

Washington County, Oregon

02/24/2021 11:45:47 AM

2021-023638

D-R/BAM

Cnt=1 Str=31 RECORDS1

\$10.00 \$5.00 \$11.00 \$60.00 \$20.00 - Total = \$106.00



02721817202100236380020024

I, Joe Nelson, Interim Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.



Joe Nelson, Interim Director of Assessment and Taxation, Ex-Officio County Clerk

Lea Terra Park HOA Rental Policy Amendment

Lea Terra Park Homeowners Association

7925 SW Connemara Terrace

Beaverton, Oregon 97008-6978

This Amendment replaces the current Rental Amendment Declaration, Article VIII, Section 13- Leasing and rental of units.

Reference: 1981 - 30146

This Amendment replaces the current Rental Amendment Declaration, Article VIII, Section 13 - Leasing and Rental of Units as it exists today, it is to be replaced in its entirety.

Owners in the Lea Terra Park Owners Association have voted to replace Article VIII, Section 13 to restrict / eliminate the leasing/ rental of homes to enhance the availability of purchase - money financing, and to encourage buyers to purchase.

At the current time we have 3 (three) homes that are being rented. The addresses of these homes will be kept by the Lea Terra Park Owner's Association records. The homes are grandfathered to be rentals until the homeowner sells them, at which time they can no longer be rentals. This rental/ leasing restriction does not apply to current rented homes, but shall apply to all other current owners, all owner's successors in interest and any person purchasing a home in Lea Terra Park.

The person on the deed of the home has to be occupying the home.

If an owner fails to follow these procedures set forth in this section in regard to leasing of the homes the Lea Terra Park Owners Association has the right to sue for an injunction and require the homeowner to remove the renter/tenant. The homeowner shall be obligated to pay all attorney fees and costs incurred by the Association in enforcing this section, and can be fined by the Owner's Association as determined by the Owner's Association Board.

The board has set aside two (2) possible rentals for hardship cases. This might be permitted for no longer than two (2) years and no less than one (1) year. Examples would be: A homeowner has to relocate for work on a temporary basis or needs to be absent for others reasons

(sabbatical). The homeowner has to apply to the HOA Board and get written approval before being able to rent the home under the hardship reason.

After recording,

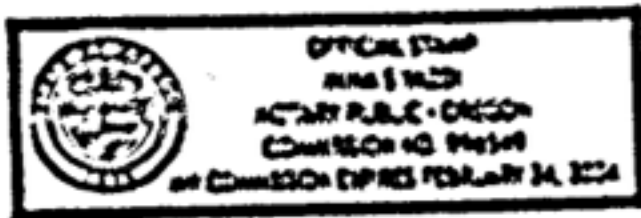
please return to Lea Terra Park HOA, 7925 SW Connemara Ter, Beaverton, OR 97008

Signed: *Karla Marzineck*

Printed: Karla Marzineck

Position: President

Mimi Mulla



Feb. 22, 2021