

# STANFORD TOWNHOMES HOMEOWNER'S ASSOCIATION

## Trim 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."

Whereas the maintenance (including caulking and painting) and replacement of the window trim and all other trim in the Association is not explicitly described within the governing documents, the board interprets Section 1.8 of the Declaration to delineate the term "frame" as referring to the structural portion of a door or window which secures that element into place from "trim" which is an integral elemental portion of the exterior siding, therefore including all exterior window, door and building trim 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 the Association in common.

Adopted 6-26-14 N Butler-Neary, M Mirpourian, S McCracken