

KING CITY HIGHLANDS HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS RESOLUTION #2014-2

SUBJECT: CMI ACCOUNT SETUP FEE

PURPOSE: To grant permission for the KC Highland Homeowners Association's contract management firm to charge the new owner of an HOA living unit (private lot or condominium) and to an Account Setup Fee.

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 I 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 Association's contract management company, Community Management, Inc. (CMI) shall be authorized, through the duration of the Association's contractual relationship, to charge the owner of a newly acquired living unit (private lot or condominium) an Account Setup Fee.
- II. This Account Setup Fee shall be charged to the new owner as a part of that individual's closing cost and shall be paid by the closing title company directly to CMI as an integral part of the closing (funding) process.
- III. At no time shall the payment/collection of this Account Setup Fee become the responsibility of the KC Highlands Homeowners Association.

IT IS FURTHER RESOLVED THAT:

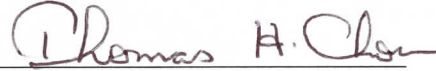
A copy of this resolution shall be sent to all Owners at their last known address.

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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



President
King City Highlands Homeowners
Association, Inc.



Secretary
King City Highlands Homeowners
Association, Inc.

07/09/2017

Date

07/09/2017

Date