

**RESOLUTION OF
THE BOARD AND DIRECTORS OF
RIVERCLIFF ESTATES HOMEOWNERS ASSOCIATION**

The following Resolution is adopted this 19th of February, 1997, by the Board of Directors of Rivercliff Estates Homeowners Association (the "Association")

RECITALS

The Oregon Condominium Act, at ORS 100.405(4)(j) permits the Association, after giving notice and an opportunity to be heard, to levy reasonable fines for violations of the Declaration, Bylaws and Rule and Regulations of the Association.

The Board acknowledges that certain violations of the Declaration, Bylaws and Rule and Regulations of the Association may not be deterred by written notice from the Association or its manager, and some violations may or may not warrant formal legal action.

The Board anticipates that violations may vary widely in their seriousness and their effect on the Association and other owners, so that it would be difficult to establish a single fine for all violations, and that it would be equitable to leave the amount of any fine levied pursuant to this policy to the discretion of the Board of Directors after hearing all the facts and circumstances surrounding the violation.

NOW, THEREFORE, IT IS HEREBY RESOLVED, that the Board shall have the authority to levy fines in an amount not exceeding Fifty Dollars and No/100 (\$50.00) per violation per day for violations of the Condominium Declaration, Bylaws and Rules and Regulations, with the exact amount for each fine to depend upon the facts and circumstances surrounding the violation;

IT IS FURTHER RESOLVED, that the Board shall levy no fine until written notice of the violation has been given to the offending owner or occupant, and until such person has had an opportunity to be heard before the Board of Directors or any committee that the Board may appoint from time to time for such purpose;

IT IS FURTHER RESOLVED, that all fines levied pursuant to this policy shall be deemed common expenses payable solely by the person against whom such fines are assessed and, unless timely paid, shall become a part of any lien that may be filed by the Association against the unit of the offending owner.

IN WITNESS WHEREOF, the undersigned Secretary hereby certifies that the above referenced Resolution was duly adopted by the Association's Board of Directors.

RIVERCLIFF ESTATES HOMEOWNERS ASSOCIATION

By *Una Himes*
Una Himes

Secretary