

# AUTUMN MEADOWS OWNERS ASSOCIATION

Community Rules Resolution – 06/26/2007

**WHEREAS** THE AUTUMN MEADOWS OWNERS ASSOCIATION BOARD OF DIRECTORS IS EMPOWERED BY STATUTORY LAW [ORS 94.630(1)(A)], AND FURTHER SUPPORTED BY THE ASSOCIATION DOCUMENTS INCLUDING THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS [ARTICLE 7, SECTION 7.4] TO CREATE RULES AND REGULATIONS REGARDING CERTAIN ACTIONS AND ACTIVITIES OF THE ASSOCIATION AND ITS MEMBERS,

**WHEREAS** THE AUTUMN MEADOWS OWNERS ASSOCIATION BOARD OF DIRECTORS FINDS IT NECESSARY TO SET FORTH GUIDELINES FOR CERTAIN MAINTENANCE ITEMS WITHIN THE TOWNHOMES OF THE ASSOCIATION,

**WHEREAS** THE AUTUMN MEADOWS OWNERS ASSOCIATION BOARD OF DIRECTORS WISHES TO ENHANCE THE MAINTENANCE OF THE TOWNHOMES IN THE COMMUNITY,

**NOW THEREFORE BE IT RESOLVED** THAT THE AUTUMN MEADOWS OWNERS ASSOCIATION DOES ADOPT THE FOLLOWING PROCEDURE IN REGARDS TO THE ACTIVITY LISTED:

1. ALL DRYER VENTS, FROM THE POINT OF ENTRY INTO THE WALL OF THE UNIT TO THE POINT OF EXIT SHALL BE CLEANED BY A COMPANY OF THE BOARD OF DIRECTOR'S CHOISING ONCE EACH YEAR AT A TIME THAT SHALL BE DESIGNATED BY THE BOARD OF DIRECTORS AND FOLLOWING A PROPER NOTICE TO ALL HOMEOWNERS OF THAT TIME FRAME.
2. ALL HOMEOWNERS SHALL MAKE ARRANGEMENTS WITH SAID COMPANY TO ACCOMMODATE THE ENTRANCE INTO THEIR UNIT FOR THE CLEANING TO BE DONE DURING THIS TIME PERIOD.
3. ALTERNATELY, OWNERS NOT COMPLYING WITH THE DATES SET FORTH WITH THE DESIGNATED COMPANY, AND HAVING BEEN PROPERLY NOTIFIED OF THOSE DATES AND CONTACT INFORMATION, SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS TO HAVE THE DRYER VENT CLEANED OUT WITHIN A RESEASONABLE TIME PERIOD AND PROVIDE PROOF OF SAME TO THE BOARD AND/OR MANAGEMENT COMPANY, AT THEIR OWN EXPENSE.
4. FINES, RIGHTS OF APPEAL AND COLLECTION PROVISIONS. IF THESE GUIDELINES ARE NOT FOLLOWED, THE PROPERTY OWNER WILL BE GIVEN AN OPPORTUNITY TO APPEAR BEFORE THE BOARD OF DIRECTORS AT A HEARING IN ACCORDANCE WITH STATE LAW UNDER THE PLANNED COMMUNITY ACT, [ORS 94.630(N)] AND AS STATED IN THE AUTUMN MEADOWS OWNERS ASSOCIATION FINANANCIAL PENALTY RESOLUTION BEFORE ANY PENALTY CAN BE IMPOSED. FINES MAY BE ASSESSED AT FIFTEEN DOLLARS (\$15.00) PER DAY THAT THE CLEANING IS NOT DONE.

THIS RESOLUTION WAS PASSED BY THE AUTUMN MEADOWS OWNERS ASSOCIATION BOARD OF DIRECTORS ON THIS DAY 26<sup>TH</sup> OF JUNE, 2007.

  
PRESIDENT

  
DIRECTOR