



\$68.00

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Return to:  
Sally Mahedy  
13 Britten Court  
Lake Oswego, OR 97035

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\$20.00 \$16.00 \$22.00 \$10.00

**Second Amendment of the Restrictions and Supplemental Declaration of Restrictions of the  
Declaration of Restrictions of Ditz-Crane of Oregon, Inc.**

This amended declaration, made this 15<sup>th</sup> day of April, 2015 by the homeowners of Tanglewood Townhouses as provided for in the Declarations recorded June 25, 1971, Fee Number 14564 of the film records of Clackamas County, Oregon, covering real property as shown on the which is attached hereto marked as "Exhibit A" and made part hereof:

WITNESSETH:

WHEREAS, the undersigned are at least 2/3rds of the owners of the lots within the boundaries of TANGLEWOOD TOWNHOUSES, a subdivision of Block 10 of "Mountain Park No. 1", located in section 5, T.25, R1E, W.M. city of Lake Oswego, County of Clackamas, State of Oregon, as shown on the attached "Exhibit A", and who voted in person or by proxy to approve this Amendment:

WHEREAS, the undersigned desire to amend and supplement said Declaration of Restriction of Ditz-Crane of Oregon, Inc. for the benefit of the property and its present and subsequent owners as hereinafter specified, so that the declarations and restrictions shall become and are hereby made part of all conveyances of property within said plat of Tanglewood Townhouses, and they shall apply thereto as fully and to the same effect as if set forth in full therein.

**NOW, THEREFORE, the undersigned amend said restrictions as follows:**

- 1) In accordance with Article IV, section 4.3 of the Declaration:
  - a. The maximum annual assessment will be increased to \$1,560 per unit, effective July 1, 2015.
  - b. The maximum annual assessment will be increased to \$1,680 per unit, effective July 1, 2016.

- 2) Article VIII of the Declaration, "Exterior Maintenance", shall read:

"8.1 The Association shall maintain or provide for the maintenance of the Common Properties. This includes, and is limited to, landscaping, irrigation, tree care, streets, and perimeter fences of the Common Properties. "Perimeter fences" shall mean fences separating property owned by the Association or any Owner from property not owned by the Association or any Owner.

8.2 All maintenance of the Dwelling Units and Lots, interior and exterior, shall be the responsibility of each Owner and shall be performed in accordance with all provisions of the Declaration and its

current amendments. This includes, but is not limited to, roofs, exterior Dwelling Unit surfaces, glass, paint, gutters and downspouts, driveways, decks and patios, privacy walls, walkways, retaining walls and borders, and fences other than perimeter fences of the Common Properties.

8.3 Notwithstanding the provisions of Sec. 8.2, the Association may include in the annual operating budget an allowance for certain general exterior maintenance such as providing gutter cleaning for all Dwelling Units if deemed to be in the interest of preserving Dwelling Units.

8.4 Any maintenance normally required under Sec 8.1 caused by negligent or intentional action of any Owner or their agents or guests shall be the responsibility of said Owner to fully repair. In such events, the Board will provide Owner written notice of need to repair. If satisfactory repairs are not begun within 90 days of such notice, the Board may make such repairs for the Owner's account and add the costs to the Owner's Lot assessment, enforceable by lien in accordance with Article 4.9.

8.5 All prior requirements and provisions of Article VIII, in the original Declaration and all Amendments to the original Declaration prior to this Amendment, are hereby rescinded and are fully replaced by this Amendment."

IN WITNESS THEREOF, the Owners named below, being at least 2/3<sup>d</sup> of the owners of the lots of TANGLEWOOD TOWNHOUSES, have hereunto approved this Amendment by paper ballot on this 1<sup>st</sup> day of April, 2015.

