



The following is a list of restrictions that will be placed on the Spring Lake Estates, Addition Number Two, also Addition Number One and Spring Lake Estates Flat. Lots cannot be re-subdivided without the approval of the Marion County Planning Commission.

No unlicensed automobiles permitted on the premises.

No swine permitted on the premises.

No milk permitted on the premises.

No poultry in commercial quantity.

No mobile homes permitted on the property.

Thirty foot set back from front of lot.

No hunting on Spring Lake.

No motors on Spring Lake.

Minimum of 1200 square feet in lots.

All owners have equal rights to the lake and saddle trails.

All owners and purchasers of property in Spring Lake Estates shall pay assessments made by Spring Lake Estates Recreation Property, Inc., an Oregon Corporation, for the purpose of obtaining funds which to pay the debts of the corporation, develop, improve and maintain all real estate property of the corporation.

JAN 29 1971

BISHEDRA, INC.

*Clifford Bishop, Jr.*  
PRESIDENT

*Darrell C. Shepard*  
SECRETARY

STATE OF OREGON,  
County of Lincoln

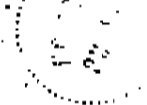
FORM NO. 22 - ACKNOWLEDGMENT  
STEVENS-ANDERSON LAW FIRM, P.C., PORTLAND, ORE.

BE IT REMEMBERED, That on this 26th day of January, 1971, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Clifford Bishop, Jr., President and Darrell C. Shepard, Secretary of Bishedra, Inc.

known to me to be the identical individual(s) described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

*Herbert J. Kelli*  
Notary Public for Oregon.  
My Commission expires June 3, 1974



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The following is a list of restrictions that will be placed on the Spring Lake Estates - and Spring Lake Estates Addition Number Two.

Lots cannot be re-subdivided without the approval of the Marion County Planning Commission.

No unlicensed automobiles permitted on the premises.

No swine permitted on the premises.

No sink permitted on the premises.

No poultry in commercial quantity.

No mobile homes permitted on the property.

Thirty foot set back from front of lot.

No hunting on Spring Lake.

No motors on Spring Lake.

Minimum of 1200 square feet in home.

All owners have equal rights to the lake and saddle trails.

All owners and purchasers of property in Spring Lake Estates shall pay assessments made by Spring Lake Estates Recreation Property, Inc., an Oregon Corporation, for the purpose of obtaining funds with which to pay the debts of the corporation, develop, improve and maintain all recreation property of the corporation.

BISHEDRU, INC.

*Clifford Bishop*  
President

*Darrell Shepard*  
Secretary

FORM NO. 23 - ACKNOWLEDGMENT  
REVISED 1968, LAW 708, FEB. 20, 1968, PORTLAND, OREG.

STATE OF OREGON,  
County of Linn } ss.

BE IT REMEMBERED, That on this 29th day of August, 1972, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Clifford Bishop, President and Darrell Shepard, Secretary for Bishedru, Inc.

known to me to be the identical individual(s) described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

*James W. Lewis*  
Notary Public for Oregon,  
My Commission expires June 3, 1974

STATE OF OREGON )  
County of Marion )  
Notary Public for Oregon )  
4:00 PM on the 29th day of August 1972 and duly recorded by me in  
Marion County Records Book 433 Page 487  
DEEDS  
James W. Lewis  
County Recorder

via 097 REC 327

The following is a list of restrictions that will be placed on the Spring Lake Estates, Addition Number Two, also Addition Number One and Spring Lake Estates, First. Lots cannot be re-subdivided without the approval of the Marion County Planning Commission.

- No unlicensed automobiles permitted on the premises.
- No swine permitted on the premises.
- No rink permitted on the premises.
- No poultry in commercial quantity.
- No mobile homes permitted on the property.
- Thirty foot set back from front of lot.
- No hunting on Spring Lake.
- No rotors on Spring Lake.
- Minimum of 1200 square feet in home.
- All owners have equal rights to the lake and saddle trails.

All owners and purchasers of property in Spring Lake Estates shall pay assessments made by Spring Lake Est Inc. for the purpose of obtaining funds with which to pay the debts of the corporation, develop, improve and maintain all real estate property of the corporation.

JAN 29 1971

BISHOP, INC.

