

KC HIGHLANDS HOMEOWNERS ASSOCIATION, INC.

An Oregon Planned Community restricted to residents fifty-five (55) years of age or older.

BOARD OF DIRECTORS RESOLUTION #2013-3

SUBJECT: TRANSFER FEES

PURPOSE: To ensure the appropriate payment of Transfer Fees regarding KC Highland owners who chose to purchase another living unit with the intent of relocating within the KC Highlands.

AUTHORITY: The Declaration, Articles of Incorporation, Bylaws & CC&Rs of the Association, Oregon law, specifically ORS 94 Oregon planned Community Act, and ORS 65 Oregon Non Profit Corporation, and Title VIII of the Civil Rights Act of 1968 (The Fair Housing act) as amended in 1995 (HOPA).

Whereas, Under Section 2 of Article IX of the Declaration, Article V of the Bylaws, and ORS 94.630, the Board of Directors has all of the powers and duties necessary for the administration of the affairs of the Association, except such powers and duties as by law, the Declaration or Bylaws may not be delegated to the Board by the owners;

Whereas, ORS 94.630(1)(a) and Article V, Section 2(a), of the Bylaws empower the Board to adopt rules and regulations;

Whereas, Article XII, Section 1 specifies that each Owner and Occupant shall comply with the Declaration, Bylaws, and rules and regulations adopted thereto.

THEREFORE BE IT RESOLVED THAT:

- I. The Transfer Fee assessed by the Association on each living unit sale is to be paid by the respective buyer.
- II. An existing KC Highlands owner must pay the Transfer Fee resulting from his or her purchase of another KC Highland's living unit with the intent of relocating to that living unit. The board of directors may not waive this obligation on the part of the buyer.

The provisions contained in this document shall be formally reviewed and approved or rescinded by the Board of Directors at the beginning of each successive three (3) year period effective January 2014.

As reviewed and approved by action of the Board of Directors of the KC Highlands Homeowners Association, Inc an Oregon Planned Community restricted to residents fifty-five (55) years of age or older, and Non Profit Corporation.

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By: Maugh Davis Date: 11-13-13
President

Attested: Darlene Whitten Date: 11-13-13
Secretary