Approving homeowners:

4 Britten Court	Joanne Undi
7 Britten Court	Marcia Lynch
8 Britten Court	Jeremy and Lacey Davis
9 Britten Court	Pam Berg
10 Britten Court	Linda Ann Cook
11 Britten Court	Betty Harless
12 Britten Court	Augusta Shipsey
13 Britten Court	John and Sally Mahedy
15 Britten Court	Jennifer Grant
16 Britten Court	Renaud Kauffmann and Entela Kusi
18 Britten Court	John and Ellen Pullen
1 Bloch Terrace	Tom and Patti Wilser
3 Bloch Terrace	Dean and Connie Scheel
7 Bloch Terrace	Bill and Carole Hitchcock
13 Bloch Terrace	Ron and Linnette Talney
15 Bloch Terrace	John and Lorin Dunlop

17 Bloch Terrace	Dick and Margi Zahler
19 Bloch Terrace	Nancy Hunter
21 Bloch Terrace	Paul Torgerson
23 Bloch Terrace	Carol Fuller
25 Bloch Terrace	Allen and Patricia Robinson
27 Bloch Terrace	Allen Ryman
29 Bloch Terrace	Dolores and Andy Tafuri
31 Bloch Terrace	Gail Longtin
33 Bloch Terrace	Mac and Marcy Shaw
35 Bloch Terrace	Wilson Lu and Lucy Liu
37 Bloch Terrace	Jim and Priscilla Maughn



STATE OF OREGON)

)ss

AFFIDAVIT

County of Clackamas)

I, Sally Mahedy, Secretary to the Board of Directors of the Tanglewood Townhouse Association, being first duly sworn, depose and say:

That the following named individuals

SEE ATTACHED STATEMENT (pages 2 and 3)

All qualified voters and members of the Tanglewood Townhouse Association, appeared before members of the Board of Directors and signed the attached Second Amendment of the Restrictions and Supplemental Declaration of Restrictions of the Declaration of Restrictions of Ditz-Crane of Oregon, Inc., dated the 1<sup>st</sup> day of April, 2015, declaring their affirmative vote.

*Sally Mahedy*

State of: Oregon

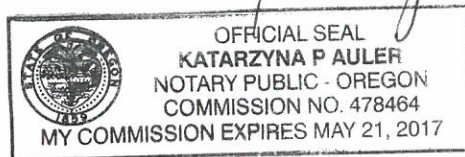
County of: Clackamas

This record was acknowledged before me on 7-20-15 by Sally Mahedy as Secretary of the Board of the Tanglewood Townhouse Association.

Signature of Notarial Officer:

*Katarzyna P. Auler*

Stamp:



Title of office:

Notary for State of Oregon

My commission expires:

May 21<sup>st</sup> 2017

Please note your vote below and return this page to  
Tanglewood Townhouse Association  
3 Monroe Parkway, Box 156  
Lake Oswego, OR 97035

Please keep the previous page, the full amendment language, for your personal records

In regards to the proposed amendment of February 9, 2015 to increase the maximum allowed annual assessment and to clarify the provisions of Article VIII, "Exterior Maintenance"

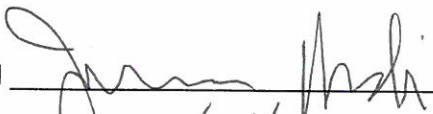
I/we JOANNE UNDI (print name(s))

owner(s) of 4 BRITTEN COURT (print your street address)

circle one: Approve the amendment

Disapprove the amendment

Need to know more, please call me

signed  (your signature)

date 2/14/2015 (enter today's date)

Please note your vote below and return this page to  
Tanglewood Townhouse Association  
3 Monroe Parkway, Box 156  
Lake Oswego, OR 97035

Please keep the previous page, the full amendment language, for your personal records

In regards to the proposed amendment of February 9, 2015 to increase the maximum allowed annual assessment and to clarify the provisions of Article VIII, "Exterior Maintenance"

I/we Marcia Lynch (print name(s))

owner(s) of 74 Britten Ct #7 (print your street address)

circle one:

☒ Approve the amendment

☐ Disapprove the amendment

☐ Need to know more, please call me

signed Marcia Lynch (your signature)

date 3/10/15 (enter today's date)

Please note your vote below and return this page to  
Tanglewood Townhouse Association  
3 Monroe Parkway, Box 156  
Lake Oswego, OR 97035

