

FALCON HEIGHTS CONDOMINIUM ASSOCIATION  
10301 PREDDY AVENUE, KLAMATH FALLS, OREGON 97603  
WATER SHUT-OFF & NOTIFICATION TO UNITOWNERS AND MORTGAGE HOLDERS  
RESOLUTION # 2017-003

WHEREAS many Falcon Heights Condominium Association [FHCA] unit owners have a history of being continuously behind in paying their association fees. All such unit owners will have had their property previously liened with appropriate notifications and the account turned over for legal action and collection by time a shut-off is scheduled; and

WHEREAS the Board of Directors has determined that the FHCA Declaration provides in Section 5.3 and 5.6 the guideline to shut-off water to units where the FHCA dues are 90-days overdue. All Unit owners who have been liened will receive notification by letter of the intended water shut-off in 10 days; and

WHEREAS following the 10 day period if a unit owner does not respond, a 72-hour notification of intent to shut-off the water will be by personal service or through a notice placed on the unit's front door. Once the water is shut-off, unit owners will have to pay a \$75.00 reconnect charge in cash [the funds are paid directly to the contractor for the work], the charge cannot be waived; and

WHEREAS once the water shut-off occurs, Section 5.6 states the lender will also be notified. The lender will have also been notified previously of the property lien and potential for a water shut-off. This notification [ORS450 (7)] included the name of the mortgagee, address, name of condominium, and a statement of the full amount due; and

NOW THEREFORE the FHCA Board of Directors, after due consideration and discussion, approved this Resolution and authorizes shut-off notices be sent to qualifying unit owners.

Done and dated this date of May 11, 2017, on motion by Jana Woltz and a second by Stephanie McKay, both FHCA elected board members.

Kelly S. Fry  
Kelly S. Fry, FHCA President

Joann Crews  
Joann Crews, FHCA Secretary

2017

FALCON HEIGHTS CONDOMINIUM ASSOCIATION  
10301 PREDDY AVENUE, KLAMATH FALLS, OREGON 97603  
FINE SCHEDULE CONSOLIDATED  
RESOLUTION # 2017 - 004

WHEREAS Falcon Heights Board of Directors is authorized through its Bylaws and CC&Rs to establish fines to accompany resolutions authorized by the Board; and the Board has established a number of different fining schedules that need to be in one Resolution for the benefit of people living in Falcon Heights and to clarify the differences; and

WHEREAS the following fulfills this Resolution by listing all of the offenses and fines:

**Dogs off leashes and cats allowed to run loose** - \$25.00 1<sup>st</sup> offense and letter, \$50.00 2<sup>nd</sup> offense and letter, 3<sup>rd</sup> offense - Animal Control notified to pick up animal;

**Peace & Tranquility 11 p.m. to 6 a.m.** keeping noise levels down so noise cannot be heard outside the unit, notice to surrounding neighbors if a party is planned that will run after 10 p.m. - \$25.00 1<sup>st</sup> offense, \$50 2<sup>nd</sup> offense, and \$150 3<sup>rd</sup> offense;

**Winter Rules November 15<sup>th</sup> to March 15<sup>th</sup> annually** - towing & storage at owner's expense; Alley parking of more than two [2] hours - towing & storage at owner's expense;

**Parking on lawns:** \$50 plus cost of pipe repairs if any;

**Raising of more than 4 dogs or 4 cats, and any fowls, rabbits or other animals** is prohibited - \$50.00 fine and five days to remove the animals;

**Unit owners must keep their backyards** in free of debris, weeds, litter and rubbish for fire safety and visual acceptability - kept in a clean, sanitary and attractive condition - \$25.00 1<sup>st</sup> notice, \$50.00 2<sup>nd</sup> notice; \$150.00 3<sup>rd</sup> notice and \$150.00 each growing season; After the 2<sup>nd</sup> notice, the Fire District will be notified of fire safety condition; and

**Marijuana Growing & Sale** fine is \$150.00 per each occurrence.

**Other fines resulting from people not following the CC&Rs:** 1<sup>st</sup> notice - a warning, 2<sup>nd</sup> notice - \$25.00 fine, 3<sup>rd</sup> notice - \$50.00.

WHEREAS all such fines are subject to a 9% interest fee at the end of each year that the fine/s remain unpaid,

**NOW THEREFORE** the FHCA Board of Directors, after due consideration and discussion, has determined that the fining schedule is fair and enforceable in a court of law and that all owners will be notified through the newsletter.

Done and dated this date of May 11, 2017, on motion by Joann Crews and a second by Alexis Gault, both FHCA elected board members.

Kelly S. Fry, FHCA President; Attest: Joann Crews Joann Crews, Secy.