

TIMBERHILL TOWNHOUSE ASSOCIATION

Rule Enforcement Resolution

Authority: ORS 94.630	Powers of the Association
ORS 94.777	Compliance with bylaws...
Bylaws Article X Section 1, 2	Powers
CC&R Article XII	General Powers and Obligations
CC&R Article V Section 1 d) f)	Specific Powers and Duties
CC&R Article VI, Section 1.	Specific Powers and Duties
CC&R Article VI, Section 3.	Specific Powers and Duties

The Board of Directors adopts this resolution to establish procedures to encourage compliance with, and to provide incentive for members to remedy violations of, the Governing Documents [Bylaws, Declaration of Covenants, Conditions and Restrictions (CC&Rs), and rules and regulations] of Timberhill Townhouse Association. This resolution supersedes all previous resolutions by this title, especially Resolution #2006-001 adopted October 10, 2006.

1. In the event any Owner has not paid assessments or other charges, fees, or penalties within 60 days of the date the billed amounts are due, the Association will notify the Owner in writing that the violations exist and that the Owner's voting rights and right to use the Common Areas are suspended until the amounts due have been paid in full.
2. In cases of other violations of the Governing Documents of the Association by an Owner, the Association may notify the Owner in writing that the violations exist and suspend the Owner's voting rights and right to use the Common Areas for the period that the violations remain unabated, or for any period not to exceed sixty (30) days for any infraction.
3. In either case above, the notice shall advise the owner(s) that they may request a hearing with the Board of Directors to dispute the circumstances of the alleged violation or request mitigation of the enforcement action. If a hearing is requested, it shall be held at the next Board of Directors meeting or at a mutually agreeable date within thirty (30) days, and the enforcement action shall be deferred until after the hearing. The Board will hear testimony from the owner(s) and any other affected party and will take the case under advisement. The Board shall have sole authority to render a reasonable decision which shall occur not later than 10 days after the hearing date.

Adopted 12/7/2010

TIMBERHILL TOWNHOUSE ASSOCIATION

Financial Penalties Resolution

Authority: ORS 94.630	Powers of the Association
Bylaws Article X Section 1, 2	Powers
CC&R Article XII	General Powers and Obligations
CC&R Article VI, Section 1.	Specific Powers and Duties
CC&R Article VI, Section 3.	Specific Powers and Duties

The Board adopts this resolution to establish procedures to assess financial and other penalties against members in order to remedy violations of the Bylaws and Declaration of Covenants, Conditions and Restrictions (CC&Rs) of Timberhill Townhouse Association.

1. Upon being notified of a violation, the Board of Directors shall cause a 'first' notice of violation to be sent to the owner(s) of the subject property (notices will be deemed delivered when sent by USPS Registered Mail to the address of record in Association files). The notice will inform the owner(s) of the violation and state a specific period of time to correct or abate the violation. The corrective period shall be a reasonable length of time based on the nature of the violation and corrective action needed. "Reasonableness" is at the sole discretion of the Board.

2. If the owner(s) has neither contacted the Association nor corrected the violation within the stated time period, a 'second' notice of violation will be sent to the owner(s) indicating that if the violation has not been corrected by a specific date (usually an additional 10 days from first date), a fine of \$15 per day will be assessed against the owner(s) until the violation is corrected.

If the violation is of a nature as to occur intermittently, such as a nuisance or offensive activity like excessive noise, a fine of \$50 may be imposed for the first occurrence, \$100 for the second occurrence, and \$200 for each subsequent occurrence.

3. In either case in #2 above, the notice shall advise the owner(s) that they may request a hearing with the Board of Directors to dispute the circumstances, request mitigation of the fine assessment, or request extension of the corrective period. If a hearing is requested, it shall be held at the next Board of Directors meeting or at a mutually agreeable date within thirty (30) days, and the fine shall not be assessed until after the hearing. The Board will hear testimony from the owner(s) and any other affected party and will take the case under advisement. The Board shall have sole authority to render a reasonable decision which shall occur not later than 10 days after the hearing date.

4. When the accrued amount of the assessed fine and any applicable interest or late charges for non-payment exceed \$500, the owner(s) will be notified of the status of the account, informed that the fines will continue to accrue, and informed that a lien may be placed on the homeowner's lot for payment. The lien will include all appropriate legal fees, costs and recording fees, along with any interest that accrues until the fine is collected. Correction of the violation will not waive accrued fines, fees, costs, and interest, which must be paid in full, prior to release of the lien.

This resolution supersedes all other previously adopted financial penalties resolution.

Adopted 12/7/2010

TIMBERHILL TOWNHOUSE ASSOCIATION

Resolution Regarding Parking

Authority: ORS 100.405	Powers of the Association
ORS 98.805-840	Disposition of Unlawfully Parked Vehicles
CMC 6.10.040	Parking (CMC=Corvallis Municipal Code)
ORS 94.630	Powers of the Association
Bylaws Article X Section 1, 2	Powers
CC&R Articles 4.23	Rules and Regulations
CC&R Articles V Section 1 f)	Parking
CC&R Article X Section 6	Specific Rules
CC&R Article X Section 10	Specific Rules

The Board of Directors of the Timberhill Townhouse Association adopts this resolution to implement parking restrictions and to define action to correct rule violations.

A junk car is defined as a vehicle that is not in working order or is not properly licensed.

Vehicles defined as boats, trailers, motorcycles, trucks, truck-campers and like equipment, or junk cars or other unsightly vehicles will not be allowed on any part of said property nor on public ways adjacent thereto excepting only within the confines of an enclosed garage or carport, and no portion of same may project beyond the enclosed area except under such circumstances, if any, as may be prescribed by written permit approved by the Architectural Committee. All other parking of vehicles shall be prohibited except as approved in writing by the Architectural Committee.

1. Rules/Enforcement.

a. Vehicles, boats, trailers, motorcycles, trucks, truck-campers and like equipment, or junk cars or other unsightly vehicles parked in any location not approved by the Architectural Review Committee may be towed at the vehicle owner's expense.

2. The authorized towing company is

A-1 Charlie's Towing Service, 3444 SW 3rd St, Corvallis, 541-752-4111.

3. The Association's management company is

Willamette Community Management, 541-602-1775, wcm@willamettecm.com.

Adopted 12/7/2010