*Clifford Bishop, Jr.*  
 PRESIDENT  
*Barrell C. Sheppard*  
 SECRETARY

STATE OF OREGON,

County of Linn

FORM NO. 23 - ACKNOWLEDGMENT  
 07/20/67 - 1983 (AM. STAT. SEC. 127.000, 127.005, 127.010)

BE IT REMEMBERED, That on this 20th day of January, 1971, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Clifford Bishop, Jr., President and Barrell C. Sheppard, Secretary of Bishop, Inc.

known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

*Barrell C. Sheppard*  
 Notary Public for Oregon  
 My Commission expires June 2, 1974



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**BY-LAWS**  
**of**  
**SPRING LAKE ESTATES RECREATION PROPERTY, INC.**  
**An Oregon Nonprofit Corporation**

**ARTICLE I**

The name of this Corporation is **SPRING LAKE ESTATES RECREATION PROPERTY, INC.**

**ARTICLE II**

**MEMBERS:** Each owner and contract purchaser of property in Spring Lake Estates Subdivision in Marion County, State of Oregon, shall be a member of this Corporation. Each owner and each contract purchaser of property in the subdivision, shall entitle the owner or purchaser thereof to one (1) vote, for each piece of property owned or being purchased, at all membership meetings of the Corporation, when in good standing as provided in Article XXIV of these By-Laws.

**ARTICLE III**

**ANNUAL MEETING OF MEMBERS:** The annual meeting of members of this Corporation shall be held at 10 o'clock a.m. in spring, Oregon, or at such other place in the State of Oregon that may be selected by the Directors of the Corporation, on the first Tuesday of August of each year. The first annual meeting shall be held in 1972 and each year thereafter during the life of this Corporation. In the event an annual meeting is omitted by oversight, or otherwise, on the date herein provided for, the Members shall cause a meeting to be called to be held as soon thereafter as conveniently may be and any business transacted or elections held at such a meeting shall be as valid as if transacted or held at the regular annual meeting date. Any subsequent meeting shall be called in the same manner as any other special membership meeting of this Corporation.

**ARTICLE IV**

**SPECIAL MEETINGS:** Except as otherwise provided by law, special meetings of the members of this Corporation shall be called and held by the President or Vice-President or the Secretary, if a majority of the Board of Directors shall direct. The Secretary shall cause written notification thereof to the Secretary stating the time, place and purpose for the meeting called for.

**ARTICLE V**

**NOTICE OF MEMBERSHIP MEETINGS:** There shall be 15 days' notice given for the annual meeting of members of this Corporation. Notice of all special membership meetings shall be given in the same manner as for such meetings were called as specified in Article IV hereof and shall be given by the Secretary by mail, not less than ten (10) nor

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more than fifty (50) days prior to the date of such meeting, to each member of record at his address as it appears on the membership or other permanent records of the Corporation. The person giving such notice shall certify that said notice has been given in compliance herewith.

ARTICLE VI

WAIVER OF NOTICE: Whenever any notice whatever is required by these By-Laws to be given or the Articles of Incorporation of this Corporation, or any Corporation law of the State of Oregon, a waiver thereof in writing signed by the person or persons entitled to such notice, whether before or after or at the time of the meeting therein stated, shall be deemed equivalent to a notice duly and regularly given.

ARTICLE VII

QUORUM OF MEMBERS: Except as hereinafter provided and as otherwise provided by law, at any meeting of members a majority of members present in person or by proxy shall constitute a quorum; but a less number may adjourn any meeting and the meeting may be held as adjourned without further notice. Provided however, that directors shall not be elected at meetings so adjourned.

When a quorum is present at any meeting, a majority of the members shall decide any question brought before such meeting.

ARTICLE VIII

PROXY AND VOTES: Members of record may vote at any membership meeting either in person or by proxy in writing which shall be filed with the Secretary of the meeting before being voted. Such proxies shall expire the holders thereof to vote at any adjournment of such meeting but shall not be valid after the final adjournment thereof. Proxies shall be valid after the expiration of 60 days from the date of the execution unless the holder executing such proxy shall specify the length of time it is to continue in force, which shall be for a limited period. Each member shall be entitled to one vote for each piece of approved property owned by such member within the development area.

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ARTICLE IX

BOARD OF DIRECTORS: The members of the Board of Directors of this Corporation shall be elected at the annual meeting of members or at any meeting held in place thereof as provided by law. The number of directors of this Corporation shall be not less than three (3) and not more than seven (7).

Each director shall be elected by the members of the Corporation to serve until the next annual meeting of members and until his successor has been duly elected and installed in office.

