

AMENDED BYLAWS OF THE NORTH LAKE CLUB EASEMENT

TO PROPERTY OWNERS IN LAKEWOOD - PLATS 1 AND 2

By Easement Deed dated June 16, 1941, the Oregon Iron and Steel Company set aside certain property for the benefit of the owners of property in Lakewood Plats 1 and 2 as shown in Book 283, Page 41, of Clackamas County courthouse records as follows:

“The respective owners of all property in Lakewood Plats and plats thereof on file and of record in Clackamas County, Oregon.”

The purpose of creating rights to the Easement was to afford property owners benefitted a means of access to Lake Oswego and the right to use this property is limited to swimming, boating and aquatic purposes only.

The property is not large enough to be used for general recreation or park purposes, and owing to the number of people who have the right to use the property, it is necessary to see that the use is limited to the purposes above indicated.

The grantor reserves the right to impose reasonable regulations as to the use of this property so as to permit the greatest number of people the opportunity to derive the most benefit and enjoyment therefrom.

The following regulations have been adopted and each person's right to use this property is conditioned on observance and compliance with these regulations.

1. For convenience, we will designate those property owners who are authorized to use this Easement as “Members”. Memberships shall also be subject to payment of dues and such other reasonable assessments as are necessary for the maintenance and operation of the Easement.

Initiation Fees

New Membership - \$1,500.00

Special Levies or Assessment

Assessed as Needed

Lake Oswego Corporation Annual Assessment and Easement Assessment

The annual assessment includes a pro rata share of the Lake Oswego Corporation Assessment and a pro rata share of the Easement operating costs.

2. New members will have all rights to the Easement. If there are no boat slips available, they will be placed on the wait list. A waiting list will be maintained using a seniority system based on a membership family's length of time as a continuous

easement member. When a boat slip is declared vacant, it shall be assigned to the first person on the waiting list. A boat slip shall be declared vacant if:

- (a) The assigned member moves from the Easement or allows membership to lapse for non-payment of dues and/or assessments.

If any member has a special hardship, or a situation not covered in the above rules, special consideration can be given if approved by the membership.

3. No guests(s) will be allowed to use the premises or facilities unless accompanied by a member.
4. No dog(s) shall be allowed on the premises unless on a leash and accompanied by the owner.
5. Unsafe conduct will not be permitted on the docks or boats. This obviously is in the interest of safety.
6. Reservations for special events are to be made in advance with the President and limited by such rules or special events that are in force by the Lake Oswego Corporation.
7. Enforcement of Easement Regulations is the responsibility of all of the membership.
8. Boats not bearing a current license within thirty (30) days of the Lake Oswego Corporation Assessment being paid must be removed from the premises.
9. All swimmers must not go beyond the buoy into the bay area and may not swim around the boat slips. Such practices are dangerous.
10. Members of the North Lake Club Easement not in good standing will not be issued access to the Easement area and will be denied the use of the Easement.
11. It is the responsibility of each member to be present at the annual work party.
12. These rules may be revised as necessary by the Easement membership.

In addition to the above rules and regulations, "Lake Oswego Corporation, Rules Governing Easements," a copy of which is attached hereto, shall be in effect. These regulations are for the purpose of ensuring every Easement member an equal opportunity to enjoy the Easement privileges. We feel certain that you will observe them in a spirit of corporation.

NORTH LAKE CLUB EASEMENT

02/2020