

**NEW COLUMBIA OWNERS ASSOCIATION
Resolution of the Board of Directors**

ENFORCEMENT RESOLUTION

RECITALS

A. "Association" is the New Columbia Owners Association ("Association") formed pursuant to documents recorded in the Records of Multnomah County, Oregon, set forth below and incorporated as an Oregon nonprofit corporation under ORS Chapter 65:

First Amended and Restated Declaration of Covenants, Conditions and Restrictions for new Columbia, New Columbia 2, New Columbia 3, New Columbia 4, New Columbia 5, and Partition Plate of New Columbia Lot 198 ("Declaration") recorded on July 28, 2005 in the records of Multnomah County, Oregon.

Bylaws of New Columbia Owners Association ("Bylaws") dated April 19, 2004.

B. ORS 94.630 and Article 4, Section 4.4 of the Declaration vest the Board of Directors with all of the powers and duties necessary for the administration of the affairs of the Association.

C. ORS 94.630(1)(a), Article 4, Section 4.9 of the Declaration and Article VIII, Section 8.1(a) of the Bylaws empower the Board of Directors to adopt Rules and Regulations.

D. ORS 94.630(1)(n), Article 9, Section 9.1 of the Declaration and Article VIII, Section 8.1(a) provides that the Board of Directors may levy reasonable fines for violations of the Declaration, Bylaws, and Rules and Regulations of the Association after notice and an opportunity to be heard, if the fine is based on a Schedule of Fines adopted by a resolution of the Board.

E. ORS 94.709, Article 9, Section 9.2 of the Declaration provides that fees, late charges, fines, and interest imposed, pursuant to ORS 94.630(1)(n), are enforceable as assessments.

F. From time to time the Board of Directors receives complaints from owners regarding alleged nuisances; improper, offensive, or unlawful activities or use of the premises; or other alleged violations of the Declaration, Bylaws, or Rules and Regulations.

G. For the benefit and protection of the Association and of the individual owners, the Board of Directors deems it necessary and desirable to establish a formal procedure for the handling of complaints and the enforcement of the Declaration, Bylaws and rules and regulations to ensure that owners receive notice and an opportunity to be heard in cases involving alleged

violations of the Declaration, Bylaws, or Rules and Regulations. This will have no effect on the Collections Resolution which is currently in place.

H. The Board deems it necessary and desirable to adopt a *Schedule of Fines* to be used by the Board in imposing sanctions for violations of the Declaration, Bylaws, or Rules and Regulations of the Association.

RESOLUTION

NOW, THEREFORE, IT IS RESOLVED that:

I. All prior Enforcement Resolutions, if any, are rescinded and are no longer of any force.

II. The procedure set forth below shall now be the process for handling complaints and enforcement of violations of the Declaration, Bylaws, and Rules and Regulations.

ARTICLE 1 OVERVIEW OF PROCESS

1.1. **Complaint.** An owner may file a written complaint with the Board of Directors regarding a violation of the Declaration, Bylaws, or Rules and Regulations by another owner, tenant or guest. The Board of Directors may also initiate a complaint (See Article 2).

1.2. **Investigation.** The Board of Directors has the discretion to investigate the complaint and decide if it is valid (See Article 3).

1.3. **Violation and Notice.** If the Board of Directors finds there is a violation, the Board must send notice to the Alleged Offending Owner. The notice must contain certain provisions. The Alleged Offending Owner must be given the opportunity for a hearing (See Article 4).

1.4. **Hearing.** If requested, the Alleged Offending Owner may present testimony or evidence regarding the violation at the next board meeting (See Article 5).

1.5. **Fines.** The Board may impose fines pursuant to the *Schedule of Fines* if the violation is not remedied or ceased within the time specified in the notice, provided the owner has the opportunity for a hearing (See Articles 3, 6 and 7). The fines are assessments and are collectable against owners as assessments under ORS 94.709(5). All fines paid are property of the Association.

ARTICLE 2 ORIGINATION / INITIATION OF COMPLAINT

2.1. **Board of Directors.** A complaint may be initiated by the Board of Directors based on information from a management agent, owner, or other information the Board deems reliable.

2.2 **Owners.** An owner ("Complaining Owner") who desires the Board of Directors to take corrective action against another owner or tenant ("Alleged Offending Owner") must submit a complaint to the Board of Directors. The complaint must be in writing and must include:

- (a) The name, if known, of the Alleged Offending Owner, and the address of the site where the violation occurred, if known;
- (b) A description of the offending behavior or activity, including the date(s) and approximate time(s); and
- (c) Whether or not the Complaining Owner attempted contact with the Alleged Offending Owner regarding the alleged violation.

