

Multnomah County Official Records  
R Weldon, Deputy Clerk

2015-074986

06/22/2015 09:35:49 AM

1R-AMBYLAWS Pgs=1 Stn=12 ATRCA  
\$5.00 \$11.00 \$10.00 \$20.00

\$46.00

AFTER RECORDING RETURN TO:  
Kholer Meyers O'Halloran Inc  
15 NE Third St  
Gresham, OR 97030

**AMENDMENT OF BYLAWS OF DEER GLEN HOMEOWNER'S ASSOCIATION**

**Recorded 1/16/2008**

By resolution adopted April 13, 2015 the Deer Glen Homeowner Association Board of Directors amends the Bylaws as follows:

**ARTICLE II  
PURPOSE AND POWERS**

Article II, Item 2.2 Powers is amended to read as follows:

**2.2 Powers.** Subject to the foregoing purposes and the powers and obligations set forth in the Declaration of Covenants, Conditions, and Restrictions of Deer Glen, the Corporation shall have and may exercise all the rights and powers of a nonprofit corporation under the Oregon Nonprofit Corporation Act, and all the rights and powers of a Planned Community under the Oregon Planned Community Act.

**ARTICLE III  
MEMBERS MEETINGS**

Article III, Item 3.6 Quorum: Vote Required is amended to read as follows:

**3.6 Quorum: Vote Required.** The Members entitled to vote on a matter, present at a meeting represented in person or by proxies, shall constitute a quorum with respect to that matter at any meeting of the members. If a quorum is present, action on a matter is approved if the votes cast in favor of the action exceed the votes cast in opposition, unless the vote of a greater number is required by the Oregon Nonprofit Corporation Act, Oregon Planned Community Act or the Articles of Incorporation. Election of directors is governed by Article IV; Section 4.3.

DEER GLEN HOMEOWNER'S ASSOCIATION, INC.

By: [Signature]  
Alex Halpert, Secretary

STATE OF OREGON            )  
  )SS  
COUNTY OF MULTNOMAH    )

The foregoing instrument was acknowledged before me on this 19<sup>th</sup> day of May, 2015, by Alex Halpert who is the Secretary of Deer Glen Homeowner's Association.



[Signature]  
Notary Public for Oregon  
My Commission Expires 8-12-2016

814674  
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# MULTNOMAH COUNTY OREGON

Division of Assessment & Taxation  
501 SE Hawthorne #158  
Portland OR 97214  
Recording Section (503) 988-3034

Multnomah County Official Records  
Cindy Swick, Deputy Clerk

2008-008434



\$61.00

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01/16/2008 10:39:36 AM

1R-BY-LAWS  
\$45.00 \$11.00 \$5.00

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KMG  
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Gresham, Or 97030

4  
5  
11

**BYLAWS  
OF  
DEER GLEN HOMEOWNER'S ASSOCIATION**

**ARTICLE I  
NAME**

The name of the Corporation is Deer Glen Homeowner's Association, an Oregon nonprofit corporation (the "Corporation").

**ARTICLE II  
PURPOSE AND POWERS**

**2.1 Purpose.** The Corporation is organized and shall be operated exclusively for the benefit of the owners of Deer Glen, located in the City of Gresham, County of Multnomah, State of Oregon.

**2.2 Powers.** Subject to the foregoing purposes and the powers and obligations set forth in the Declaration of Covenants, Conditions, and Restrictions of Deer Glen, the Corporation shall have and may exercise all the rights and powers of a nonprofit corporation under the Oregon Nonprofit Corporation Act.

**ARTICLE III  
MEMBERS MEETINGS**

**3.1 Annual Meeting.** The annual meeting of the members shall be held during the month of September or: at such time, date, and place as may be determined by the Board of Directors. At such meeting the members entitled to vote shall elect a Board of Directors and transact such other business as may come before the meeting, consistent with the notice provisions of ORS 63.217, which require notice of the meeting to include a description of any matter or matters which must be approved by the members.

