

MILLRIDGE HOMEOWNERS ASSOCIATION

Resolution of the Board of Directors

Schedule of Fines and Enforcement Remedies

This resolution replaces and supersedes all previous resolutions regarding fines.

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, including amendments, if any; (referred to as "Declaration"); Bylaws dated November 7, 1989, including amendments, if any; and the Oregon Planned Community Act (ORS Chapter 94).
- C. ORS Chapter 94.630; Article 6 of the Declaration; and Article 4 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.
- D. ORS 94.630(n) and Articles 4.3(f) and 7.5 of the Bylaws empower the Board to levy reasonable fines for violations of the Declaration, Bylaws, or Resolutions of the association after giving written notice and an opportunity to be heard.

RESOLUTION

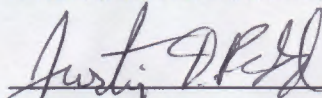
IT IS RESOLVED THAT, pursuant to authorities recited above, the Board duly adopts the following schedule of fines for violation of rules contained in the MILLRIDGE Declaration, Bylaws, Resolutions, and other duly authorized rules and regulations (collectively, "Rules and Regulations").

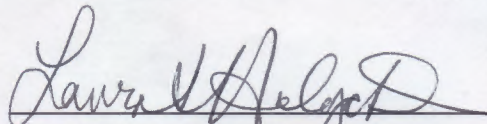
1. **Rules subject to fines.** The escalating schedule of fines described in 2(a) through 2(d), below, applies to violations of the following Rules and Regulations:
 - a. Architectural standards (Declaration, Section XI);
 - b. Rules related to additions, alterations, or improvements (Bylaws 7.2);
 - c. Rules related to Use of Planned Community Property (Bylaws 7.3);
 - d. Any and all other duly authorized rules and regulations.
2. **Escalating Schedule of Fines**
 - a. **First Action on Violation.** A written notice, ("Courtesy Notice") will be sent to Owner. Such notice shall comply with ORS 94.630.
 - b. **Second Action on Violation.** If the violation is not remedied and a hearing is not requested in writing within 7 days of date of Initial Courtesy Notice, another written notice will be sent ("Second Courtesy Notice") and a fine of \$25 per day will be imposed beginning on the 8th day.
 - c. **Third Action of Violation.** If the violation is not remedied within 7 days of the date of the Second Courtesy Notice, a fine of \$50 may be imposed beginning on the 8th day from the date of the Second Courtesy Notice until the violation is remedied.
 - d. **Assessment and Collection of Fines.** Fines imposed in accordance with this resolution will be assessed to the offending Lot* as a Common Expense* and be subject to default remedies contained in Article 6 of the Bylaws.

3. **Repeated violations.** If the same violation that resulted in any of the actions listed above is repeated within 180 days of the Initial Courtesy Notice, the repeated violation will be considered a re-occurrence and continuation of the violation for which notice was previously given. **Action:** A supplemental notice ("Notice of Recurring Violation") will be sent to Owner, and an immediate fine of \$25 per day may be imposed, beginning as of the date of the Notice of Recurring Violation. The daily fine on a repeated violation may increase to \$50 if the violation is not remedied within 10 days of the date of the Notice of Recurring Violation, beginning on the 11th day from the date of the notice.
4. **Rules for which violations may be subject to additional or alternate enforcement remedies, as described specifically in duly authorized Rules and Regulations, include, but are not limited to the following:**
 - a. Parking;
 - b. Damage or Destruction of Common Area;*
 - c. Rental or Leasing of Lots;*
 - d. Use of Common Area.

ADOPTED on the 23rd day of August, 2018

MILLRIDGE HOMEOWNERS ASSOCIATION


Justin Redd, President


Laura Holgate, Secretary

*Terms used as defined in Declaration and amendments.