

Proposed Amendment of the Restated Declaration of Restrictions of Ditz-Crane of Oregon, Inc.

This amended declaration, made this 20<sup>th</sup> day of MAY, 2025 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 lease 2/3rds (two-thirds) 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 Restrictions 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:**

Whereas the Homeowners voted on May 20, 2025 to amend the CC&Rs of the TTA HOA, it is hereby resolved that as of June 1, 2025, all Homeowners are required to sign an Acknowledgement Form (provided by the HOA Board) confirming that they have read the CC&Rs and will abide by its regulations. Should any property subject to the TTA CC&Rs be leased to a third-party non-owner, the Homeowners shall be responsible as landlords for their lessee's compliance with the CC&Rs:

IN WITNESS THEREOF, the Owners named below, being at least 2/3<sup>rd</sup> (two-thirds) of the owners of the lots of TANGLEWOOD TOWNHOUSES, have hereunto approved this Amendment by 30 ballot(s) on this 10<sup>th</sup> day of MAY, 2025.

## Approving homeowners

Oleg Azov, 17 Britten Court

Susan Schmidt, 5 Bloch Terrace

Darcy Paquette, 19 Bloch Terrace

Judy Contolini, 25 Bloch Terrace

Carol Fuller, 23 Bloch Terrace

Tom and Patti Wilser, 1 Bloch Terrace

Steve Shipsey, Katherine Bryant, and Augusta Shipsey, 12 Britten Court

Yuehong Liu, 25 Bloch Terrace

Lisa Shaw and Weston Roth, 33 Bloch Terrace

John J. Mahedy and Sally Mahedy, 13 Britten Court

Craig and Carol Whitten, 5 Britten Court

Rachel Marie Inscoe, 13 Bloch Terrace

Bryan and Susan Noffz, 31 Bloch Terrace

Linda Ann Cook, 10 Britten Court

James and Priscilla Maughn, 37 Bloch Terrace

Margaret Zahler, 17 Bloch Terrace

Margaret Simonson-Kowitz and Frank Schmidt, 21 Britten Court

Lorin Schmit Dunlop and John Dunlop, 15 Bloch Terrace

Joann Undi, 4 Britten Court

Bruce Wobbe, 15 Britten Court

Cynthia E. Bennet, 27 Bloch Terrace

Miguel Saiz Olivares 9 Bloch Terrace

Janet Strader, 6 Britten Court

Pam Berg, 9 Britten Court

William Hitchcock, 7 Bloch Terrace

Al Belais and Marcia Lynch, 7 Britten Court

Dennis Bourdette, 19 Britten Court

Constance Scheel, 3 Bloch Terrace

Judy Pisciano, 11 Bloch Terrace

Carolyn Pearson, 11 Britten Court

## **EXHIBIT A**

### **LEGAL DESCRIPTIONS**

Common Properties: Lot "A" TANGLEWOOD TOWNHOUSES, a subdivision recorded in Clackamas County, Oregon in Plat Book 50, Page 30

1 Bloch Ter: Lot 1, TANGLEWOOD TOWNHOUSES, in the City of Lake Oswego, County of Clackamas and State of Oregon.

3 Bloch Ter: Lot 2, TANGLEWOOD TOWNHOUSES, in the City of Lake Oswego, Clackamas County, Oregon.

4 Bloch Ter: Lot 38, TANGLEWOOD TOWNHOUSES, CORR 84-598 BE 83-250 ORD 174 TRI-MET in the County of Clackamas and State of Oregon