**3.2 Special Meetings.** The Corporation shall hold special meetings of members at any time on the call of the President or the Board of Directors, or on demand in writing by members of record holding at least 30 percent of the votes entitled to be cast on any matter proposed to be considered at the special meeting.

**3.3 Notice.** Written notice stating the place, date, and time of the meeting, and in case of a special meeting, the purpose or purposes for which the meeting is called, shall be delivered not less than 30 nor more than 60 days prior to the date of the meeting either personally or by mail, by or at the direction of the President or Secretary, to each member of record entitled to vote at such meeting. If mailed, the notice shall be deemed to be delivered when deposited in the United States mail addressed to the members at the member's address as it appears on the current member record of the Corporation, with postage prepaid.

This instrument filed for record by  
Fidelity National Title Company as an  
accommodation only. It has not been  
examined as to its execution or as to  
its effect upon the title. 812323

**3.4 Waiver of Notice.** A member may, at any time, waive any notice required by these Bylaws, the Articles of Incorporation, or the Oregon Nonprofit Corporation Act. The waiver must be in writing, be signed by the member, and be delivered to the corporate records. A member's attendance at a meeting waives any objection to: (a) lack of notice or defective notice of the meeting, unless the member at the beginning of the meeting objects to holding the meeting or transacting business at the meeting; and (b) consideration of a particular matter at the meeting that is not within the purpose or purposes described in the meeting notice, unless the member objects to considering the matter when it is presented.

**3.5 Voting.** The Corporation shall prepare on a current basis an alphabetical list of the names, addresses, and membership dates of all the members. The Corporation shall prepare on a current basis through the time of the membership meeting a list of members who are entitled to vote at the meeting. The Corporation shall make the list of members available for inspection by any member for the purpose of communication with other members concerning the meeting, beginning two business days after notice of the meeting is given for which the list was prepared and continuing through the meeting, at the Corporation's principal office or at a reasonable place identified in the meeting notice. The Corporation shall make the list of members available at the meeting, and any member, the member's agent or attorney shall be entitled to inspect the list for any proper purpose at any time during the meeting or any adjournment. Members shall have the voting rights as specified in the Declaration of Protective Covenants, Conditions, Restrictions and Easements of Deer Glen Homeowner's Association. Members who are delinquent on any assessment shall not have the right to vote.

**3.6 Quorum: Vote Required.** The majority of the members entitled to vote on a matter represented in person or by proxies, shall constitute a quorum with respect to that matter at any meeting of the members. If a quorum is present, action on a matter, other than the election of directors, is approved if the votes cast in favor of the action exceed the votes cast in opposition, unless the vote of a greater number is required by the Oregon Nonprofit Corporation Act or the Articles of Incorporation. Election of directors is governed by Article IV; Section 4.3.

## **ARTICLE IV DIRECTORS**

**4.1 Powers.** The Board of Directors shall manage the business and affairs of the Corporation and exercise or direct the exercise, of all corporate powers.

**4.2 Number.** The number of directors shall be five. During the construction phase, the number of directors shall be three.

**4.3 Election and Term of Office.** Directors shall be elected at the annual meeting of the members by a majority vote of the members present at the meeting; provided however, that a quorum of members is present. Directors shall serve for a three year term, or until their successors have been elected and take office, and may be elected

for successive terms. The initial Board of Directors consisting of homeowners, shall serve terms as follows:

- Position 1 - 1 year term
- Position 2 - 2 year term
- Position 3 - 2 year term
- Position 4 - 3 year term
- Position 5 - 3 year term

**4.4 Removal.** A director may be removed, with or without cause, by the affirmative vote of two-thirds of the directors then in office, at any meeting of the Board of Directors. The notice of such meeting shall state that the purpose or one of the purposes of the meeting is the removal of the director or directors involved. A director may be removed with or without cause by the affirmative vote of two-thirds of the members at a duly called meeting with notice as required herein.

