

STANFORD TOWNHOMES HOMEOWNER'S ASSOCIATION

Window Air Conditioning Resolution

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| Authority: ORS 94.630 | Powers of the Association |
| Bylaws Article 4.2 | Powers and Duties |
| Bylaws Article 4.3.1 | Upkeep of Common Area |
| Bylaws Article 6.7.1 | Maintenance of Lots |
| Bylaws Article 7.2 | Appearance of Lots |
| CC&R 4.3 | Owner maintenance Responsibilities |
| CC&R 4.20 | Association Rules and Regulations |

The Board of Directors of Stanford Townhomes Homeowner's Association adopts this resolution to restrict the use of Window Air Conditioners and prohibit their installation in any window in the Stanford Townhomes.

"Window Air Conditioners" are defined as those air conditioners that are intended by the manufacturer's installation instructions to be installed in a window. However, the definition does not include stand-alone or portable air conditioners that use a flexible exhaust hose through the window and do not require a separate compressor and fan such as central air conditioners.

The board hereby declares that installed window air conditioners do not create an "attractive condition" as referenced in Article 4.3 of the CC&R's nor a "neat condition" as referenced in Article 7.2 in the Bylaws.

Because Window Air Conditioners do not meet CC&R & Bylaw requirements referenced above, Window Air Conditioners are therefore prohibited in all locations in Stanford Townhomes.

Adopted March 20, 2012 Directors: Nancy Butler-Neary, Jeff Ohren, Susie McCracken