

Resolution I – Resolution to Create Resolutions

(Revised by the board of directors on October 2, 2017)

WHEREW, Recitals and various Articles of the Declaration of Protective Covenants, Conditions and Restrictions and Easements (Declaration) and the Bylaws (Bylaws) including Article 14, Section 14.3 Powers and Duties, of the Declaration and Article 3, Section 3.7 Powers and Duties, and Article 7, Section 7.5(m), Association Rules and Regulations, describe the general powers, obligations and duties of the Association of Unit Owners of Cottages at Hastings Green, a Condominium (Association), a nonprofit corporation formed under the laws of the State of Oregon (see Articles of Incorporation), and the Oregon Condominium Act, ORS 100.405 and 100.417, provide for the jurisdiction and powers to administer the management affairs of the Association;

AND WHEREAS, Article 3, Section 3.7 Powers and Duties, of the Bylaws delegates and describes the powers and duties of the Board of Directors as necessary for the administration of the affairs of the Association and charges the Board of Directors to manage said affairs;

AND WHEREAS, in order to exercise its powers and duties as efficiently and effectively as possible, the Board of Directors deems necessary the establishment of systematic procedures to reach, record, promulgate, maintain, and administer far-reaching, precedent-setting actions and decisions;

AND WHEREAS, the Board of Directors desires that these procedures be fully open and readily accessible to Association members for effective communication, including the gathering and evaluation of feedback, to serve the Association's purpose to provide for the management, maintenance, protection and preservation of property in the Association, and to promote the health, safety, welfare and other general benefits of its members, along with the Oregon legislature's goals of assuring proper maintenance of the projects so that the investment of the owners and the appearance of Oregon communities are protected;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors shall establish a process of creating and adopting Resolutions as follows:

1. When necessary, a majority of members of the Board of Directors may create a draft of a Proposed Resolution in a format that conforms to the format of existing Resolutions. Alternately, thirty percent (30%) of the unit owners may create a draft of the Proposed Resolution, following the same format, and

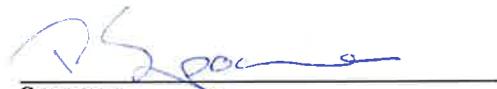
submit it in writing to the Board of Directors, which shall then follow the review process outlined below.

2. A Proposed Resolution shall specifically relate to the long-term governance of the Association, including but not limited to, actions affecting members' rights of enjoyment, members' obligations, and the protection of the equity of the Association and its members.
3. All Proposed Resolutions must adhere to the following guidelines: language should be simple to understand; guidelines should adhere to those that owners would logically and naturally follow; implementation should be cost effective; and safety and security should be generally valued over aesthetics.
4. All Proposed Resolutions should be based on the following principles:
 - a. Maintain the highest possible property values for all homes.
 - b. Encourage residents to consider the impact of their choices on their neighbors and promote livability and the greater good of the community at large.
 - c. Preserve the aesthetic nature of the properties as a whole.
 - d. Observe fiscal responsibility while minimizing costs to individual homeowners whenever possible.
 - e. Foster considerate relations and respect for one's neighbors in dispute resolution.
5. After the initial draft of a Proposed Resolution is created, the Board of Directors shall circulate it to all Association members of record, for their review and constructive comment.
6. Based on the feedback received from the Association members, the initial draft of the proposed Resolution may be revised by the Board of Directors into a Draft Two Proposed Resolution, and then re-circulated to the Association members for their final review and feedback. The re-circulation of revisions for comment is only necessary when the changes substantially affect the rights of owners and/or create more restrictive rules, sanctions or substantive changes to procedures.
7. The Board of Directors shall vote to either approve or disapprove the Final Draft of the Resolution at its next meeting.
8. An enforceable Book of Resolutions shall be maintained by the Secretary of the Board of Directors and made available to all Association members.

9. The Board of Directors may modify, amend or update a previously approved Resolution where the changes are required based on a serious risk to the community and/or community property or when the changes are minor and thus do not have a substantive impact on members. The objective of the Association is to have clearly defined policy Resolutions that provide For a timely, Fair and systematic application of polices on behalf of the community, while at the same time recognizing that circumstances may change and therefore require additional procedures, rules and/or sanctions to meet the needs of the community.
10. The Board of Directors may also adopt administrative Resolutions/procedures that deal with the internal structure and operation of the Association, including but not limited to, responsibilities of committees, financial procedures, and administration of policies and rules. These administrative Resolutions/procedures are not subject to the "Resolution to Create Resolutions" process and procedures.



President
Board of Directors
Association of Unit Owners
of Cottages at Hastings Green, A Condominium
Condominium



Secretary
Board of Directors
Association of Unit Owners
of Cottages at Hastings Green, A

DATED this 2 of October, 2017

