° 49' 50" East 11.71 feet to the point of beginning, in Lane County, Oregon;

Tract E: Beginning at a point on the Easterly line of Lot 564, GREENTREES FIRST ADDITION, as platted and recorded in Book 70, Page 12, Lane County Oregon Plat Records, said point being North 64° 58' 35" East 83.01 feet from the Southwest corner of said Lot 564; thence leaving said Easterly line North 67° 00' 00" West 15.38 feet; thence North 23° 00' 00" East 30.00 feet to said Easterly line of said Lot 564; thence along said Easterly line South 67° 00' 00" East 20.00 feet; thence along the arc of a 100.00 foot radius curve right (the chord of which curve bears South 31° 43' 35" West 30.34 feet) a distance of 30.46 feet to the point of beginning, in Lane County, Oregon.

PARCEL 5

All that parcel of land lying within the plat of GREENTREES SECOND ADDITION, as platted and recorded in File 73, Slide 13, Lane County Oregon Plat Records, in Lane County, Oregon;

EXCEPTING THEREFROM Lots 684 through 700, inclusive, of said Plat.

PARCEL 6

Beginning at the Northwest corner of GREENTREES-REPLAT LOT 303, as platted and recorded in Book 68, Page 30, Lane County Oregon Plat Records; thence along the Westerly line of said plat of GREENTREES-REPLAT LOT 303 South 0° 46' 05" East 20.00 feet; thence South 89° 52' 00" West 34.60 feet to the Easterly margin of Rhododendron Drive; thence along said Easterly margin North 0° 13' 30" East 20.00 feet; thence leaving said Easterly margin North 89° 52' 00" East 34.25 feet to the point of beginning, in Lane County, Oregon.

ALSO: An easement for the common use and enjoyment of all owners of all properties within the Greentrees Village Development over and across all lots within Greentrees First Addition adjacent to the Siuslaw River from the foot of the existing bank to the westerly boundary of such lots and any and all riparian rights to which such lots may be entitled, as referenced in document recorded August 24, 1976 Reception #7643760, Reel No. 809R, in Lane County Official Records, Lane County, Oregon.