**4.5 Vacancies.** Any vacancy occurring in the Board of Directors for any reason, including a vacancy resulting from an increase in the number of directors, shall be filled by the affirmative vote of a majority of the directors then in office.

**4.6 Resignation.** Any director may resign at any time by delivering written notice of resignation to the President or Secretary. Such resignation shall be effective on receipt unless it is specified therein to be effective at a later time, and acceptance of the resignation shall not be necessary.

**4.7 Compensation.** Directors shall serve without compensation for services. A director may receive reimbursement for actual and reasonable expenses incurred in performing his or her duties upon the approval of the Board of Directors.

**4.8 Annual Meetings.** The annual meeting of the Board of Directors shall be held immediately after the adjournment of the annual meeting of members, or at such date, time and place determined by the Board of Directors upon notice as provided in Section 4.11.

**4.9 Regular Meetings.** The Board of Directors may, from time to time, establish monthly or other regular meetings of the board, the specific date, time and place to be determined by the President.

**4.10 Special Meetings.** Special meetings of the Board of Directors may be called by the President or any three directors.

**4.11 Notice of Meetings.** Written notice of the annual meeting of the Board of Directors shall be given at least ten days before the meeting. Written notice of a special meeting of the Board of Directors shall be given at least two days before the meeting. The notice shall, in each case, specify the date, time and place of the meeting and notice shall be sufficient if actually received by the required time or if mailed not less than five

days before the required time. Mailed notices shall be directed to the director's address showing on the corporate records or to the director's actual address showing on the corporate records or to the director's actual address ascertained by the person giving notice. Oral notice may be delivered in person or by telephone. Except as otherwise required by law, the Declarations of Protective Covenants, Conditions, Restrictions and Easements, the Articles of Incorporation or these Bylaws, either the business to be transacted at, nor the purpose of any meeting of the Board of Directors need be specified in the notice.

**4.12 Waiver of Notice.** Whenever any notice is required to be given to any director, a waiver thereof in writing, signed by the director entitled to such notice, whether before or after the event specified in the waiver, shall be deemed equivalent to the giving of such notice. Furthermore, the attendance of a director at a meeting shall constitute a waiver of notice of such meeting, except where a director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened.

**4.13 Quorum: Majority Vote.** A majority of the number of directors in office at the time of a meeting of the Board of Directors shall constitute a quorum for the transaction of business at any meeting of the Board of Directors. The act of a majority of the directors present at a meeting at which a quorum is present shall be the act of the Board of Directors, unless a different number is required by law, the Declarations of Protective Covenants, Conditions, Restrictions and Easements, Articles of Incorporation, or these Bylaws. A minority of the directors, in the absence of a quorum, may adjourn and reconvene from time to time, but may not transact any business.

## **ARTICLE V OFFICERS**

**5.1 Designation.** The officers of the Corporation shall be a President, a Secretary, and a Treasurer. Such other officers as may be deemed necessary may be elected by the Board of Directors and shall have such powers and duties as may be prescribed by the Board. The same individual may hold two or more offices.

**5.2 Qualifications.** An officer must be a member of the Board of Directors.

**5.3 Election and Term of Office.** The officers of the Corporation shall be elected annually by the Board of Directors. Each officer shall hold office until a successor is duly elected or until the officer's resignation, death, or removal.

**5.4 Resignation.** An officer may resign at any time by delivering written notice of resignation to the President or Secretary. Such resignation shall be effective upon receipt unless it is specified to be effective at a later time. The Board of Directors may reject any postdated resignation by notice in writing to the resigning officer.

**5.5 Removal.** The Board of Directors may remove any officer with or without cause, by the affirmative vote of a majority of the directors then in office, at any meeting

of the Board of Directors. Removal shall be without prejudice to the contract rights, if any, of the person removed. Election of an officer shall not of itself create contract rights.

**5.6 Vacancies.** A vacancy in any office because of death, resignation, removal, or otherwise may be filled by the Board of Directors for the unexpired portion of the term.