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The Directors of this Corporation for the ensuing year are named in Article IV of the Articles of Incorporation and shall serve until the next annual meeting of members of this Corporation to be held on the first Thursday of August, 1971.

ARTICLE X

POWERS OF DIRECTORS: The Board of Directors shall have the entire management of the business of the Corporation and shall exercise the management and control of the property, business and affairs of the Corporation, and is vested with all of the powers possessed by the Corporation itself so far as this delegation of authority is not inconsistent with the laws of the State of Oregon and the certificate of incorporation of this Corporation, or with these Bylaws.

ARTICLE XI

MEETINGS: Regular meetings of the Board of Directors shall be held at such place and at such time as the Board, by vote, may determine and if so determined no notice thereof shall be given. Special meetings of the Board of Directors may be called at any time or place whenever called by the President, the Vice President, or the Secretary of the Corporation. Notice of such special meeting shall be given to each Director by the Secretary or such other officer as may be designated in writing at least ten days before the meeting unless the Director has not less than five days before then waived in writing the right to such meeting. Such notice shall state the time, place and purpose of such meeting.

Waiver in writing of notice of any meeting of the Board of Directors by the person or persons entitled to such notice shall be deemed to be a waiver of all business transacted at such meeting shall be deemed to be done by the Corporation even though no action is taken thereat.

ARTICLE XII

QUORUM OF DIRECTORS: A majority of the members of the Board of Directors shall constitute a quorum for the transaction of business, and a majority of those present and voting shall constitute a majority for all purposes. Further action may be taken by the members present at any meeting if the members present constitute a majority of the entire Board of Directors, and the action so taken shall be deemed to be the action of the Board of Directors.

ARTICLE XIII

OFFICERS: The officers of this Corporation shall be a President, Vice President, Secretary and Treasurer.

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**ARTICLE XIV**

**ELIGIBILITY OF OFFICERS:** The officers of this Corporation shall be not less than 21 years of age, and may be a director of this Corporation. The office of Secretary and Treasurer may be held by the same person.

**ARTICLE XV**

**ADDITIONAL OFFICERS AND AGENTS:** The Board of Directors, at its discretion, may appoint such other officers or agents as it may deem advisable, and prescribe the duties thereof and compensation therefor.

**ARTICLE XVI**

**PRESIDENT:** The President shall be the chief executive of the Corporation and when present shall preside at the meetings of the members and of the Board of Directors. The President, unless some other person is specifically authorized by vote of the Board of Directors, shall sign all membership certificates (if any there be) and all other contracts of the Corporation. He shall perform all of the duties commonly incident to his office, and shall perform such other duties as the Board of Directors shall designate.

**ARTICLE XVII**

**VICE-PRESIDENT:** Except as specifically limited by the Board of Directors, the Vice-President shall perform the duties and have the powers of the President during the absence or disability of the President, and shall have the power to sign all certificates of membership and contracts of the Corporation. He shall perform such other duties and have such other powers as the Board of Directors may designate.

**ARTICLE XVIII**

**SECRETARY:** The Secretary shall keep accurate minutes of all meetings of the membership and of the Board of Directors and shall perform all of the duties commonly incident to his office and shall perform such other duties and have such other powers as the Board of Directors may designate. The Secretary, shall have the power, together with the President, or Vice-president, to sign certificates of membership (if any there be) and all other Corporation contracts.

In his absence at any meeting, an assistant secretary or a secretary pro tem shall perform his duties thereat.

**ARTICLE XIX**

**TREASURER:** The Treasurer, subject to the order of the Board of Directors, shall have the care and custody of money, funds, valuable papers and documents of the Corporation, and shall have the powers, and

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the supervision of the Directors, of all duties commonly incident to his office. He shall deposit all funds of the Corporation in such bank or banks as the Directors shall designate. He may endorse, for deposit or collection all checks and notes payable to the Corporation or to its order, accept drafts on behalf of the Corporation, and together with the President or Vice-president may sign certificates of membership. He shall keep an accurate book of account of the Corporation's transactions which shall be the property of the Corporation, and together with all other property and documents in his possession shall be subject, at all times, to the inspection and control of the Board of Directors.

**ARTICLE XX**

**RESIGNATION AND REMOVALS:** Any Director or Officer of the Corporation may resign at any time by giving written notice to the Board of Directors or to the President or to the Secretary of the Corporation. Any such resignation shall take effect at the time specified therein, or if the time is not specified therein, then upon its acceptance by the Board of Directors.

