

**ASSOCIATION OF KING CITY CONDOMINIUM UNIT OWNERS**  
**Resolution of the Board of Directors**

**SPECIAL ASSESSMENT RESOLUTION**

**RECITALS**

- A. Summary. The purpose of this Special Assessment Resolution (“**Resolution**”) is to fund various maintenance items for the common elements of the condominium.
- B. The Association of King City Condominium Unit Owners (“**Association**”) is charged with the operation and management of the King City Condominium, located Washington County, Oregon.
- C. The Association is governed by the following documents recorded on in the records of Washington County, Oregon:
  - 1. *Declaration of Unit Ownership of King City Condominium*, recorded on December 28, 1972 at Book 903, Page 372, as Document No. 6099, including any amendments thereto (“**Declaration**”).
  - 2. *Bylaws of Association of King City Condominium Unit Owners*, recorded on December 28, 1972 at Book 903, Page 427, as Document No. 6100, including any amendments thereto (“**Bylaws**”).
- D. The Association is governed by the Oregon Condominium Act, ORS Chapter 100, and the Oregon Nonprofit Corporation Act, ORS Chapter 65.
- E. ORS 100.417 and Article 4, Section 4.2 of the Bylaws vest the Association’s Board of Directors (“**Board**”), with all of the powers and duties necessary for the administration of the affairs of the Association.
- F. Pursuant to ORS 100.540 and Article 4, Section 4.3(a) and (b) of the Bylaws, the Board is responsible for the maintenance, repair and replacement of the general common elements, and for determining the funding required to do so.
- G. Pursuant to ORS 100.540, the Board may levy special assessments to meet an unexpected or unbudgeted common expense.
- H. Pursuant to the Declaration, common expenses are allocated according to each unit’s percentage interest in the common elements.
- I. The Board has determined after consultation with experts that the condominium requires extensive repairs, including deck replacements, carport repairs, and other common element maintenance. The Board has further determined that the total funding required for these projects is \$204,750.00.

- J. The Board therefore finds it in the best interests of the Association and the unit owners to levy a special assessment of \$204,750.00.

### RESOLUTION

**NOW THEREFORE IT IS RESOLVED THAT**, pursuant to the recitals above, the Board hereby levies a special assessment against each unit as set forth below.

1. **Amount.** The total special assessment being levied against all units is \$204,750.00. Each unit will be assessed as set forth in the table of payments contained in Exhibit A.
2. **Payment.** The Special Assessment is due and payable **December 15, 2024**. The Special Assessment will be deemed delinquent if not paid by **March 15, 2025**.
3. **Additional Special Assessments.** There are no additional special assessments pending at this time. However, in the event the Association encounters a shortfall in funding, the Board of Directors may levy additional special assessments. Payment of the special assessment under this Resolution does not entitle an owner to a release from liability for any future special assessments.
4. **Collection of Unpaid Special Assessments.** All unpaid sums due under this Special Assessment Resolution shall be collected in accordance with the Declaration, Bylaws and any rules and regulations of the Association, including without limitation any Collection Resolution adopted by the Board of Directors. Pursuant to those documents, delinquent owners may be subject to the assessment of late fees, interest, and the costs incurred in collecting the delinquent assessments including, but not limited to attorney fees and costs.

The undersigned Chairperson and Secretary certify that this Resolution was approved by the Board of Directors at a meeting held on: 7 Oct 2024.

Dated: 7 Oct. 2024.

