

CLAREMONT TOWNHOME ASSOCIATION
RESOLUTION REGARDING ELECTRONIC NOTICES (2017- 1)

At an emergency meeting of the Board of Directors ("Board") of the Claremont Townhome Association ("Association"), held on February 8, 2017, at the address of 15800 NW Country Club Dr. Portland, OR, at the time of 7:00 P.M., the Board resolved as follows:

WHEREAS, a meeting of the Board of Directors was convened at the time, date and location set out above; and

WHEREAS the Association Secretary, by signing below, attests all Board members were provided notice of the meeting (or by their attendance waived notice) and a quorum of the Board of Directors was present in person or by telephone conference; and

WHEREAS, the Association is organized and empowered to exercise all of the powers and privileges conferred to it by the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Claremont Townhome Association ("Declaration"), the Association's Bylaws, its Articles of Incorporation, and the Oregon Planned Community Act (ORS 94.550 *et seq.*), to administer, manage and operate the Association for the benefit of its members; and

WHEREAS the Board's and Association's powers to take the actions set out herein are set out in the Oregon Planned Community Act, the Oregon Nonprofit Corporations Act (ORS Chapter 65) the Articles of Incorporation, the Declaration, and the Bylaws; and

WHEREAS the Board of Directors has all of the powers and duties necessary for the proper functioning of the Association pursuant to Declaration Article 3, Section 3.4, Bylaws Article VIII, Section 8.1, and ORS 94.630((1)(r)); and

WHEREAS, the Board of Directors has discretion under ORS 94.652 to provide any notice, information or other written material required to be given to an owner or director under the declaration or bylaws or the Oregon Planned Community Act by electronic mail, facsimile or other form of electronic communication; and

WHEREAS, the Board of Directors believes it will be in the best interest of the Association to provide electronic notices to owners who have provided email addresses for notices for which electronic notice is legal in order to reduce notification expenses;

NOW, THEREFORE,

BE IT RESOLVED that Association notifications will now be distributed via the community website located at www.claremontcivic.com, and to the email addresses provided to the Association by the owners.

Examples of notifications that will be transmitted electronically include, but are not limited to: meeting notices, meeting minutes, year-end financials, reserve study updates, ballots, and audit results.

The Board will not use electronic notification for: notice of failure to pay an assessment, notice of foreclosure of an association lien, notice of an action against a unit owner, or an offer to use the dispute resolution process required by the governing documents.

BE IT FURTHER RESOLVED that owners may opt out of electronic only notifications for certain notices by submitting the attached "opt out" form. Owners who have requested to "opt out" will have notifications mailed via regular mail or other lawful means.

BE IT FURTHER RESOLVED that Owners may receive any other Association public documents in paper form upon request at the expense of the Owner for the following fee:

- Reserve Study, or other Consultant / Community Project Reports: \$15.00 each
- Articles of Incorporation, Declaration, or Bylaws: \$10.00 each
- Rules, Regulations or Resolutions: \$5.00 each
- Meeting Minutes: \$5.00 for each meeting minutes requested.

BE IT FURTHER RESOLVED that it is the responsibility of the owners to provide email information to the Association if they prefer to receive email notification.

BE IT FURTHER RESOLVED that exceptions to this policy may be made by the Board on a case-by-case basis to provide certain notifications in writing.

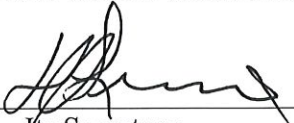
BE IT FURTHER RESOLVED that a copy of this resolution shall be sent to all owners at their last known addresses, and shall be effective 30 days after the date adopted.

Dated this 8th day of February, 2017.

CLAREMONT TOWNHOME ASSOCIATION

By: 
Its President

ATTEST: the above resolution was properly adopted.

By: 
Its Secretary

Claremont Townhome Association Electronic Notice Opt Out

Please be advised that I am electing to "opt out" of electronic notification and request that all homeowners' association notices be provided to me via regular mail.

Homeowner signature: _____

Address: _____

Home Phone Number: _____

Emergency/Cell Number: _____

Email Address: _____

This must be returned to CTA Mailbox
at 15800 NW Country Club Dr. Portland, OR 97229.