

**Twenty-One Irvington Condominiums, A CONDOMINIUM UNIT OWNERS ASSOCIATION
RESOLUTION
DRYER VENT MAINTENANCE**

(supersedes all previous rules and resolutions regarding dryer vents)

WHEREAS, ORS 100.405(4), Article 14.3 of the Declaration, and Bylaws Section 7.5 (m), the Board of Directors, acting on behalf of the Association, has the authority to adopt rules and regulations that the Board of Directors may deem to be in the best interest of the the Association, including rules and regulations governing the conduct of persons and operation and use of the units and common elements as it may deem necessary or appropriate.

WHEREAS, Article 3, Section 3.6(n) of the Bylaws authorizes the Board to enforce provisions of the Declaration, Bylaws and rules and regulations.

WHEREAS, Section 7.1(a) of the Bylaws, the responsibility for maintenance and repair of the unit is the responsibility of the individual unit owners.

WHEREAS, the Fine Policy, approved by the Board on March 18, 2015, describes the fine amount and steps taken when a unit owner is in violation of Bylaws and the Twenty-One Irvington Rules and Regulations.

WHEREAS, the Board of Directors believe it is in the best interest of the Association for the Board to adopt reasonable regulations governing maintenance, inspection, cleaning and use of individual unit dryer vent.

WHEREAS, the Board has been advised that built up lint in dryer vents can cause fires, resulting in damage to common elements.

WHEREAS, such damage may result in claims against the Association and expose its insurance policies, causing claims that would result in the Association having more difficulty obtaining insurance at reasonable rates.

NOW, THEREFORE, the Board of Directors adopts the following regulations for the Association, which shall be binding upon all owners and their family members, tenants, occupants, successors, heirs, and assigns who currently or in the future may possess any sort of property interest in a unit within the Condominium, and which shall supersede any current restrictions of record or previously adopted rules on the same subject matter:

1. The Board of Directors resolves that it is the financial responsibility of the owner of each unit where a dryer is installed, to ensure the dryer vent is professionally cleaned every two years (on all even-numbered years).
2. The professional cleaning of the dryer vent must be performed inside the unit at the site of the dryer, as opposed to cleaning only from the building exterior.
3. The unit owner is responsible for providing proof of dryer vent cleaning to the management company by December 31, 2016, and by December 31st on all future even-numbered years.
4. All unit owners who do not comply with this resolution are subject to fines listed in the Association's governing Fine Policy.

ADOPTED BY THE BOARD OF DIRECTORS ON MARCH 09, 2016