The members, at any meeting called for that purpose, by vote of a majority of the members, may remove from office any Director or other officer elected or appointed by the members or by the Board of Directors and elect or appoint his successor.

The Board of Directors, by vote of not less than a majority of the entire Board, may remove from office any Officer or Agent elected or appointed by it.

**ARTICLE XXI**

**VACANCIES:** If the office of any Director or Officer or Agent becomes vacant by reason of death, resignation, removal, disqualification, or otherwise, the Directors may, by vote of a majority of a quorum, choose a successor or successors who shall hold office for the unexpired term. Vacancies in the Board of Directors may be filled for the unexpired term by the members of the Corporation at a membership meeting called for that purpose, unless such vacancy shall have been filled by the Board of Directors.

**ARTICLE XXII**

**SEAL:** The Directors of this Corporation shall decide whether or not the Corporation shall have an official seal and if a seal is directed, it shall consist of a flat-faced circular die with the words and figures engraved thereon as the Board of Directors shall prescribe.

**ARTICLE XXIII**

**AMENDMENTS:** The By-Laws of this Corporation, regardless of whether made by the members of the Corporation or by the Board of

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Directors, may be amended, added to, or replaced by a vote of a majority of the membership of the Corporation; provided that notice of the proposed change is given in the notice of meeting, unless notice of such meeting is waived in writing by the members attending such meeting in person.

XXIV

MEMBERSHIP STATUS: As provided in Article II of these By-Laws, each owner and each contract purchaser of property in Spring Lake Estates Subdivision shall be a member of this Corporation and the members shall be divided into "active" and "inactive" status, as follows:

1. Active members shall be eligible to be elected a director of this Corporation, provided such member meets the other qualifications for that office; also may be elected to the office of President, Vice-president, secretary or Treasurer of this Corporation when elected to any such office by the Directors of this Corporation, provided such person meets the other requirements for such office; and

2. Each active member of the Corporation shall be entitled to one vote for each piece of property owned or being purchased by such member. Each piece of property that is owned or is being purchased by more than one person, then the combination of owners shall be entitled to one vote at any membership meeting for each piece of property thus owned or being purchased; and

3. Each member of the Corporation shall be and remain an active member until such member is declared to be inactive by the Directors of this Corporation; and

4. The Directors of this Corporation may declare an active member to be an inactive member when such member has failed, neglected or refused to pay any monetary assessment or has failed, neglected or refused to do any other act or thing required of such member to be done by the Board of Directors or by a majority of the members in good standing of the Corporation; and

5. This Corporation, acting by and through its Directors, shall have authority to levy assessments upon its members (active or inactive) for the purpose of obtaining funds with which to pay the debts of the Corporation, develop, improve and maintain any and all recreation property that will hereafter be owned by this Corporation and to take whatever action may be necessary against each of the members to enforce payment of such assessments by the institution and prosecution of suits or action against such member in a Court of Law, as provided by the laws of the State of Oregon; and

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6. That this Corporation, and its members, shall have all of the rights, privileges, duties and obligations toward its members and the members toward each other that could be found, enjoyed and exercised by a similar organization known or referred to as "Homeowners Association"; "Property Owners Development Association", or any other similar organization regardless of its name.

STATE OF OREGON  
COUNTY OF LINN

I hereby certify that I prepared the foregoing copy and have carefully compared the same with the original thereof and that there is a correct copy hereof and of the whole thereof.

Witness my hand and seal this 14th day of August 1972  
Notary Public

Clifford Bishop Pres  
Bishedru Inc.

JAN 28 1972

STATE OF OREGON,

County of \_\_\_\_\_

FORM NO. 99 - NOTARIAL CERTIFICATE  
OFFICIAL USE ONLY (REV. 10-1-70)

BE IT REMEMBERED, That on this \_\_\_\_\_ day of \_\_\_\_\_, 1972, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named \_\_\_\_\_

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that \_\_\_\_\_ executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal this day and year last above written.

Notary Public for Oregon  
My Commission expires \_\_\_\_\_

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STATE OF OREGON,  
County of Marion,

I certify that the within was prepared and filed recorded here in

MARION COUNTY RECORDS

Book of \_\_\_\_\_ Vol. 729

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day of JAN 28 1972

at 10:32 o'clock P. M.

Thomas W. ...

Recorder

Deputy

Bishedru, Inc

P.O. Box 87

Scio, Oregon

97274

15th

Sub. # 62574 (10/1/72)