



Sylvan Heights Condominiums

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RESOLUTION OF THE BOARD OF DIRECTORS OF THE ASSOCIATION OF UNIT OWNERS OF SYLVAN HEIGHTS CONDOMINIUMS REGARDING FINES AND TERMINATION OF ACCESS TO RECREATIONAL AND SERVICE FACILITIES

The following Resolution is adopted this 16th day of May, 2006, by the Board of Directors of the Association of Unit Owners of Sylvan Heights Condominiums (the "Association").

RECITALS

ORS 100.405(4)(k) permits the Association, after giving notice and an opportunity to be heard, to levy reasonable fines for violations of the Declaration, Bylaws and Rules and Regulations of the Association.

ORS 100.405(4)(L) permits the Association, after giving notice and an opportunity to be heard, to terminate access to and use of recreational and service facilities in respect to persons who violate provisions of the Declaration, Bylaws and Rules and Regulations until the violation has been corrected.

Certain violations of the Declaration, Bylaws and Rules and Regulations may not be resolved by written notice from the Association, and certain violations may or may not warrant formal legal action.

The Board anticipates that violations may vary widely in their seriousness and their effect on the Association and other owners. Accordingly, it has proposed to establish a single fine for all violations, subject to the Board's power to reduce or abate the fine.

NOW, THEREFORE, BE IT HEREBY RESOLVED, that the fine schedule for every violation of the Declaration, Bylaws or Rules and Regulations shall be fifty dollars (\$50.00) and shall be fifty dollars (\$50.00) per day for continuing violations. Provided however, the Board shall have the power to reduce the scheduled fine in its discretion.

All fines levied pursuant to this policy shall be deemed an Association assessment payable solely by the person against whom such fines are assessed and, unless timely paid, such fines shall become a lien against the unit and notice of the lien may be filed by the Association against the unit of the offending owner; and

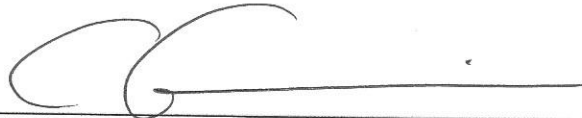
BE IT FURTHER RESOLVED, that the Board shall have the authority to terminate an owner's or occupant's access to recreational and service facilities (including the clubhouse) due to violation of the Association's Declaration, Bylaws and Rules and Regulations, until the correction of such violation has occurred; and

BE IT FURTHER RESOLVED, that fines may be levied and access to recreational and service facilities may be terminated by the Board of Directors with respect to all future violations and all existing, current or continuing violations of the Declaration, Bylaws or Rules and Regulations of the Association.

BE IT FURTHER RESOLVED, that the Board shall levy no fine or terminate any access to the recreational or service facilities until written notice of the violation has been given to the offending owner, and until such person has been given an opportunity to be heard before the Board of Directors or any committee that the Board may appoint from time to time for such purpose, which opportunity shall be taken, if at all, within thirty (30) days from the Board's notice; and

IN WITNESS WHEREOF, the officers signing below hereby certify that the foregoing Resolution was adopted by the Board of Directors at a duly called meeting on May 16th, 2006.

ASSOCIATION OF UNIT OWNERS OF SYLVAN HEIGHTS CONDOMINIUMS



Chairman *Gabriel G. Gredvig*



Secretary