

Section 1.02 - Sample Provision Excerpt (Public Preview)

Policy. No person shall erect, remove, hang signage or alter any building, structure, wall, fence, privacy screen or improvement on any lot or building site without written approval of the Committee.

The Committee does not consider or assume responsibility for the structural integrity, safety features, or building code compliance of the proposed construction.

General land use requirements and building codes are established by Washington County

ISSUE #1 agencies.

2. PLAN SUBMITTAL PROCEDURES

MARKUP #1 ->



MARKUP #1 · MANDATORY RESERVE & DEFICIT DISCLOSURE

BOARD & COUNSEL REVIEW

Sec. 1.02 (p. 5): Reserve provisions omit the mandatory annual reserve study update and 30-year maintenance plan required under ORS 94.595 and ORS 100.175.

Statutory / Legal Reference: ORS 94.595

Statutory Comparison: Under ORS 94.595 and ORS 100.175, the board of directors of every Oregon planned community and condominium association must annually conduct a reserve study or review and update an existing reserve study and prepare an accompanying 30-year maintenance plan for all common property components with an expected life between 1 and 30 years.

CURRENT WORDING IN DOCUMENT:

Policy. No person shall erect, remove, hang signage or alter any building, structure, wall, fence, privacy screen or improvement on any lot or building site without written approval of the Committee. The Committee does not consider or assume responsibility for the structural integrity, safety features, or building code compliance of the proposed construction. General land use requirements and building codes are established by Washington County and other agencies. 2. PLAN SUBMITTAL PROCEDURES

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

The Board of Directors shall annually review and update the Association's reserve study and 30-year maintenance plan for all common property items with an estimated useful life of more than one (1) and less than thirty (30) years.