

STRATHMOOR HOA OWNERS ASSOCIATION

Community Rules Resolution – 12-2008

WHEREAS THE STRATHMOOR HOA OWNERS ASSOCIATION BOARD OF DIRECTORS IS EMPOWERED BY STATUTORY LAW [ORS 94.630(1)(A)], AND FURTHER SUPPORTED BY THE ASSOCIATION DOCUMENTS INCLUDING THE BYLAWS [ARTICLE 8, SECTION 8.1] TO CREATE RULES AND REGULATIONS REGARDING CERTAIN ACTIONS AND ACTIVITIES OF THE ASSOCIATION AND ITS MEMBERS,

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

WHEREAS THE STRATHMOOR HOA OWNERS ASSOCIATION BOARD OF DIRECTORS WISHES TO ENHANCE THE MAINTENANCE OF THE TOWNHOMES IN THE COMMUNITY,

NOW THEREFORE BE IT RESOLVED THAT THE STRATHMOOR HOA 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 LICENSED VENDOR OF THE HOMEOWNERS CHOICE, AT MINIMUM, ONCE EVERY OTHER YEAR. CLEANING OF DRYER VENTS WILL BE COMPLETED NO LATER THAN JANUARY 31ST IN THE ODD NUMBERED YEARS, BEGINNING JANUARY 31, 2009.
2. ALL HOMEOWNERS SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS WITH A LICENSED COMPANY FOR THE CLEANING TO BE DONE AT THEIR EXPENSE AND PROVIDE PROOF OF THE CLEANING (E.G. COPY OF THE PAID INVOICE) TO THE STRATHMOOR PROPERTY MANAGEMENT COMPANY BY THE END OF THE DESIGNATED TIME PERIOD.
3. 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 STRATHMOOR HOA 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 STRATHMOOR HOA OWNERS ASSOCIATION BOARD OF DIRECTORS ON THIS 15th DAY OF DECEMBER, 2008.

Jeanette Hoffman
CHAIRPERSON

Valerie O'Kane
SECRETARY