**5.7 President.** The President shall be the Chief Executive Officer of the Corporation and shall, subject to the control of the Board of Directors, have general supervision, direction, and control of the business and affairs of the Corporation. The President shall preside at all meetings of the Board of Directors and shall, with the Secretary execute on behalf of the Corporation all contracts, agreements, and other instruments. The President shall have the general powers and management usually vested in the office of President of a Corporation, and shall have such other powers and duties as may be prescribed by the Board of Directors. The President shall also be a nonvoting ex officio member of any committee established pursuant to Article VI hereof.

**5.8 Vice President.** The Vice President shall be in training for the position of future Presidency and shall be prepared to fill in for the President in the President's absence.

**5.9 Secretary.** The Secretary shall prepare and keep (or cause to be prepared and kept) the minutes of all meetings of the Board of Directors and any committees of the Board of Directors and shall have custody of the minute books and other records pertaining to corporate business. The Secretary shall give or cause to be given such notice of the meetings of the Board of Directors as is authenticating resolutions and other records of the Corporation and shall countersign on behalf of the Corporation all contracts, agreements, and other instruments. The Secretary shall perform such other duties as may be prescribed by the Board of Directors.

**5.10 Treasurer.** The Treasurer shall be the Chief Financial and Accounting Officer of the Corporation and shall supervise and monitor the finances of the Corporation. The Treasurer shall (a) cause to be kept correct and complete records of account showing the financial condition of the Corporation, (b) be legal custodian of all moneys, notes, securities, and other valuables that may come unto the possession of the Corporation, (c) cause all funds of the Corporation to be deposited in depositories that the Board of Directors may designate, (d) cause payment of funds in the manner authorized by the Board of Directors, (e) present to the Board of Directors regular statements of the Corporation's financial position and cash flows, (f) ensure that the Corporation files all necessary tax returns, and (g) maintain the record of all gifts, grants, contribution, gross receipts from admissions, sales of merchandise, performance of services, or furnishing of facilities.

## **ARTICLE VI COMMITTEES**

**6.1 Creation.** The Board of Directors may, by resolution adopted by a majority of the directors then in office, designate and appoint committees and chairman thereof as may be deemed appropriate.

**6.2 Authority.** Each committee appointed by the Board of Directors shall have and may exercise such powers and authority as may be conferred by the Board of Directors, but no committee shall in any event, have the power or authority to (a) amend, alter, or repeal these Bylaws or the Articles of Incorporation, (b) elect, appoint, or remove any director or officer, (c) approve dissolution or merger or any sale, pledge, or transfer of all or substantially all of the Corporation's assets, or (d) authorize any distribution of the assets of the Corporation. The designation and appointment of any committees and the delegation thereto of authority shall not operate to relieve the Board of Directors or any individual director of any responsibility imposed by law. The Board of Directors shall have the power at any time to fill vacancies in, to change the size or membership of any committee.

**6.4 Quorum.** A majority of the members of a committee shall constitute a quorum for the transaction of business at any committee meeting, and any transaction of a committee shall require a majority vote of the quorum present at the meeting.

## **ARTICLE VII INDEMNIFICATION OF DIRECTORS AND OFFICERS**

**7.1 General.** The Corporation shall to the fullest extent permitted under Oregon law indemnify any person who is or was a director or officer of the Corporation against any and all liability incurred by such person in connection with any claim, action, suit, or proceeding or any threatened claim, action, suit, or proceeding, whether civil, criminal, administrative, or investigative, by reason of the fact that such person is or was a director or officer of the Corporation, if such person acted in good faith and in a manner such person reasonably believed to be in or not opposed to the best interest of the Corporation, and with respect to any criminal proceeding such person had no reasonable cause to believe the conduct was unlawful. Liability and expenses include reasonable attorneys' fees, judgments, fines, costs, and amounts actually paid in settlement. The termination of any action, suit, or proceeding by judgment, order, settlement, conviction, or upon a plea of nolo contendere or its equivalent, shall not of itself create a presumption that such person did not act in good faith and in a manner which such person reasonably believed to be in or not opposed to the best interests of the Corporation, and, with respect to any criminal proceeding, had reasonable cause to believe that such conduct was unlawful. The foregoing right of indemnification shall be in addition to and not exclusive of any and all other rights to which any such director or officer may be entitled under any statute, bylaw, agreement, or otherwise.



