

**ASSOCIATION OF UNIT OWNERS OF ST. JOHNS COURT
CONDOMINIUM**

Resolution of the Board of Directors

Unauthorized Work in Common Areas Resolution

Background

1. St. Johns Court Condominium is a condominium located in Portland, Multnomah County, Oregon. The Condominium was created pursuant to the Oregon Condominium Act, ORS Chapter 100.
2. St. Johns Court Condominium and the owners therein are governed by:
 - 2.1. Restated Declaration Submitting St. Johns Court Condominium to Condominium Ownership (“Declaration”), recorded as document number 2006-080853, and any amendment thereto; and
 - 2.2. Bylaws of the Association of Unit Owners of St. Johns Court Condominium (“Bylaws”), and any amendments thereto.
3. The Condominium consists of three ownership arrangements: units, limited common elements, and general common elements. A description of the general and limited common elements is contained in Article 6 of the Declaration. The limited and general common elements are referred to collectively as “common elements.”
4. The Association of Unit Owners of St. Johns Court Condominium (“Association”) was created to oversee the affairs and operations of the Condominium.
5. Under Section 6.5 of the Declaration, the Association is obligated to maintain, repair, and replace the common elements.
6. Article VI, Section 2(a) of the Bylaws requires the Association’s Board of Directors to maintain, repair, and replace the general and limited common elements.

7. Section 6.1 of the Declaration designates the exterior siding of the Condominium as part of the common elements.
8. Article IX, Section 3 of the Bylaws requires that a unit owner not change the appearance of the common elements, including the exterior appearance of a unit, without permission of the Board of Directors.
9. Article VIII, Section 4 of the Bylaws and ORS 100.405 grant the Association the authority to levy reasonable fines for violations of the Governing Documents pursuant to a schedule of fines adopted by Resolution of the Board.
10. For the benefit and protection of the value and protected warranties of the common elements, the Board of Directors deems it necessary and desirable to establish a formal resolution for handling the Association's right to prevent unauthorized changes to the common elements.

Resolution

1. Pursuant to the Governing Documents of the Association, unit owners shall not make any repairs, alterations, or improvements to any common area or common elements without prior approval from the Board of Directors. This includes the exterior walls of the units, which are part of the common area.
 - 1.1. Repairs, alterations, or improvements shall include, but are not limited to, any type of drilling, nailing, or otherwise puncturing the exterior walls of the units.
2. Repairs, alterations, or improvements to any common area elements without prior approval from the Board of Directors will be deemed "Unapproved Construction," and the unit owner will be fined according to the Association's Enforcement Resolution.
3. The Association reserves the right to amend, revise, or add to this Resolution as deemed necessary.
4. A copy of this Resolution shall be sent or delivered to all owners.

[Signature page to follow]

Michael Orourke
President

7-2-21
Date

Lumen McKee
Secretary

6/29/21
Date