5 Bloch Ter: Lot 3, TANGLEWOOD TOWNHOUSES, in the City of Lake Oswego, County of Clackamas and State of Oregon.

6 Bloch Ter: Lot 37, TANGLEWOOD TOWNHOUSES, in Clackamas County, State of Oregon

7 Bloch Ter: Lot 4, TANGLEWOOD TOWNHOUSES, in the City of Lake Oswego, County of Clackamas and State of Oregon.

9 Bloch Ter: Lot 5, TANGLEWOOD TOWNHOUSES, in the City of Lake Oswego, County of Clackamas and State of Oregon.

11 Bloch Ter: LOT 6, TANGLEWOOD TOWNHOUSES, IN THE CITY OF LAKE OSWEGO, CLACKAMAS COUNTY, STATE OF OREGON.

13 Bloch Ter: LOT 7, TANGLEWOOD TOWNHOUSES, IN THE CITY OF LAKE OSWEGO, COUNTY OF CLACKAMAS AND STATE OF OREGON.

15 Bloch Ter: Lot 8, TANGLEWOOD TOWNHOUSES, in the City of Lake Oswego, County of Clackamas and State of Oregon.

17 Bloch Ter: Lot 9, TANGLEWOOD TOWNHOUSES, in the City of Lake Oswego, County of Clackamas and State of Oregon.

19 Bloch Ter: Lot 10, Tanglewood Townhouses, in the City of Lake Oswego, County of Clackamas and State of Oregon.

21 Bloch Ter: Lot 11, TANGLEWOOD TOWNHOUSES, in the City of Lake Oswego, County of Clackamas and State of Oregon.

23 Bloch Ter: Lot 12, Tanglewood Townhouses, in the City of Lake Oswego, County of Clackamas and State of Oregon.

25 Bloch Ter: Lot 13 of TANGLEWOOD TOWNHOUSES, City of Lake Oswego, Clackamas County, Oregon.

27 Bloch Ter: Lot 14, TANGLEWOOD TOWNHOUSES, in the City of Lake Oswego, County of Clackamas and State of Oregon.

29 Bloch Ter: Lot 15, TANGLEWOOD TOWNHOUSE, in Clackamas County, Oregon.

31 Bloch Ter: Lot 16, Tanglewood Townhouses, in the City of Lake Oswego, County of Clackamas and State of Oregon.

33 Bloch Ter: Lot 17, Tanglewood Townhouses, in the City of Lake Oswego, County of Clackamas, State of Oregon.

35 Bloch Ter: Lot 18, TANGLE WOOD TOWNHOUSES, in the City of Lake Oswego, County of Clackamas, State of Oregon.

37 Bloch Ter: Lot 19, TANGLEWOOD TOWNHOUSES, in the City of Lake Oswego, County of Clackamas and State of Oregon.

4 Britten Court: Lot 29, TANGLEWOOD TOWNHOUSES, in the City of Lake Oswego, County of Clackamas and State of Oregon.

5 Britten Court: Lot 28, TANGLEWOOD TOWNHOUSES, in the City of Lake Oswego, County of Clackamas and State of Oregon.

6 Britten Court: Lot 30, TANGLEWOOD TOWNHOUSES, in the City of Lake Oswego, County of Clackamas and State of Oregon.

7 Britten Court: Lot 27, TANGLEWOOD TOWNHOUSES, in the City of Lake Oswego, County of Clackamas and State of Oregon.

8 Britten Court: Lot 31, TANGLEWOOD TOWNHOUSES, in the City of Lake Oswego, County of Clackamas and State of Oregon.

9 Britten Court: Lot 26, TANGLEWOOD TOWNHOUSES, in the City of Lake Oswego, County of Clackamas and State of Oregon.

10 Britten Court: LOT 32, TANGLEWOOD, TOWNHOUSES, IN THE CITY OF LAKE OSWEGO, COUNTY OF CLACKAMAS AND STATE OF OREGON.

11 Britten Court: Lot 25, Tanglewood Townhouses, in the City of Lake Oswego, County of Clackamas and State of Oregon.

12 Britten Court: Lot 33, according to the duly filed plat of TANGLEWOOD TOWNHOUSES, in the City of Lake, Oswego, filed June 25, 1971 as Map No. 1583, Records of the County of Clackamas and State of Oregon.

13 Britten Court: Lot 24, TANGLEWOOD TOWNHOUSES, in the City of Lake Oswego, County of Clackamas, State of Oregon.

14 Britten Court: Lot 34, TANGLEWOOD TOWNHOUSES, in the City of Lake Oswego, County of Clackamas and State of Oregon.

15 Britten Court: Lot 23, TANGLEWOOD TOWNHOUSES, in the City of Lake Oswego, County of Clackamas and State of Oregon.

16 Britten Court: LOT 35, TANGLEWOOD TOWNHOUSES, IN THE CITY OF LAKE OSWEGO, COUNTY OF CLACKAMAS AND STATE OF OREGON.

17 Britten Court: Lot 22, TANGLEWOOD TOWNHOUSES, in the City of Lake Oswego, County of Clackamas and State of Oregon.

18 Britten Court: Lot 36, TANGLEWOOD TOWNHOUSES, in the City of Lake Oswego, County of Clackamas and State of Oregon.

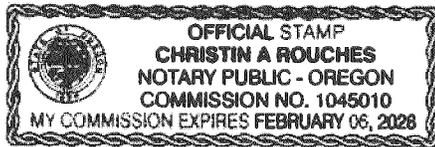
19 Britten Court: Lot 21, TANGLEWOOD TOWNHOUSES, in the City of Lake Oswego, County of Clackamas and State of Oregon.

21 Britten Court: Lot 20, TANGLEWOOD TOWNHOUSES, in the City of Lake Oswego, County of Clackamas and State of Oregon.

Margaret Simonson-Kowitz  
President

State of Oregon )  
 ) ss.  
County of Multnomah )

This record was acknowledged before me on November 4, 2025 by Margaret Simonson-Kowitz as President of Tanglewood Townhouses Assoc.

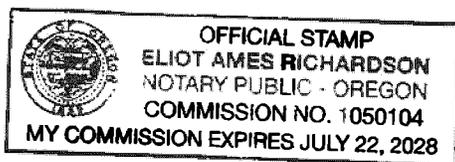


Christin A. Rouches  
Notary Public - State of Oregon

[Signature]  
Secretary

State of Oregon )  
 ) ss.  
County of Clackamas )

This record was acknowledged before me on January 6, 2026 by  
Rachel Inscop as Secretary of Tanglewood Townhouse Assoc.



Eliot R

Notary Public – State of Oregon

My commission expires July 22, 2028