

Falcon Heights Condominium Association

Resolution No 2024-05

A Resolution clarifying execution of Bylaws Article 3.7(a) in relation to Declaration Article 5.1

Adopting Authority to Access, Clear and Maintain Common and Limited Use Areas

WHEREAS: The Falcon Heights Condominium Association (FHCA) is formed under ORS 100 (Oregon Condominium Act) and ORS 65 (Non-Profit Corporations).

WHEREAS: FHCA Bylaws, Article 3, Section 7 states: "Power and Duties. The Board of Directors shall have all of the powers and duties necessary for the administration of the affairs of the Association, except such powers and duties as by law or by the Declaration or by these bylaws may not be delegated to the Board of Directors by the unit owners. The powers and duties to be exercised by the Board of Directors shall include, but shall not be limited to the following:"

WHEREAS: FHCA Bylaws Article 3, Section 7(a) states: "Operation, care, upkeep, maintenance, repair and replacement of the general and limited common elements."

WHEREAS: FHCA Declaration Article 5 states: "The general common elements consist of the following:"

WHEREAS: FHCA Declaration Article 5.1 states: "The land, roads, fences and all grounds except those which are designated as limited common elements by Article 6 below."

WHEREAS: The Board of Directors intends to ensure efficient and effective ability to execute FHCA Bylaws Article 3.7(a) and to ensure access to repair or maintain the infrastructure, including roads

THEREFORE, the Board of Directors for the Falcon Heights Condominium Association resolves:


Section 1. When possible, as much advanced notice will be provided to residents to abate potential conflicts that could impede the execution of FHCA Bylaws Article 3.7a

Section 2. If conflict isn't abated, FHCA may perform any one of the following based on circumstances:

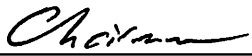
- a. Fine as often as daily based on the current fine schedule until the conflict is resolved.
- b. Remove from the location of conflict, the object or vehicle with the cost to do so, being levied against the responsible party when deemed appropriate and when deemed as an immediate safety concern.

**APPROVED AND ADOPTED BY THE BOARD OF DIRECTORS ON THIS _____ DAY
OF November 2024** by motion of proposed by _____ and
_____, both FHCA Board Members.

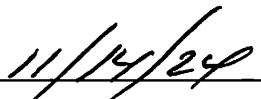
Attest as having been approved by the FHCA Board of Directors:




Signature



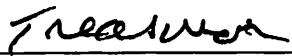
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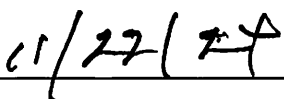
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