ARTICLE 3 **INVESTIGATION OF COMPLAINT**

3.1 **Investigation.** Upon receipt of a written complaint, the Board, or a person authorized by the Board, has the discretion to conduct an investigation to confirm the nature and existence of the allegations contained in the complaint. The investigation should be completed within 30 days after the filing of the written complaint.

3.2 **Determination of Violation.** If, after review of a complaint, the Board of Directors or Agent determines that there is a violation of the Declaration, Bylaws, or Rules and Regulations, the Board or Agent shall proceed to give notice to the Alleged Offending Owner as described below.

ARTICLE 4 **NOTICE PROCEDURE**

4.1 **Notice of Violation.** The Board or Agent shall give the Alleged Offending Owner written notice of the violation.

- (a) **Notice of Violation and Right to a Hearing.** The notice required under this section must:
 - (1) Describe the violation;
 - (2) Contain a statement that the Alleged Offending Owner has the opportunity to request a hearing to be held at the next scheduled Board Meeting or at another mutually agreeable time before the compliance deadline, and the manner by which to request a hearing;
 - (3) Contain a statement advising the Alleged Offending Owner that if no

hearing is requested, and if the alleged violation is not remedied or ceased by a specified compliance deadline, fines will be assessed, beginning on the day following the specified compliance deadline, pursuant to the *Schedule of Fines* adopted by the Board of Directors as "Exhibit A" to this resolution.

(b) Optional Notice Provisions. The notice may also provide or specify any or all the following:

- (1) Specific action to remedy the violation;
- (2) The particular language or section from the Declaration, Bylaws or Rules and Regulations which have been violated; and
- (3) Any other information as directed by the Board of Directors.

(c) Delivery of Notice. The notice shall be hand delivered to the unit. In the event no individual is at the unit to receive the hand delivery, the notice shall be affixed to the door of the unit. The notice shall be delivered at least 5 business days before the next scheduled Board Meeting.

(d) Mailing of Notice. The notice shall also be mailed to the addresses on record with the Association and, in the case of non-owner residents, to both the address on record with the association for the owner, and to the unit address.

- (1) The mailing shall be by:
 - (i) Certified mail, return receipt requested; or
 - (ii) First class mail with delivery confirmation.

4.2 Repeat Violations. Owners who repeat any violation within a 12 month period of receiving a Notice of Violation are not entitled to an additional notice or hearing, regardless of whether or not the owner participated in a hearing as a result of the first violation. For such repeat violations, the Board may automatically begin fines as outlined in the attached fine schedule.

4.3 Informal Action. Nothing in this article precludes the Chairperson, a designated Board member, or other person authorized by the Board from first attempting to resolve the matter either by an informal meeting, telephone call, or a warning letter to the Alleged Offending Owner.

ARTICLE 5 HEARING PROCEDURE

5.1 Hearings Procedure. In the event an owner requests a hearing, the owner shall be notified of the date, time and place of the meeting by a notice mailed by first class mail to the

owner's address on record. The Board shall utilize the following procedure for violation hearings:

(a) Appearances at the Hearing. If the Alleged Offending Owner fails to appear within *fifteen minutes* (15) of the time set for the hearing, the Board may, at its sole discretion:

- (1) Conduct the hearing and reach a decision without the presence of the Alleged Offending Owner;
- (2) Allow the Alleged Offending Owner additional time that day to appear;
- (3) Reset the hearing to another date and time;
- (4) Dismiss the complaint.

(b) Dismissal. In the case of dismissal, the Board shall notify the Alleged Offending Owner, in writing, that the Complaint has been dismissed.

(c) Conduct of Hearing.

(1) Testimony from Parties. If the Complaining Owner chooses to appear and the Alleged Offending Owner appears, the Board shall proceed to hear from the Complaining Owner and then from the Alleged Offending Owner.

(2) Evidence and Witnesses. The Complaining Owner and the Alleged Offending Owner may present evidence and witnesses at the hearing. The Board may limit testimony and evidence as it determines is reasonable and necessary. An owner's testimony shall not exceed *fifteen minutes* (15) minutes.

(d) Board Determination. Following the Testimony and any evidence presented by the parties, the Board has the discretion to re-evaluate its prior determination of violation under Section 3.1 and 3.2 above. The Board also has the discretion to reevaluate the fine, any required or appropriate resolution for the violation, and any other matter which may result in the resolution of the violation.

