

# **BRIDLE SPRINGS HOMEOWNER'S ASSOCIATION**

## **Resolution Regarding Architectural Review Indemnity**

Authority: ORS 94.630

Bylaws Section 4.7

CC&R Section 10.8, 11.3

CC&R Section 4.23, 4.24

CC&R Section 6.1, 6.12

Powers of the Association

Rules and Regulations

Powers of the Association

Adopting Rules and Regulations

ARC Responsibility, Liability

The Board adopts this resolution to require the following provisions to be included with all Architectural Review approvals.

In addition to all costs incurred by the Owner in completing this project, the Owner shall be responsible for any costs incurred by the Association as a result of the work performed on this project, including but not limited to additional expense incurred to obtain and/or record legal documents, conduct required inspections, and to perform maintenance required by the rules of the Association or any governmental agency.

The Owner shall be responsible for all damage to property, injury to persons, and loss, expense, and inconvenience that may be caused by, or result from, the work performed on this project, and from any act, omission, or neglect of the Owner and its contractors and agents.

The Owner shall indemnify, defend (with counsel approved by Association), and hold harmless the Association and its officers, directors, agents, and members from and against all liabilities, damages, losses, claims, expenses (including reasonable attorney fees), demands and actions of any nature whatsoever which arise out of, result from, or are related to (a) any damage, injury, loss, expense, or inconvenience resulting from work done on this project, (b) any accident or occurrence which happens or is alleged to have happened at the project site, (c) any lien filed upon the project or bond claim in connection with the work (whether the lien is filed against the Owner or the Association).

Adopted June 24<sup>th</sup>, 2010

B. Carruth, B. Vanderford, J Bidwell, E Aguinaga