ASHBROOK VILLAGE
CONDOMINIUM OWNERS ASSOCIATION

AIR CONDITIONER POLICY

Resolution #4

WHEREAS, Section _6.7__ of the Association Declaration grants the general power to create additional rules and regulations for the Association to the Board of Directors,; and

LET IT BE RESOLVED THAT in order to ensure that owners enjoy the use their unit and the rights of other owners shall be respected, the Board of Directors establishes a policy as follows:

1. All air conditioners shall be of an electric interior portable model. This type of air conditioner unit sits inside a unit owner's condominium and is vented to the outside by a flexible tubing.

2. All tubing shall be vented out of each unit owner's condominium through a non-parking area facing window or sliding door.

3. Unit owners are permitted to put only clear plexi-glass spacers in the sliding window frame, no cardboard, wood or opaque material is permitted.

4. No modification of a window, siding or wall structure is permitted without the written permission of the Board of Directors.

5. Any damage done to the window or siding structure by an air conditioner will be repaired at the Unit owner's expense.

Complaint Procedure. If a unit owner is in violation of the air conditioner policy, an offended unit owner should first talk with the unit owner and request correction. If the offense continues, written details should be submitted to the Board of Directors (or Property Manager) explaining the offense, time, place, item(s) description and owner's name and address.

1. Upon receiving a written complaint, the Board of Directors or Property Manager shall promptly notify the unit owner in writing that they can be subject to a fine of $35.00 for each violation of the air conditioner policy and an additional fine $15.00 per day until the violation is remedied.

2. If after 10 days from written notification to the offending unit owner, a second written complaint is received against the owner, the Board of Directors or Property Manager shall fine the unit owner $35.00 per violation of the air conditioner policy and an additional $15.00 per day fine until the violation is remedied. The per day fine shall begin from the date of Board of Directors or Property Manager's receipt of the second written complaint.

Right of Appeal. Appeals must be received in writing by the Board of Directors (or Property Manager) within 10 days after fines being imposed. If the unit in question is leased to a renter, the appeal must be made by the property owner or the property owner's management agent. Once an appeal is received, the Board (or Property Manager) will schedule a meeting as soon as possible and no later than 14 days to review the matter with the unit owner, property owner and/or management agent. No further fining will take place pending the outcome of the appeal. If the Board (or Property Manager) does not schedule a meeting within 14 days as required, the matter may be considered dropped. The unit owner or unit owner's failure to attend the meeting shall be considered acceptance of the fines. The Board's (or Property Manager's) decision on the appeal is final. If the appeal is rejected, fines and other provisions become effective three days following written notification to the property owner. If the appeal is found in the favor of the unit owner, all fines shall be reversed and written complaints against the owner removed from record.

Collection Provision. All fines, costs and expenses necessary to enforce this resolution will be levied against the property owner and shall be an assessment against the owner's property and subject to all lien and collection powers of the Association.

IN WITNESS WHEREOF, the Ashbrook Village Condominium Owners Association has caused this resolution to be executed in its name on the date of _May 17, 2007_. Ashbrook Village Condominiums Owners' Association

By: _____ _____
Tyce W. Nelson, Chairman Shane A. Murray, Secretary

On this __Seventeenth___ day of __May___, 2007, personally appeared Tyce W. Nelson and Shane A. Murray, who being duly sworn in, did say that they are Chairman and Secretary of Ashbrook Village Condominiums Owners' Association, an Oregon non-profit corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors and acknowledged said instrument to be its voluntary act and deed.

Before me:

_____
Notary Public for Oregon
My Commission Expires: 5/23/2010

OFFICIAL SEAL
N A SALBER
NOTARY PUBLIC - OREGON
COMMISSION NO. 406331
MY COMMISSION EXPIRES MAY 23, 2010