

MILLRIDGE HOMEOWNERS ASSOCIATION

Resolution of the Board of Directors

POLICY ON AIR CONDITIONING UNITS

RECITALS

- A. The Millridge Homeowners Association ("Association") is charged with the operation and management of Millridge Townhouses, a planned community located in Washington County, Oregon.
- B. The Association is governed by the following:
 - 1. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Millridge Townhouses dated November 7, 1989 and recorded December 13, 1989 under document #89-60679, records of Washington County, Oregon, as amended and supplemented from time to time ("Declaration").
 - 2. Bylaws of the Millridge Homeowners Association, adopted November 7, 1989, including any amendments thereto ("Bylaws").
 - 3. Various resolutions, policies, and house rules adopted by the Board of Directors and maintained in the records of the Association.
- C. The Association is also governed by the Oregon Planned Community Act, ORS 94.550-94.783 and ORS Chapter 65, Nonprofit Corporations, and is subject to provisions of the Federal Fair Housing Act ("FFHA").
- D. ORS 94.630, Sections 6.2 and 6.3 of the Declaration, and Sections 4.1, 4.2, and 4.3 of the Bylaws vest the Board of Directors ("Board") with all of the powers and duties necessary for the administration of the affairs of the Association.
- E. ORS 94.630(1)(a) and Section 4.3(f) of the Bylaws empower the Board to adopt Rules and Regulations.
- F. Section 11.2 of the Declaration prohibits the Association and any Millridge townhouse unit owner ("Owner/s") from, among other things, adding any improvement of any nature whatsoever upon the exterior portion of the lot or Common Area unless such improvements are approved by the Architectural Control Committee ("ACC"). The sole right and duty of the ACC is to make recommendations to the Board which shall be the sole body for making the decisions provided under Article 11, Architectural Standards.
- G. The Board has obtained recommendations from the ACC for the creation of standards and rules pertaining to the installation by an owner/owners of window-mounted air conditioning units ("Window AC Units"), and has taken those recommendations under advisement in adopting the following resolution as the Policy on Air Conditioning Units.

RESOLUTION

IT IS RESOLVED THAT, pursuant to authorities recited above, the Board duly adopts the following rules and regulations regarding air-conditioning units.

1. **PREFERRED TYPES OF AIR CONDITIONING UNITS.** No ACC approval or Board notification is needed for the following two types of air-conditioning units:
 - a. **Central AC Units** that are installed in the private courtyard area of a lot, are not attached to the exterior siding, and are not visible from Common Area.
 - b. **Portable AC Units** that are freestanding and sit inside of a room with venting to the outside through a small vent hose that requires a window opening of less than 6 inches and doesn't protrude beyond or attach to the exterior of the building.

2. **WINDOW-MOUNTED AIR CONDITIONING UNITS.** Air conditioning units that are designed for installation in an open window and protrude to the exterior ("Window AC Units") are permitted subject to the following rules, regulations, and conditions:
 - a. **Owner's Notice to Board.** No Owner shall install a Window AC Unit prior to submitting notice to the Board (directly or through the managing agent) of the intent to install a Window AC Unit. The Notice must include Owner's representation that he/she has read and agrees to the rules and conditions contained in the Millridge Policy on Air Conditioning Units (the "AC Policy").
 - i. The Board shall provide a copy of the AC Policy, together with a form of Notice for Owner's use in complying with this condition, as soon as practical following the Special Board Meeting held May 9, 2018.
 - ii. The Board shall likewise provide a copy of the AC Policy, including a form of Notice as referenced above, in April, 2019 and April of each year thereafter.

 - b. **Installation Date.** Window AC Units shall NOT be installed before the EARLIER of:
 - i. June 1st; or
 - ii. The first day of the year with a temperature of 80 degrees or higher as forecast by a major local news source.

 - c. **Removal Date.** Window AC Units must be removed on or before September 30th.


 - d. **No Damage to Buildings.** Window AC Units must only be installed using "no drilling required" air conditioner support brackets; such brackets do not use screws and will not damage the siding. NO OTHER TYPE OF SUPPORT HARDWARE IS PERMITTED.

 - e. **Window Opening Around Window AC Unit.** Open window area above or beside the Window AC Unit shall be filled with plexi-glass and NOT with plywood, cardboard, or other materials.

 - f. **View of Window from Common Area.** Nothing may be placed immediately behind plexi-glass and visible from common area, with the exception of white or off-white blinds or window curtains.

Adopted this 9th day of May, 2018.

BOARD OF DIRECTORS OF MILLRIDGE HOMEOWNERS ASSOCIATION



Thomas Messecar, Vice-President (as President pro tem)