Please keep the previous page, the full amendment language, for your personal records

In regards to the proposed amendment of February 9, 2015 to increase the maximum allowed annual assessment and to clarify the provisions of Article VIII, "Exterior Maintenance"

I/we Jeremi Davis (print name(s))

owner(s) of 6 Britten Ct (print your street address)

circle one:

☒ Approve the amendment

☐ Disapprove the amendment

☐ Need to know more, please call me

signed [Signature] (your signature)

date 2/19/2015 (enter today's date)

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Tanglewood Townhouse Association  
3 Monroe Parkway, Box 156  
Lake Oswego, OR 97035

Please keep the previous page, the full amendment language, for your personal records

In regards to the proposed amendment of February 9, 2015 to increase the maximum allowed annual assessment and to clarify the provisions of Article VIII, "Exterior Maintenance"

I/we PAMELA BERG (print name(s))  
owner(s) of 9 BELLEVUE CT, LAKE OSWEGO, OR 97035 (print your street address)  
circle one: Approve the amendment

Disapprove the amendment

Need to know more, please call me

signed Pamela Berg (your signature)  
date 2/11/2015 (enter today's date)



Please note your vote below and return this page to  
Tanglewood Townhouse Association  
3 Monroe Parkway, Box 156  
Lake Oswego, OR 97035

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In regards to the proposed amendment of February 9, 2015 to increase the maximum allowed annual assessment and to clarify the provisions of Article VIII, "Exterior Maintenance"

I/we Linda Cook (print name(s))

owner(s) of 10 Britten Ct (print your street address)

circle one:

☒ Approve the amendment

☐ Disapprove the amendment

☐ Need to know more, please call me

signed Linda Cook (your signature)

date 2/12/15 (enter today's date)

Please note your vote below and return this page to  
Tanglewood Townhouse Association  
3 Monroe Parkway, Box 156  
Lake Oswego, OR 97035

✓ To  
Mail

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In regards to the proposed amendment of February 9, 2015 to increase the maximum allowed annual assessment and to clarify the provisions of Article VIII, "Exterior Maintenance"

I/we \_\_\_\_\_



Betty Harless  
11 Britten Ct.  
Lake Oswego, OR 97035

\_\_\_\_\_ (print name(s))

owner(s) of \_\_\_\_\_

\_\_\_\_\_ (print your street address)

circle one:

☒ Approve the amendment

☐ Disapprove the amendment

☐ Need to know more, please call me

signed \_\_\_\_\_

*Betty J. Harless*

\_\_\_\_\_ (your signature)

date \_\_\_\_\_

*Feb 11, 2015*

\_\_\_\_\_ (enter today's date)

Please note your vote below and return this page to  
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3 Monroe Parkway, Box 156  
Lake Oswego, OR 97035

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In regards to the proposed amendment of February 9, 2015 to increase the maximum allowed annual assessment and to clarify the provisions of Article VIII, "Exterior Maintenance"

I/we Augusta Shipsey (print name(s))

owner(s) of 12 Britten Court (print your street address)

circle one:

Approve the amendment

Disapprove the amendment

Need to know more, please call me

signed Augusta Shipsey (your signature)

date March 11, 2005 (enter today's date)

Please note your vote below and return this page to  
Tanglewood Townhouse Association  
3 Monroe Parkway, Box 156  
Lake Oswego, OR 97035

Please keep the previous page, the full amendment language, for your personal records

In regards to the proposed amendment of February 9, 2015 to increase the maximum allowed annual assessment and to clarify the provisions of Article VIII, "Exterior Maintenance"

I/we John & Sally Mahedy (print name(s))

owner(s) of 13 Britten Court (print your street address)

circle one:

☒ Approve the amendment

☐ Disapprove the amendment

☐ Need to know more, please call me

signed John J Mahedy (your signature)

date 2/12/2015 (enter today's date)



Please note your vote below and return this page to  
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3 Monroe Parkway, Box 156  
Lake Oswego, OR 97035

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In regards to the proposed amendment of February 9, 2015 to increase the maximum allowed annual assessment and to clarify the provisions of Article VIII, "Exterior Maintenance"

