

KING CITY HIGHLANDS HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS RESOLUTION #2014-1 Revised August 2019<sup>1</sup>

**SUBJECT: CONDOMINIUM ASSOCIATION STREET-TREE REBATE**

**PURPOSE:** To equalize what the condominium owners and homeowners pay to maintain the street trees in their respective neighborhoods.

**AUTHORITY:** The Declaration, Articles of Incorporation, Bylaws & CC&Rs of the Association, Oregon law, specifically ORS 94 Oregon Planned Community Act, and ORS 65 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(b) of the Bylaws empower the Board to adopt rules and regulations;

**Whereas:** Article XII, Section 1 of the Declaration 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 KC Highlands Homeowners Association shall reimburse the Condominium Association (known as the Highland Part Condominium Association) an amount sufficient to cover the proportional cost of the KC Highlands Homeowner Association private lot street trees.
- II. The amount of the above referenced Condominium Association reimbursement:
  - A. Shall begin in 2014 and be paid to the Condominium Association on an annual basis.
  - B. Shall be an amount equal to \$1,000.00, cumulatively increased each year by an amount equal to the Bureau of Labor & Statistics (BLS) All Urban Consumers West Consumer Price Index (CPI) as calculated and reported for the first six (6) months of the current calendar year
  - C. Shall be paid by the KC Highlands Homeowners Association to the Condominium Association by no later than December 31st of the respective calendar year.

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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<sup>1</sup> August 2019 revisions replaced the previous Consumer Price Index reference which no longer exists with a current viable CPI annual increase reference

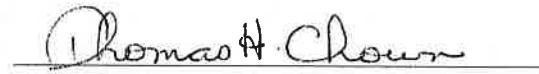
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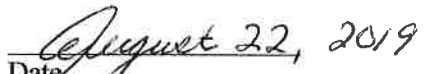
**IT IS FURTHER RESOLVED THAT:**

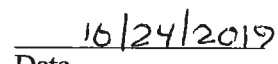
A copy of this resolution shall be sent to all Owners at their last known address.

The undersigned President and BOD Officer certify that this Resolution was approved by the Board of Directors at a Board meeting held on: 06/28/2017, Revised 08/22/2019

  
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President  
King City Highlands Homeowners  
Association, Inc.

  
\_\_\_\_\_  
Secretary  
King City Highlands Homeowners  
Association, Inc.

  
\_\_\_\_\_  
Date

  
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Date