

CLAREMONT TOWNHOME ASSOCIATION
RESOLUTION REGARDING BUILDING EXTERIORS AND OWNER PLANTINGS
(2017-__)

At a meeting of the Board of Directors ("Board") of the Claremont Townhome Association ("Association"), held on November 13, 2017, at the address of 15800 NW Country Club Dr. Portland OR, at the time of 5:00 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 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, in particular, and pursuant to the Declaration Article 3, Section 3.9, Bylaws Article VIII, Section 8.1.1, and ORS 94.630(1)(a), the Board of Directors is authorized to adopt reasonable rules and regulations regarding the conduct of persons and the operation and use of Lots, the Townhome Common Area, Landscaped Areas and any other aspect of Townhome Property necessary or appropriate to promote the peaceful and orderly use and enjoyment of the Townhome Property; and

WHEREAS, on or about February 8, 2017, the Board of Directors adopted a Serial Assessment Resolution for repairs to exteriors of the townhomes (the "Project"); and

WHEREAS, the Project is nearing completion and the work is provided subject to certain warranties; and

WHEREAS, in order to preserve the Association's warranty on the Project work, the Association and its Owners must maintain at least 12 inches of clearance for trees, shrubs and all other

obstructions that can prevent air flow or restrict water evacuation for the building structures' exterior siding and foundation; and

WHEREAS, the Board of Directors believes it is in the best interest of the Association to establish a policy regarding Owner plantings to achieve the conditions necessary to preserve the Association's warranty upon the Project work; and

WHEREAS, in accordance with Bylaws Article VIII, Section 8.1.1, and Article VII, Section 7.4, this policy was mailed or otherwise delivered to all owners and posted at the Claremont Clubhouse concurrently with providing the notice for the Board meeting at which this Resolution was adopted.

NOW, THEREFORE,

BE IT RESOLVED that all trees, bushes, and shrubs must be installed and maintained to remain no less than 12 inches from any building exterior siding and foundation. This planting limitation applies to all areas within the Townhome Property and includes gated entries and walkways upon or adjacent to owner lots.

BE IT FURTHER RESOLVED that planting annual flowers, Ferns, and Hostas, remains permissible as long as they are properly maintained, and removed or cut down, each year, during the Fall Season.

BE IT FURTHER RESOLVED no Owner may install or place any object directly contacting or penetrating the exterior siding without first obtaining written Board approval.

BE IT FURTHER RESOLVED that failure to comply with this Resolution may result in the issuance of fines, actions to recover sums due for damages or injunctive relief, or both, maintainable by the Board for the Association or by an aggrieved owner on their own against the party failing to comply, pursuant to the Association's Enforcement and Fine Policy.

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 13 day of November, 2017.

CLAREMONT TOWNHOME ASSOCIATION

By: James D. Keller
Its President

ATTEST: the above resolution was properly adopted.

By: [Signature]
Its Secretary



Lifetime Exteriors
OR 503-205-3767
WA 360-713-9018
Fax: 877-568-4441
6807 NE 79th Court Suite A
Portland, OR 97218



Proudly Serving the Pacific Northwest - Experienced Since 1994

WARRANTY CONDITIONS

Lifetime Exteriors workmanship requires adherence to the following clearance specifications:

Maintain a 12" minimum clearance for shrubs, trees and all other obstructions that can prevent air flow or restrict water evacuation from a structures cladding.

These conditions are in addition to the manufacturer's general installation requirements. Clearance is critical, including any sheltered areas, such as porches and covered or partially covered walkways.

Failure to maintain proper clearances could damage the exterior cladding and coating and void the product warranties provided by the manufacturer(s) and Lifetime Exterior. Adhering to warranty specifications also aids in preserving the new look and finish of the exterior cladding.

Planting of annual flowers, Ferns, and Hostas, are an option, as long as they are properly maintained, and removed or cut down, each year, during the Fall Season. Potted plants are also an acceptable alternative, when positioned properly. In both cases, clearance, that avoids direct contact with a building, is critical.



www.lifetime-exterior.net
LICENSED - BONDED - INSURED
OR#186802 WA#LIFETE*915K2

