

Stephanie Terrace
CONDOMINIUM
Owners' Association
C/O 6107 SW Murray Blvd., #313
Beaverton, OR 97008

Revised: **July 31, 2025**

Realtors, Escrow Officers, Owners, Buyers, & Appraisers:

Congratulations on your incoming listing or sale at Stephanie Terrace Condominiums! We believe that you will find the community very saleable. Please take a moment and review the following items to ensure that your listings are accurate and that you are following the Association's rules. Important information is included in this document that should be disclosed to all Buyers:

1. Nearly all documents for the association can be found at **www.StephanieTerraceCondominiums.com**.
2. Temporary 'For Rent' and 'For Sale' signs are allowed only in the following sizes and locations:
 - a. In the window of the unit being sold or rented, but only one and no larger than 18 inches by 24 inches.
 - b. Outside the building, but only one temporary single post sign, with or without a flyer holder attached. No colonial yard-arm post-style signs are allowed.
 - c. Open house A-board signs are allowed only during the open house and must be removed upon completion of the open house.
3. Garages are not "deeded". Please do not indicate that in the published listing. Garages are assigned through the governing declaration. Contact management to confirm which numbered parking spot(s) is/are assigned to the unit you are selling or purchasing.
4. Visitors and guests may not park in numbered parking spaces. Please direct your guests to park in the spaces marked "Visitor Only", located in the southwest corner of the community. Vehicles that are not parked properly are subject to tow at the owner's expense.
5. Please include the unit number in the RMLS parameter of the published listing.
6. There are currently no special assessments pending in the community and no litigation as of the date of this notice. **If either of these statements should change, this notice will be updated accordingly.**
7. No exotic animals are allowed on the property or in the condominium. Only two (2) indoor domestic dogs or cats are allowed per unit. No animal may exceed 25 lbs. No animal may be kept which has harmed or menaced a human or another animal.
8. Water, sewer, and garbage are included in the monthly HOA fee.
9. Exterior maintenance and management are included in the monthly HOA fee.
10. Fees: There is a \$245.00 Transfer Fee paid by the Buyer at closing when title transfers. There is a \$175.00 Title Demand Fee (each) paid by a Seller at closing. There is a fee of \$350.00 to complete a lender-required condominium questionnaire (each). Questionnaire fees must be paid in advance. There is a \$95 lease review fee for each new tenant. Title Company and Lender requests should be directed to **Manager@FRESHSTARTofOregon.com**.
11. All HOA dues are paid electronically through the Association portal or by ACH drafts. **Payments not made through the portal are subject to a \$15.00 processing fee (i.e., payment by check or BillPay).**

12. Please advise your Buyer's agents to not write a repair addendum asking the Seller to take care of any repairs in the chimneys, attics, crawlspaces, or on exterior siding or decks. The Association is responsible for those repairs. Copies of inspection reports noting deficiencies of these identified items must be forwarded to management and repairs will be scheduled accordingly. **Closings should NOT be contingent upon completion of repairs by a certain deadline.** Some repairs may take several months to get into queue for completion depending on priority of other projects. The Association is willing to provide a statement when approved repairs will be completed at the Association's expense.
13. The roofs were installed in the complex in 2000 and are scheduled to be replaced in phased increments beginning in 2026. Currently, no special assessments are anticipated for the roof replacement project.
14. As of **7/31/2025** the Association ownership is comprised of **87.04%** Owners and **12.96%** Investor-owned. There is no rental cap, however all leases must be approved by the Board of Directors prior to Tenant taking possession of the unit. There is a \$95.00 lease processing fee payable when the lease is submitted for Board approval. The Association is currently FHA/VA approved through **12/1/2025**.
15. As of **7/31/2025** the Association has two delinquent account 0-30 days past due and one delinquent account 30-61 days past due. The total delinquency is **\$1,627.00**.
16. Other questions? Text or email is best. Text to 503-319-5848 or email to:
Manager@FRESHSTARTofOregon.com or visit www.StephanieTerraceCondominiums.com.