

Fanno Creek Townhomes Owner's Association

PO Box 23892
Tigard, OR 97281

Maintenance Responsibility Policy

WHEREAS, Article III of the Amended Bylaws herein after referred to as "Bylaws" grants power to the Board of Directors to conduct Association business and Article VII of the Restated and Amended Declaration of Covenants, Conditions and Restrictions of the Fanno Creek Townhomes Owner's Association herein after referred to as "CC&Rs" establishes maintenance responsibility;

LET IT BE RESOLVED THAT this policy will be used to clarify maintenance responsibility:

Article VII Section 5A of the CC&Rs places responsibility on the Association for maintenance repair and/or replacement of all items specified in Article VII Section 5A of the CC&Rs excluding exterior doors as stated in Section One (1) subsections a thru i of this policy as stated below.

1. Article VII Section 5A addresses all exterior surfaces as follows:
 - a. the roof of all Living Units;
 - b. painting and staining of exterior window casements, sashes and frames;
 - c. and all exterior lighting fixtures,
 - d. exterior portions of chimneys,
 - e. rain gutters,
 - f. down spouts,
 - g. sprinkler timing devices
 - h. and exterior surfaces of skylights
 - i. maintenance of all exterior surfaces except repair and/or replacement of exterior doors.
2. The intent of Article VII Section 5A was all the exterior surfaces of the original buildings were included within the Association responsibility and all exterior items added by the homeowners would become the responsibility of the homeowner.
3. Any damage done by the homeowner, through intentional or non-intentional acts, to the items specified in Section One (1) of this policy moves the cost of any repairs to the responsibility of the homeowner.
4. Article VII Section 5A does not specifically address Entry Porch/Deck, Back Decks, Fences or Privacy Partitions as the later three of these items were generally added by homeowners and therefore fall under Article VII Section 5B, however, the first of these items was in the original building plans and therefore is the responsibility of the Association.
 - a. To clearly state the maintenance/repair responsibility of Back Decks, Fences and Privacy Partitions as that of the homeowner this policy is adopted.
 - b. This policy further clarifies that maintenance of the original Front Porch/Deck with any steps used as entry to the front of the home is the responsibility of the Association.
5. Since Article VII Section 5 A does not address the actual windows, this policy establishes the homeowner is responsible for repair and/or replacement of the windows.

Recorded in the Book of Minutes: Adopted May 23, 2022 (Amended January 22, 2023)

President, Board of Directors
Fanno Creek Townhomes Owner's Association