I/we Jennifer Grant (print name(s))

owner(s) of 15 Britten Ct (print your street address)

circle one:

☒ Approve the amendment

☐ Disapprove the amendment

☐ Need to know more, please call me

signed Jennifer Grant (your signature)

date 3/22/2015 (enter today's date)

Please note your vote below and return this page to  
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3 Monroe Parkway, Box 156  
Lake Oswego, OR 97035

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In regards to the proposed amendment of February 9, 2015 to increase the maximum allowed annual assessment and to clarify the provisions of Article VIII, "Exterior Maintenance"

I/we Renaud Kauffmann (print name(s))

owner(s) of 16 Britten Court (print your street address)

circle one:

☒ Approve the amendment

☐ Disapprove the amendment

☐ Need to know more, please call me

signed 03/27/2015 (your signature)

date R. Kauff (enter today's date)

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Lake Oswego, OR 97035

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In regards to the proposed amendment of February 9, 2015 to increase the maximum allowed annual assessment and to clarify the provisions of Article VIII, "Exterior Maintenance"

I/we JOHNNY ELLEN PULLEN (print name(s))

owner(s) of 18 BRITTEN CT (print your street address)

circle one:

☒ Approve the amendment

☐ Disapprove the amendment

☐ Need to know more, please call me

signed Johnny Ellen Pullen (your signature)

date 2/28/15 (enter today's date)

I wish we had read the entire amendment earlier - we have some hesitancy about removing gutters -

Please note your vote below and return this page to  
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Lake Oswego, OR 97035

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In regards to the proposed amendment of February 9, 2015 to increase the maximum allowed annual assessment and to clarify the provisions of Article VIII, "Exterior Maintenance"

I/we Tom & Patti Wilser (print name(s))

owner(s) of 1 Bloch Terr, Lake Oswego, OR (print your street address)

circle one:

☒ Approve the amendment

☐ Disapprove the amendment

☐ Need to know more, please call me

signed Tom Wilser Patti Wilser (your signature)

date 3/31/15 (enter today's date)



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3 Monroe Parkway, Box 156  
Lake Oswego, OR 97035

Please keep the previous page, the full amendment language, for your personal records

In regards to the proposed amendment of February 9, 2015 to increase the maximum allowed annual assessment and to clarify the provisions of Article VIII, "Exterior Maintenance"

I/we DEAN + CONNIE SCHEEL (print name(s))

owner(s) of 3 BLOCH TER (print your street address)

circle one:

Approve the amendment

Disapprove the amendment

Need to know more, please call me

signed D.A. Scheel (your signature)

date 3-28-2015 (enter today's date)

Please note your vote below and return this page to  
Tanglewood Townhouse Association  
3 Monroe Parkway, Box 156  
Lake Oswego, OR 97035

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In regards to the proposed amendment of February 9, 2015 to increase the maximum allowed annual assessment and to clarify the provisions of Article VIII, "Exterior Maintenance"

I/we BILL & CAROLE HITCHCOCK (print name(s))

owner(s) of 7 BLOCH TERRACE (print your street address)

circle one:

☒ Approve the amendment

☐ Disapprove the amendment

☐ Need to know more, please call me

signed Bill Hitchcock (your signature)

date 2/25/15 (enter today's date)

Please note your vote below and return this page to  
Tanglewood Townhouse Association  
3 Monroe Parkway, Box 156  
Lake Oswego, OR 97035

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In regards to the proposed amendment of February 9, 2015 to increase the maximum allowed annual assessment and to clarify the provisions of Article VIII, "Exterior Maintenance"

I/we TALNEY (print name(s))

owner(s) of 13 Bloch Ter. (print your street address)

circle one:

☒ Approve the amendment

☐ Disapprove the amendment

☐ Need to know more, please call me

signed [Signature] (your signature)

date 3/8/15 (enter today's date)

Please note your vote below and return this page to  
Tanglewood Townhouse Association  
3 Monroe Parkway, Box 156  
Lake Oswego, OR 97035

