

Multnomah County Official Records
E. Murray, Deputy Clerk

2026-014278

03/02/2026 01:04:08 PM

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\$15.00 \$11.00 \$10.00 \$60.00

\$96.00

After recording return to:
Karna R. Gustafson
VF Law
6000 Meadows Road, Suite 500
Lake Oswego, OR 97035

**AMENDMENT TO BYLAWS
OF THE ASSOCIATION OF UNIT OWNERS OF
AMBASSADOR CONDOMINIUM**

RECITALS

The Bylaws of the Association of Unit Owners of Ambassador Condominium were recorded as Exhibit B to the Declaration Submitting Ambassador Condominium to Oregon Unit Ownership Law in the Deed Records of Multnomah County, Oregon, on October 3, 1978, in Book 1299, Pages 28, *et seq.* The Amendment to Bylaws of the Association of Unit Owners of Ambassador Condominium was recorded in the Deed Records of Multnomah County, Oregon, on June 7, 1979, in Book 1357, Page 1431, *et seq.* The Amendment to Bylaws of the Association of Unit Owners of Ambassador Condominium was recorded in the Deed Records of Multnomah County, Oregon, on December 22, 1980, in Book 1492, Page 828, *et seq.* The Amendment to Bylaws of the Association of Unit Owners of Ambassador Condominium was recorded in the Deed Records of Multnomah County, Oregon, on September 8, 2000, as Document No. 2000-125006. The Amendment to Bylaws of the Association of Unit Owners of Ambassador Condominiums was recorded in the Deed Records of Multnomah County, Oregon, on October 6, 2000, as Document No. 2000-139132. The Amendment to Bylaws of the Association of Unit Owners of Ambassador Condominium was recorded in the Deed Records of Multnomah County, Oregon, on April 6, 2017, as Document No. 2017-041623 (collectively, the "Bylaws").

Members of the Association of Unit Owners of Ambassador Condominium Association ("Association") wish to amend the Bylaws to modify and clarify the responsibilities of the maintenance, repair and replacement responsibilities of units and common elements.

AMENDMENT

NOW THEREFORE, the Bylaws are hereby amended as follows:

The Bylaws, Article VII, Section 1, is hereby deleted in its entirety and replaced with the following:

“ **1. Maintenance and Repair.** Except as otherwise provided herein for damage or destruction caused by casualty:

(a) Units. All maintenance of and repairs to any unit shall be made by the owner of such unit, who shall keep the same in good order, condition and repair and shall do all redecorating, painting and staining which at any time may be necessary to maintain the good appearance and condition of the owner's unit. In addition, each unit owner shall be responsible for the maintenance, repair or replacement of windows and doors and any plumbing, any heating or air conditioning fixtures, telephones, water heaters, fans, lighting fixtures and lamps, fireplaces, refrigerators, dishwashers, ranges, or other appliances and accessories that may be in or connected with owner's unit. Notwithstanding the foregoing, the Association shall maintain, repair and replace the radiator valves and traps within the units.

(b) Common elements. All maintenance, repairs and replacements to the general and limited common element shall be made by the Association and shall be charged to all the unit owners as a common expense. Each unit owner, however, shall keep the limited common elements which pertain to such owner's unit in a neat, clean and sanitary condition. Notwithstanding the foregoing, the unit owner shall maintain, repair and replace all the utility service lines, pipes, ducts, flues, conduits, and wires for water, sewage, gas, electricity and ventilation in or connected to their unit only serving their unit. Owners shall obtain all necessary governmental permits prior to completing the work. Owners are required to use licensed, bonded and insured contractors to perform the work. Provided, further, if the utility service lines, pipes, ducts, flues, conduits, and wires for water, sewage, gas, electricity or ventilation are within the general common element walls or floors, the owner shall obtain the prior written consent of the Board of Directors prior to such work. The Board of Directors may request the owner provided all plans, drawings, designs, permits and contractor licenses. The Board may require the contractor to name the Association as any additional insured."

All other provisions of the Bylaws remain unchanged and in full force and effect.

[THIS SPACE LEFT INTENTIONALLY BLANK.]

IN WITNESS WHEREOF, the Chairperson and Secretary of the Association of Unit Owners of Ambassador Condominium hereby certify that the foregoing Amendment has been adopted and approved in accordance with the Bylaws and the provisions of ORS 100.410(4) of the Oregon Condominium Act.

DATED: 02/27/2026

ASSOCIATION OF UNIT OWNERS OF
AMBASSADOR CONDOMINIUM

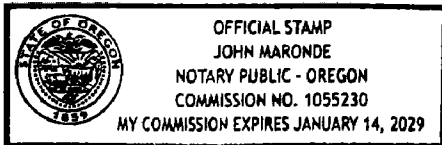
[Signature]
Jason Lieb, Chairperson

[Signature]
Melissa Kuhn, Secretary

STATE OF OREGON)
County of Multnomah) ss.

Feb 27 2026, 2025

Personally appeared before me the above-named Jason Lieb, being duly sworn, did say that [he/she] is the Chairperson of the Association of Unit Owners of Ambassador Condominium and that said instrument was signed in behalf of said Association by authority of its Board of Directors; and acknowledged said instrument to be its voluntary act and deed.

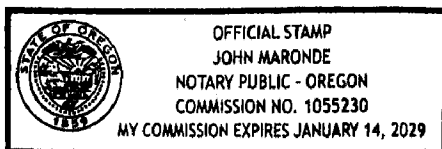


[Signature]
Notary Public for Oregon

STATE OF OREGON)
County of Multnomah) ss.

Feb 27 2026, 2025

Personally appeared before me the above-named Melissa Kuhn, being duly sworn, did say that [he/she] is the Secretary of the Association of Unit Owners of Ambassador Condominium and that said instrument was signed in behalf of said Association by authority of its Board of Directors; and acknowledged said instrument to be its voluntary act and deed.



[Signature]
Notary Public for Oregon