

Ashbrook Condominiums Owners Association

Resolution Number 7 – Areas of Maintenance Responsibility & Association Services

WHEREAS Article 11 Maintenance of Common Elements, as described in the Declaration Submitting Ashbrook Condominium to Condominium Ownership, and Article 7.1, Maintenance and Repair of the Bylaws provides descriptions of the areas of maintenance responsibilities for the owner and the Association for the Ashbrook Condominiums Owners Association, a non-profit corporation formed under the laws of the State of Oregon;

AND WHEREAS, the Declaration and Article 3.6, Powers and Duties, of the Bylaws of the Ashbrook Condominiums Owners Association describes the authority of the Association's Board of Directors to administer the business affairs of the Association;

AND WHEREAS, the Board of Directors seeks to more clearly define Association responsibility and owner responsibility in these areas;

NOW, THEREFORE, BE IT RESOLVED THAT, except as otherwise provided in the Declaration and Bylaws for damage or destruction caused by casualty, responsibilities for maintenance, repairs or replacements shall be made according to the "Areas of Maintenance Responsibility" list known as *Attachment A* to this Resolution;

AND BE IT ALSO RESOLVED THAT the cost for repair of damage to items listed on *Attachment A* under Association responsibility that are caused by willful or negligent act on the part of an owner, owner's tenants, lessees, guests, contractors, or similar business invitees shall be born by that owner;

AND BE IT FURTHER RESOLVED THAT all maintenance, repairs and replacements to the general and limited common elements shall be made by the Association and shall be charged to all owners as a common expense. Each owner, however, shall be solely liable for keeping the limited common areas that pertain to his or her condominium and unit in a neat, clean, and sanitary condition;

AND BE IT FURTHER RESOLVED THAT in the event the need for maintenance, repair and services to items listed on *Attachment A* under owner responsibility is not met by the owner in a timely manner, the Association may levy enforcement fines, along with necessary administrative fees, the amount of both to be determined from time to time by the Board of Directors, or a committee so designed by the Board, and all of which will continue until the needed maintenance or repair is satisfactorily completed.

Approved by the Board of Directors June 27, 2006

<u>Area of Responsibility</u>	<u>Description</u>
Association	Painting, staining, maintenance, repair and replacement of roofs, gutters and downspouts, and siding.
Association	Maintenance, repair and replacement of floor slabs, foundations, crawl spaces, columns, beams, girders, supports and bearing walls
Association	Maintenance, repair and replacement of pipes, ducts, chimneys (only the portion extending beyond the roofline of a unit), conduits, wires and other utility installations (up to their respective outlets)
Association	Maintenance, painting, repair and replacement of parking spaces designated as guest parking
Association	Cleaning of the exterior surfaces of all window and door glass
Association	Repair and resurfacing of all streets, driveways and walkways
Association	Maintenance, repair and replacement of fencing
Association	Maintenance, repair and replacement of irrigation systems
Association	Maintenance, repair and replacement of monuments
Association	Maintenance, repair and replacement of mailboxes for the units
Association	Maintenance, repair and replacement of the water quality and storm water drainage system serving the units.
Association	Cutting, pruning, trimming and watering of all landscaping
Owner	Maintenance, repairs and replacement of interior surfaces of its perimeter and bearing walls, floors and ceilings
Owner	Maintenance, repair, and replacement of windows and doors, any plumbing, heating or air conditioning fixtures, telephones, fans, vents, lighting fixtures and lamps, electrical outlets, blinds, garbage disposals, fireplaces, refrigerators, dishwashers, ranges, or other appliances that may be in or connected with such owner's unit
Owner	Maintenance, repair and replacement of outlets of any utility service lines, including water, sewer, electricity or cable television, and of ventilating or air conditioning ducts

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- Owner Smoke detectors/fire alarm sensor units within the condominium units are the responsibility of individual unit owners for service, repair and replacement
- Owner Damage caused by fire, flood, storm, earthquake, riot, vandalism or other causes when not covered by the Association's insurance and subject to insurance deductibles

If not found on the above listing, assume that the responsibility lies with the owner for all other elements within their condominium units.