Please keep the previous page, the full amendment language, for your personal records

In regards to the proposed amendment of February 9, 2015 to increase the maximum allowed annual assessment and to clarify the provisions of Article VIII, "Exterior Maintenance"

I/we Lorin Schmitt Dunlop (print name(s))  
owner(s) of 15 Bloch Terrace (print your street address)

circle one:

☒ Approve the amendment

☐ Disapprove the amendment

Need to know more, please call me

signed

Lorin Schmitt Dunlop

(your signature)

date

Feb 14, 2015

(enter today's date)



Please note your vote below and return this page to  
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3 Monroe Parkway, Box 156  
Lake Oswego, OR 97035

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In regards to the proposed amendment of February 9, 2015 to increase the maximum allowed annual assessment and to clarify the provisions of Article VIII, "Exterior Maintenance"

I ☒ we MARGARET & RICHARD ZAHLER (print name(s))

owner(s) of 17 BLOCH TERRACE - LAKE OSWEGO  
OREGON (print your street address)

circle one:

☒ Approve the amendment

☐ Disapprove the amendment

☐ Need to know more, please call me

signed Margaret Zahler (your signature)

date 2-13-15 (enter today's date)

Please note your vote below and return this page to  
Tanglewood Townhouse Association  
3 Monroe Parkway, Box 156  
Lake Oswego, OR 97035

Please keep the previous page, the full amendment language, for your personal records

In regards to the proposed amendment of February 9, 2015 to increase the maximum allowed annual assessment and to clarify the provisions of Article VIII, "Exterior Maintenance"

I/~~we~~ NANCY HUNTER (print name(s))

owner(s) of 19 BLOCH TER. (print your street address)

circle one:

☒ Approve the amendment

☐ Disapprove the amendment

☐ Need to know more, please call me

signed Nancy Hunter (your signature)

date 2/12/15 (enter today's date)

Please note your vote below and return this page only to  
Tanglewood Townhouse Association  
3 Monroe Parkway, Box 156  
Lake Oswego, OR 97035

Please keep the previous page, the full amendment language, for your personal records

In regards to the proposed amendment to increase to maximum allowed annual assessment and to clarify the provisions of Article VIII, "Exterior Maintenance"

I PAUL R TORGERTSON (print name)

owner of 21 Block (print your street address)

circle one:

☒ Approve the amendment

☐ Disapprove the amendment

☐ Need to know more, please call me

signed Paul R Torgertson (your signature)

date 27 March 2015 (enter today's date)

Please note your vote below and return this page to  
Tanglewood Townhouse Association  
3 Monroe Parkway, Box 156  
Lake Oswego, OR 97035

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In regards to the proposed amendment of February 9, 2015 to increase the maximum allowed annual assessment and to clarify the provisions of Article VIII, "Exterior Maintenance"

I/we CAROL Fuller (print name(s))

owner(s) of 23 Bloch Terrace (print your street address)

circle one:

Approve the amendment

Disapprove the amendment

Need to know more, please call me

signed Carol Fuller (your signature)

date Feb 25, 2015 (enter today's date)

my concern is that the City of Lake Oswego ought to pay for the upkeep of the streets. I have called the city concerning the matter. they said that City taxes pay for all street upkeep! Is there a reason, other than the by laws have been set up for the association to pay for the upkeep, why the city can't take over the care of the roads? Carol



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In regards to the proposed amendment of February 9, 2015 to increase the maximum allowed annual assessment and to clarify the provisions of Article VIII, "Exterior Maintenance"

I/we Alia Patricia Blinn (print name(s))

owner(s) of 25 Bluster (print your street address)

circle one:

☒ Approve the amendment

☐ Disapprove the amendment

☐ Need to know more, please call me

signed [Signature] (your signature)

date 2/11/2015 (enter today's date)

Please note your vote below and return this page to  
Tanglewood Townhouse Association  
3 Monroe Parkway, Box 156  
Lake Oswego, OR 97035

Please keep the previous page, the full amendment language, for your personal records

