

**RESOLUTION OF THE BOARD OF DIRECTORS OF  
STEPHANIE TERRACE CONDOMINIUM OWNERS ASSOCIATION  
REGARDING USE OF ELECTRICITY IN GARAGES**

The following Resolution is adopted this \_\_\_ day of \_\_\_\_\_, 2008, by the Board of Directors of the Stephanie Terrace Condominium Owners Association (the "Association").

**RECITALS**

ORS 100.405(4)(a) permits the Association, to adopt Rules and Regulations for the Association. ORS 100.405(4)(k) permits the Association, after giving notice and an opportunity to be heard, to levy reasonable fines for violations of the Declaration, Bylaws and Rules and Regulations of the Association.

Some owners have been using excessive amounts of electricity for portable heaters to heat their garages in the winter. The Board is also concerned that in the future, individual owners will purchase electric cars and will charge their electric cars through the electrical outlets located in the garages. As the electrical meters for the garages are not individually metered, the Board believes that it is unfair for the Association to pay for the excessive amount of electricity required to heat one or more owners garage units or to charge electric cars. Owners of Units #33 through #44 are exempt from this Resolution because each owner of one of these Units currently pays for the electricity supplied to their assigned garage.

**NOW, THEREFORE, BE IT HEREBY RESOLVED**, that unit owners are prohibited from using their garage outlets for electric heat or to charge electric cars, or any other electric device that uses excessive amounts of electricity. Individual owners may, at their sole expense, contact Portland General Electric and have an individual meter installed if they desire to heat their garages or to charge electric cars, or any other devices that utilize excessive amounts of electricity. In such event, owners will be solely responsible for the electric bills for such use.

**BE IT FURTHER RESOLVED**, that if an owner fails to install a separate meter and continues to use excessive amounts of electricity, the Association may levy fines with respect to all future violations and all existing, current or continuing violations of this Rule. The fine shall be \$250.00 per month for each month or portion of a month that the violation continues. The Board of Directors may change the amount of such fine upon an affirmative vote of a majority of the Board members. All fines levied pursuant to this policy shall be deemed an Association assessment payable solely by the person against whom such fines are assessed and, unless timely paid, such fines shall become a lien against the unit and notice of the lien may be filed by the Association against the unit of the offending owner; and

**BE IT FURTHER RESOLVED**, that fines may be levied by the Board of Directors with respect to all future violations and all existing, current or continuing violations of the Declaration, Bylaws or Rules and Regulations of the Association.

**BE IT FURTHER RESOLVED**, that the Board shall levy no fine until written notice of the violation has been given to the offending owner, and until such person has been given an opportunity to be heard before the Board of Directors or any committee that the Board may appoint from time to time for such purpose, which opportunity shall be taken, if at all, within thirty (30) days from the Board's notice.

**IN WITNESS WHEREOF**, the undersigned Secretary hereby certifies that the above-referenced Resolution was duly adopted by the Association's Board of Directors.

STEPHANIE TERRACE CONDOMINIUM  
OWNERS ASSOCIATION

By \_\_\_\_\_  
Its: Secretary