

BRIDLE SPRINGS HOMEOWNERS' ASSOCIATION

Paint and Stain Resolution

Updated August 17, 2023

Authority:	ORS 94.630(1)(a) & (c)	Powers of the Association
	CC&R	
	Bylaws Article 4, Section 4.7	Power of the Association to Promulgate Rules and Regs.
	Bylaws Article 4, Section 4.7	Enter Agreements to Employ Services
	Bylaws Article 4, Section 4.7(o)	Enter into Management Agreements to Delegate
	Declaration Art 4, Section 4.21 & 23	Requirements of Property Owners Maintain Paint & Stain
	Platt of Bridle Springs 2	Recorded February 16, 2006.

The Board of Directors of Bridle Springs Homeowners' Association hereby amends the previous Paint and Stain Resolution dated May 7, 2020, to implement procedures to ensure that all lot or homeowners properly maintain the paint and stain on any building or improvement situated on their lot in Bridle Springs Homeowners' Association.

NOW THEREFORE BE IT RESOLVED that the Board adopt the conditions, requirements and procedures set forth below.

I. PAINT AND STAIN INSPECTION

1.1 Physical Inspections for Properly Maintained Paint and Stain on Any Building or Improvement Situated Upon a Lot. The Board shall ensure that each lot within the boundaries of the Association be inspected by a representative(s) of the Board to certify that the paint and stain on each building and improvement situated upon the lot is properly maintained.

1.2 Inspection Standards. The paint and stain inspector(s) shall look for evidence of fading, chipping, cracking, or any other visible defect or blemish on the paint or stain on any building or improvement situated upon the lot.

II. WRITTEN NOTICE AND HEARING

The HOA Manager shall send a written notice by UPS Letter with proof of delivery to the alleged offending owner's last known address on file with the records of the Association. The letter shall contain information of the alleged paint and stain violation(s) on their lot. The notice shall inform the lot owner that they have one (1) year to repaint the building and/or improve the situation on the lot in need of repairing or staining, or ninety (90) days from the date of notice to request a hearing.

III. FINE AND/OR INJUNCTIVE RELIEF

3.1 First Violation. After the expiration of the ninety (90) day period following the written notice, if the lot owner fails to request a hearing by the Board, the owner has one (1) year from the date of the original notice to repaint the building, building area, and/or improvement in need of repainting or staining. If the owner fails to make the required repairs or improvements before the expiration of the one (1) year period, the Board shall levy a \$750.00 fine to the offending lot owner's assessment ledger. The HOA Manager shall also send a second Notice as outlined below.

3.2 Second Violation. If the required improvements are not made within the one (1) year period, the HOA Manager shall send out a second written notice. If the offending lot owner fails to request a hearing by the Board within ninety (90) days following the second written notice and fails to repaint the necessary building or improvement or make the required improvements, the Board shall levy an additional \$750.00 fine to the offending lot owner's assessment ledger.

3.3. Additional Corrective Action. In addition to the \$750.00 fine levied after the second written notice, the Board may, in its discretion, seek injunctive or any other available equitable relief in the Linn County Circuit Court to require the offending lot owner to paint or stain the necessary building and/or improvement situated upon the lot.

BE IT FURTHER RESOLVED that the Association shall distribute a copy of this Amended Resolution to each unit owner via first-class mail to their last known address on file with the records of the Association.

Originally Adopted: May 7, 2020,

D. Villani, C. Mihaylo

Modified and Adopted: August 17, 2023

J. Logan, M. Louk, K. Deyette, D. Villani