

**RESOLUTION OF THE BOARD OF DIRECTORS
OF
SEXTON PLACE CONDOMINIUMS OWNERS' ASSOCIATION
CONCERNING
INSTALLATION OF AIR CONDITIONING EQUIPMENT**

Whereas, Sexton Place Condominiums Owners' Association (the "Association") is an Oregon nonprofit corporation established to provide for, among other things, the operation, maintenance, repair, and replacement of the Common Elements of the Sexton Place Condominiums (the "Condominium") pursuant to the Declaration and pursuant to the Bylaws; and

Whereas, the Board of Directors of the Association has authority to adopt reasonable rules and regulations under the Bylaws, paragraphs 3.2.5 and 7.30;

Whereas, Unit Owners are prohibited from making structural alterations to Units or making any installation, any change to an installation, or alter any part of the Common Elements with the prior consent of the Board of Directors in writing, pursuant to Bylaws paragraph 7.4; and

Whereas, the Association has recently resolved construction defect issues related to the building envelope and water intrusion issues; and

Whereas, installation of air conditioning units has the potential to affect the Common Elements and penetrate the building envelope, increasing the risk of water intrusion problems for the Common Elements, which are a common responsibility of all members through the payment of assessments to the Association; and

Whereas, installation of air conditioning units has the potential to have aesthetic impacts to the Condominium, affecting the use and enjoyment of the Condominium by the members; and

Whereas, the Board of Directors desires to provide for reasonable regulation of the installation of air conditioning equipment in a manner which protects the interests of the Association and its members as a whole;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. Installation of Air Conditioners Affecting the Common Elements. Owners desiring to install permanent air conditioning equipment serving their Unit and penetrating the Common Elements shall apply to the Board of Directors, in compliance with paragraph 7.4 of the Bylaws, and the Rules and Regulations of the Association regarding submissions for alterations or additions. Installation of permanent air conditioning equipment penetrating the Common Elements shall be conducted by contractors approved by the Board of Directors, and the installation shall be of a type, design, and color that is compatible with the Common Element construction and aesthetics of the development. As a condition of Association consent, the Unit Owner is required to agree to indemnify, defend, and hold the Association harmless from any and all liabilities,

damages, claims, judgments, costs, and expenses (including attorneys' fees) arising out of or relating to the Unit Owner's installation of air conditioning equipment, including, but not limited to, claims by other Unit Owners against the Association for damages to their Units.

2. Window-mounted Air Conditioning Units. Window air conditioners are allowed from May to October. Window air conditioners must be white or beige in color and in good condition. Clear tape and Plexiglas should be used to fill in around the unit. Plywood or cardboard ARE NOT allowed. Air Conditioning unit must be small enough to not need support brackets to be placed under unit. No installation of support brackets will be approved. The Board may require removal if not aesthetically pleasing or noise from unit initiates complaints from neighboring units.

3. Enforcement. The Association may enforce the requirements of this resolution pursuant to the enforcement powers provided in the Rules and Regulations Manual, in addition to any other remedy provided by the Declaration or the Bylaws.

3. Incorporation into Rules and Regulations of Association. The Association President is authorized, in conjunction with the contract management company, to incorporate this resolution into the compiled Rules and Regulations Manual at an appropriate location.

4. Notice to Owners. A copy of this resolution shall be sent to each Unit Owner following adoption.

Dated this 19th day of July ^{MA}, 2010

SEXTON PLACE CONDOMINIUMS OWNERS' ASSOCIATION

By: Nanci Alley
Its: President

Attest: Andrea M. Corrie
Its: Secretary