In regards to the proposed amendment of February 9, 2015 to increase the maximum allowed annual assessment and to clarify the provisions of Article VIII, "Exterior Maintenance"

I/we Allen Ryman (print name(s))

owner(s) of 27 Bloch Terrace (print your street address)

circle one:

☒ Approve the amendment

☐ Disapprove the amendment

☐ Need to know more, please call me

signed Allen C. Ryman (your signature)

date Feb 17, 2015 (enter today's date)

Please note your vote below and return this page to  
Tanglewood Townhouse Association  
3 Monroe Parkway, Box 156  
Lake Oswego, OR 97035

Please keep the previous page, the full amendment language, for your personal records

In regards to the proposed amendment of February 9, 2015 to increase the maximum allowed annual assessment and to clarify the provisions of Article VIII, "Exterior Maintenance"

I/we Dolores A. TAFURI (print name(s))

owner(s) of 29 Bloch Terrace (print your street address)

circle one: Approve the amendment

Disapprove the amendment

Need to know more, please call me

signed Dolores A. Tafari (your signature)

date Feb 25, 2015 (enter today's date)

Please note your vote below and return this page to  
Tanglewood Townhouse Association  
3 Monroe Parkway, Box 156  
Lake Oswego, OR 97035

Please keep the previous page, the full amendment language, for your personal records

In regards to the proposed amendment of February 9, 2015 to increase the maximum allowed annual assessment and to clarify the provisions of Article VIII, "Exterior Maintenance"

I/we Gail Longtin (print name(s))

owner(s) of 31 Bloch Ter. (print your street address)

circle one:

☒ Approve the amendment

☐ Disapprove the amendment

☐ Need to know more, please call me

signed Gail Longtin (your signature)

date 2-26-15 (enter today's date)

I am reluctantly approving this amendment and dues increase. It seems to me we get very little for the dues we pay now—and now not <sup>more</sup> gutter maintenance, repair, or cleaning ???

Please note your vote below and return this page to  
Tanglewood Townhouse Association  
3 Monroe Parkway, Box 156  
Lake Oswego, OR 97035

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In regards to the proposed amendment of February 9, 2015 to increase the maximum allowed annual assessment and to clarify the provisions of Article VIII, "Exterior Maintenance"


I/we MALCOLM & MARCIA Shaw (print name(s))

owner(s) of 33 Bloch Terrace (print your street address)

circle one: ☒ Approve the amendment

☐ Disapprove the amendment

☐ Need to know more, please call me

signed  Marcia Shaw (your signature)

date Feb 13, 2015 (enter today's date)



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Tanglewood Townhouse Association  
3 Monroe Parkway, Box 156  
Lake Oswego, OR 97035

Please keep the previous page, the full amendment language, for your personal records

In regards to the proposed amendment of February 9, 2015 to increase the maximum allowed annual assessment and to clarify the provisions of Article VIII, "Exterior Maintenance"

I/we YUEHONG LIU (print name(s))

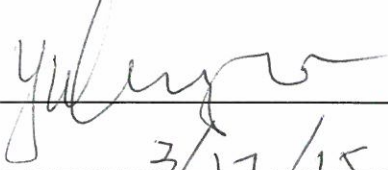
owner(s) of 35 BLOCH TER LAKE OSWEGO (print your street address)

circle one:

☒ Approve the amendment

☐ Disapprove the amendment

☐ Need to know more, please call me

signed  (your signature)

date 3/17/15 (enter today's date)

Please note your vote below and return this page to  
Tanglewood Townhouse Association  
3 Monroe Parkway, Box 156  
Lake Oswego, OR 97035

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In regards to the proposed amendment of February 9, 2015 to increase the maximum allowed annual assessment and to clarify the provisions of Article VIII, "Exterior Maintenance"

I/we PRISCILLA & JIM MAUGHAN (print name(s))

owner(s) of 37 BLOCH TERRACE (print your street address)

circle one:

☒ Approve the amendment

☐ Disapprove the amendment

☐ Need to know more, please call me

signed Priscilla Maughan J. Maughan (your signature)

date 2/11/15 (enter today's date)