

# **Falcon Heights Condominium Association**

## **Resolution No 2024-03**

### **A Resolution Adopting Outbuilding Construction Guidelines**

**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 11, Section 11.1(f) states: In order to preserve the attractive appearance of the condominium the Board of Directors of the Association or the manager may regulate the nature of items which may be placed in or on windows, decks, patios, and the outside walls so as to be visible from other units, the common elements, or outside the condominium.

**WHEREAS:** FHCA Bylaws Article 7, Section 7.2(c) states: No noxious or offensive activities shall be carried on in any unit or exclusive use area, nor shall anything be done in or placed upon any unit which interferes with or jeopardizes the enjoyment of other units or the common elements or which is a source of annoyance to residents. Unit occupants shall exercise extreme care not to make noises which may disturb other unit occupants, including the use of musical instruments, radios, televisions and amplifiers. No unlawful use shall be made of the condominium nor any part thereof, and all valid laws, zoning ordinances, and regulations of all governmental bodies having jurisdiction thereof shall be observed.

**WHEREAS:** FHCA Bylaws Article 7, Section 7.2(d) states: A unit owner may not change the appearance of the common elements or the exterior appearance of a unit without permission of the board of directors.

**WHEREAS:** The Board of Directors intends to provide clear and concise guidance on Outbuilding Construction Guidelines

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


Section 1. The construction and or installation of outbuildings, to include carports, sheds and similar structures shall be submitted to the Board of Directors for review to mitigate concerns including but not limited to; impact to other unit owners, impact to the common appearance of the neighborhood and impact to the master insurance policy.

Section 2. The following construction constraints shall apply.


- a. Structures must adhere to all county code requirements as well as needs for approvals and permits.
- b. Enclosed structures must not exceed 300 square feet of footprint, may not have side walls in excess of 8 feet and may not have a peak taller than the associated dwelling.
- c. Colors to be approved on a case-by-case basis


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

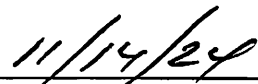
Attest as having been approved by the FHCA Board of Directors:

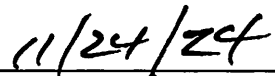
  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Title

  
\_\_\_\_\_  
Title

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Date