**7.2 Actions by or in the Right of the Corporation.** In connection with any proceeding brought by or in the right of the Corporation, the Corporation may not indemnify any person who is or was a director or officer of the Corporation if such person has been adjudged by a court of law to be liable to the Corporation, unless the court in which the action or suit was brought shall determine upon application that, despite the adjudication of liability, in view of all of the circumstances of the case such person is fairly and reasonably entitled to indemnity.

**7.3 Self-interested Transactions.** The Corporation may not indemnify any person who is or was a director or officer of the Corporation in connection with any proceeding charging improper personal benefit to such person in which such person has been adjudged liable on the basis that personal benefit was improperly received by such person, unless the court in which the action or suit was brought determines upon application that, despite the adjudication of liability, in view of all circumstances of the case such person is fairly and reasonably entitled to indemnity.

**7.4 Determination of the Property of Indemnification.** The determination that indemnification is proper shall be made by the majority vote of a quorum consisting of the Directors who were not parties to the proceeding or, if such a quorum cannot be obtained, by the majority vote of a committee, duly designated by the Board of Directors, consisting of at least two Directors who were not parties to the proceeding. If there are not two Directors who were not parties to the proceeding, the full Board of Directors shall select special legal counsel to determine whether indemnification is proper.

**7.5 Evaluation of Expenses.** An evaluation as to the reasonableness of expenses shall be made by the majority vote of a quorum consisting of Directors who were not parties to the proceeding or, if such a quorum cannot be obtained, by the majority vote of a committee, duly designated by the Board of Directors, consisting of at least two Directors who were not parties to the proceeding. If there are not two directors who were not parties to the proceeding, the full Board of Directors, who were parties to the proceeding, shall evaluate the reasonableness of expenses.

**7.6 Insurance.** The Board of Directors shall have the power to purchase insurance on behalf of any individual who is or was an Officer or Director of the Corporation against liability asserted against or incurred by such individual arising out of such individual's status as a Director or Officer of the Corporation, whether or not the Corporation would have the power to indemnify such individual against liability under the provisions of this article.

## **ARTICLE VIII FISCAL YEAR**

The Fiscal Year will be on a calendar basis.

**ARTICLE IX  
AMENDMENT**

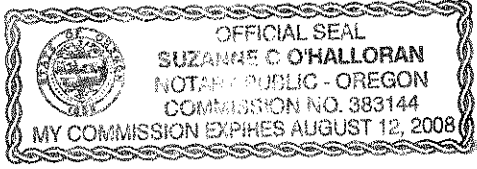
The Board of Directors may amend or repeal these Bylaws or adopt new Bylaws by the affirmative vote of 80 percent of the Directors then in office, at any meeting of the Board of Directors. The meeting notice shall state that a purpose of the meeting is to consider an amendment to the Bylaws and shall contain a copy or summary of the proposed amendment. Any proposed change to the By-Laws requires notice to all members of such changes and date, time and location of meeting at which they are to be considered.

The foregoing Bylaws were adopted on behalf of Deer Glen Homeowner's Association on the 2 day of January, 2008.

By: [Signature]  
Association President

STATE OF OREGON                    )  
  ) ss  
COUNTY OF MULTNOMAH        )

The foregoing instrument was acknowledged before me on this 2<sup>nd</sup> day of January, 2008, by Sean McGinnis, President of Deer Glen Homeowner's Association.



[Signature]  
Notary Public for Oregon  
My Commission Expires 8-12-08