- (1) The discussions must be in open session as directed by ORS 94.640.
- (2) The Board shall either give its decision at the conclusion of the hearing, or take the matter under advisement and give the decision at a later date, not to exceed ten (10) days after the hearing. The Board decision shall be in writing.
- (3) If after a hearing, the Board decides against a owner, the owner will be granted an additional ten (10) days from the date of the hearing in which to correct or permanently abate the violation before the fines begin.

ARTICLE 6
OTHER LEGAL ACTION

6.1 **Board Actions.** In addition to levying fines, action by the Board may include, but need not be limited to:

- (a) Seeking injunctive or declaratory relief action against any Alleged Offending Owner and tenants, guest, or other occupants of the Alleged Offending Owner; and/or
- (b) Taking immediate legal action, as the Board finds reasonably necessary, to stop conduct which it determines is in violation of the Declaration, Bylaws, Rules and Regulations or applicable state or federal law.

6.2 **Additional Corrective Action by Board.**

- (a) **Right of Board to Take Additional Corrective Action.** If the Alleged Offending Owner fails to correct the matter, which is the ultimate cause of the violation, the Board may take additional corrective action without prior notice to the Offending Owner or opportunity for a hearing.
- (b) **Notice of Additional Action.** The Board shall give an Alleged Offending Owner written notice of any additional action taken under Subsection (a) of this section.

ARTICLE 7
MISCELLANEOUS

7.1 **Renters and other Non-Owner Occupied Units and Guests.** The owner of any unit shall be responsible for the violations of any renter, tenant, guest or family member who violates any portion of the Declaration, Bylaws, or Rules and Regulations.

7.2 **No Fines Pending Resolution of a Hearing.** Pending resolution of a requested hearing, no fines may be charged against the account of an Alleged Offending Owner.

Mediation. ORS 94.630(4)(a) provides for dispute resolution prior to any litigation being initiated between the Association and any member of the Association. For purposes of this Enforcement Resolution, the dispute resolution requirements of the Condominium Act and the Bylaws do not apply to the actions of the Association in its enforcement responsibilities, as long as no litigation has been filed.

BE IT FURTHER RESOLVED that:

I. The *Schedule of Fines* attached as **Exhibit A** is adopted by the Board of Directors to determine the fines for violations of the Declaration, Bylaws, and Rules and Regulations of the Association.

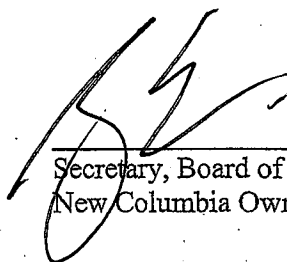
II. A copy of this Resolution, and amendments, will be sent to each owner at the address shown in the records of the Association.

Date: 8-24-2010

ATTEST:



President, Board of Directors,
New Columbia Owners Association



Secretary, Board of Directors,
New Columbia Owners Association

Schedule of Fines New Columbia Owners Association

VIOLATION	FINE	OCCURRENCE
1. Behavior that is out of compliance with community rules vandalism, use of alcohol or illegal drugs, display or use of weapons, fighting, intimidation of other resident. Owners are responsible and subject to fines for the behavior of their tenants and guests. (Declaration Section 7.4, Rules and Regulations #8, 9, 10)	\$100.00	Per Event
2. Excessive Noise (Declaration Section 7.4, Rules and Regulations #9)	\$25.00	Per Event
3. Damage to Association common property (Rules and Regulations #3)	Cost of Repair	Each Month Owner out of Compliance
4. Failure to comply with Architectural Review Committee procedure and obtain ARC approval for any construction, alteration, or modification of The exterior of any building, or to maintain existing structure in good repair. (Declaration Section 7.1.1, 7.6, 7.8, 7.10, 7.11, 7.15, Article 8, Rules and Regulation #4, 12)	\$100.00	Per Event
5. Failure to maintain back and side yards in accordance with community guidelines. (Declaration Sections 7.6, 7.11, 7.13, Rules and Regulations #13)	\$25.00	Per Event
6. Failure to properly dispose of garbage, recycling, waste (Declaration Section 7.6, 7.9, Rules and Regulations #14)	\$25.00	Per Event
7. Failure to comply with parking requirements (Declaration Section 7.7, Rules and Regulations #17, 19, 20) Fine is in addition to any towing fees that maybe incurred	\$25.00	Per Event
8. Pet Violations (Declaration Section 7.5, Rules and Regulations #7)	\$25.00	Per Event
9. Other violations of Declaration, Bylaws, and/or Rules and Regulations	\$35.00	Per Event