

# STANFORD TOWNHOMES HOMEOWNER'S ASSOCIATION

## Deck Maintenance Resolution

Authority: ORS 94.630	Powers of the Association
Bylaws Article 6.7.2	Maintenance of Commonly Maintained Property
CC&R 1.8	Definition of Commonly Maintained Property
CC&R 4.3	Owner maintenance Responsibilities
CC&R 4.3.2.1	Association Responsibilities

The Board of Directors of Stanford Townhomes Homeowner's Association adopts this resolution to further define the maintenance and replacement responsibility of Commonly Maintained Property (CMP).

Commonly Maintained Property, as first defined in paragraph 1.8 of the declaration says in part: Commonly Maintained property shall mean the exterior of the buildings (except the windows and doors)...

Declaration 4.3.2.1 Association Responsibilities says in part "The Association shall perform all maintenance, repair and replacement of the exterior surfaces of Homes on Lots, excluding doors and door frames, windows and window frames and skylights and skylight frames (if any), but including without limitation, the following: painting or staining of siding, rain gutters, roofs and chimneys. ..."

Bylaws 6.7.2 Appearance of Lots says "Owners shall keep their Lots and the improvements thereon in good repair, clean, and with painted, stained, or other finished exteriors compatible with the Architectural Standards, the Declaration, and Rules and Regulations. Provided, however, the Association shall have such obligations with respect to the Commonly Maintained Property."

Since the maintenance and replacement of the second story decks and railings is not explicitly described within the governing documents, the board interprets Section 1.8 of the Declaration to also include the second story decks and railings that are above the garage doors and face the interior of the parking lot as "Commonly Maintained Property" and will perform such routine maintenance and replacement when required. The costs of such maintenance and replacement will be borne by every Owner in the Association.

Adopted 10-5-11 N. Neary, S. McCracken, J Ohren.