

HARRISON WEST CONDOMINIUMS OWNERS ASSOCIATION

RESOLUTION PROHIBITING VENDOR INTERFERENCE

WHEREAS, Harrison West Condominium (the "Property") is a Condominium located in the City of Portland, Multnomah County, Oregon. The condominium was established and is governed by the *Declaration Submitting Harrison West Condominiums to Condominium Ownership* (the "Declaration"), recorded May 2, 2006, as Document No. 2006-080487; and *Bylaws of Harrison West Condominium Owners Association* (the "Bylaws"), recorded as Exhibit C to the Declaration.

WHEREAS, "Association" is the Harrison West Condominium Owners Association, an Oregon nonprofit corporation (the "Association") formed by *Articles of Incorporation*, filed May 1, 2006, with the office of the Oregon Secretary of State, Corporation Division.

WHEREAS, Pursuant to Section 3.7 of the Bylaws, the Board of Directors has all of the powers and duties necessary for the administration of the affairs of the Association, except such powers and duties as by law, the Declaration, or Bylaws may not be delegated to the Board by the owners.

WHEREAS, Pursuant to ORS 100.405(4)(a) and Section 7.5(m) of the Bylaws, the Board of Directors ("Board"), on behalf of the Association, may adopt, modify or revoke rules and regulations for the Condominium governing the conduct of persons, and the operation and use of units and the common elements of the Condominium, as it may deem necessary or appropriate in order to assure the peaceful and orderly use and enjoyment of the Condominium.

WHEREAS, Pursuant to ORS 100.405(4)(k) and Section 7.8(c) of the Bylaws, the Board of Directors may levy reasonable fines for violations of the Declaration, Bylaws, and rules and regulations of the Association after notice and an opportunity to be heard, if the fine is based on a schedule of fines adopted by a resolution of the Board.

WHEREAS, The Board finds that one or more owners have habitually harassed, interfered with, and frustrated the work of certain vendors hired to perform services for the Association, including, but not limited to, the Association's management company, and that this harassment and interference has caused the Association to incur certain costs and expenses and contributed to the inefficient operation of the Association.

WHEREAS, The Board finds that it is necessary to adopt rules prohibiting such harassment and interference in order to ensure the continued efficient operation of the Association and the peaceful and orderly use and enjoyment of the Condominium.

NOW, THEREFORE, IT IS RESOLVED that:

1. Association members, condominium unit occupants, and their tenants, guests and invitees are prohibited from engaging in the following activities:

a. Threatening, harassing, speaking to in an obscene manner, or yelling at any contractor, vendor, manager or other person or representative of any company hired to perform services for or on behalf of the Association.

b. Using the telephone, email, or any other form of communication to threaten, harass, or direct obscene language towards any contractor, vendor, manager or other person or representative of any company hired to perform services for or on behalf of the Association.

c. Interference with the duties of any contractor, vendor, manager or other person or representative of any company hired to perform services for or on behalf of the Association.

d. Repeated, unwanted telephone or email communications, after being instructed to cease communications by the vendor or Board, to any contractor, vendor, manager or other person or representative of any company hired to perform services for or on behalf of the Association.

e. Denying or frustrating access to a unit or limited common element to any contractor, vendor, manager or other person or representative of any company hired to perform services for or on behalf of the Association when such ~~access~~ ^{access} is permitted under the Declaration and Bylaws. *DAP*

2. The Association's schedule of fines is hereby amended in order to impose a fine of \$500.00 per occurrence for violation of these rules, plus any actual costs or fees imposed on the Association as a result of the violation. Unit owners will be fined for violations committed by their unit occupants, and their tenants, guests and invitees.

3. The Board, in consideration of all of the facts and circumstances, may provide alleged violators with a warning before imposing a fine for the violation of these rules.

NOW, BE IT FURTHER RESOLVED, that a copy of this resolution shall be sent to all Owners at their last known address.

ATTEST:

Diane D. Perry

Chairperson, Board of Directors

[Signature]

Secretary, Board of Directors

Date: *July 1, 2016*