  
Chairperson

Association of King City Condominium  
Unit Owners

  
Secretary

Association of King City Condominium  
Unit Owners

**EXHIBIT A  
Table of Payments**

<b>Bldg - Unit</b>	<b>Undivided Interest</b>	<b>Special Assessment Amount</b>
801-1	0.00848	\$1,736.28
801-2	0.00812	\$1,662.57
801-3	0.01569	\$3,212.53
801-4	0.0119	\$2,436.53
801-5	0.01287	\$2,635.13
801-6	0.01361	\$2,786.65
801-7	0.01422	\$2,911.55
802-1	0.00812	\$1,662.57
802-2	0.00848	\$1,736.28
802-3	0.00848	\$1,736.28
802-4	0.01569	\$3,212.53
802-5	0.01713	\$3,507.37
803-1	0.00887	\$1,816.13
803-2	0.00887	\$1,816.13
803-3	0.01002	\$2,051.60
803-4	0.01002	\$2,051.60
803-5	0.00852	\$1,744.47
803-6	0.00852	\$1,744.47
803-7	0.01648	\$3,374.28
804-1	0.00887	\$1,816.13
804-2	0.00887	\$1,816.13
804-3	0.01002	\$2,051.60
804-4	0.01002	\$2,051.60
804-5	0.00852	\$1,744.47
804-6	0.00852	\$1,744.47
805-1	0.00956	\$1,957.41
805-10	0.00956	\$1,957.41
805-11	0.01044	\$2,137.59
805-12	0.01087	\$2,225.63
805-2	0.00907	\$1,857.08
805-3	0.01087	\$2,225.63
805-4	0.01044	\$2,137.59
805-5	0.00956	\$1,957.41
805-6	0.00956	\$1,957.41
805-7	0.01044	\$2,137.59
805-8	0.01044	\$2,137.59
805-9	0.00956	\$1,957.41
806-1	0.01159	\$2,373.05
806-2	0.01159	\$2,373.05

806-3	0.01159	\$2,373.05
806-4	0.01259	\$2,577.80
807-1	0.01704	\$3,488.94
807-2	0.01704	\$3,488.94
808-1	0.00812	\$1,662.57
808-2	0.00848	\$1,736.28
808-3	0.01091	\$2,233.82
808-4	0.01091	\$2,233.82
808-5	0.01091	\$2,233.82
808-6	0.01091	\$2,233.82
808-7	0.00812	\$1,662.57
808-8	0.00848	\$1,736.28
809-1	0.00927	\$1,898.03
809-2	0.00927	\$1,898.03
809-3	0.01422	\$2,911.55
809-4	0.01422	\$2,911.55
809-5	0.00833	\$1,705.57
810-1	0.00938	\$1,920.56
810-2	0.00896	\$1,834.56
810-3	0.00896	\$1,834.56
810-4	0.00896	\$1,834.56
810-5	0.00938	\$1,920.56
811-1	0.00938	\$1,920.56
811-2	0.00896	\$1,834.56
811-3	0.00938	\$1,920.56
812-1	0.01307	\$2,676.08
812-2	0.01307	\$2,676.08
813-1	0.01142	\$2,338.25
813-2	0.01142	\$2,338.25
814-1	0.01578	\$3,230.96
814-2	0.01578	\$3,230.96
815-1	0.01307	\$2,676.08
815-2	0.00812	\$1,662.57
815-3	0.00812	\$1,662.57
815-4	0.01142	\$2,338.25
816-1	0.01159	\$2,373.05
816-2	0.01159	\$2,373.05
816-3	0.01159	\$2,373.05
816-4	0.01159	\$2,373.05
816-11	0.00887	\$1,816.13
816-12	0.00887	\$1,816.13
816-13	0.00887	\$1,816.13
816-14	0.00887	\$1,816.13
817-1	0.0119	\$2,436.53

817-2	0.0119	\$2,436.53
818-1	0.01648	\$3,374.28
818-2	0.01569	\$3,212.53
818-3	0.01648	\$3,374.28
819-1	0.01307	\$2,676.08
819-2	0.0125	\$2,559.38
819-3	0.01091	\$2,233.82
819-4	0.01142	\$2,338.25

Unit	Address 1
801-1	11545 SW Majestic LN #1
801-2	11545 SW Majestic LN #2
801-3	11545 SW Majestic LN #3
801-4	11545 SW Majestic Ln #4
801-5	11545 SW Majestic LN #5
801-6	11545 SW Majestic LN #6
801-7	11545 SW Majestic LN #7
802-1	15135 SW 116th AVE #1
802-2	15135 SW 116th AVE #2
802-3	15135 SW 116th AVE #3
802-4	15135 SW 116th AVE #4
802-5	15135 SW 116th AVE #5
803-1	11560 SW Crown DR #1
803-2	11560 SW Crown DR #2
803-3	11560 SW Crown DR #3
803-4	11560 SW Crown DR #4
803-5	11560 SW Crown DR #5
803-6	11560 SW Crown DR #6
803-7	11560 SW Crown DR #7
804-1	11550 SW Crown DR #1
804-2	11550 SW Crown DR #2
804-3	11550 SW Crown DR #3
804-4	11550 SW Crown DR #4
804-5	11550 SW Crown DR #5
804-6	11550 SW Crown DR #6
805-1	11490 SW Crown DR #1
805-2	11490 SW Crown DR #2
805-3	11490 SW Crown DR #3
805-4	11490 SW Crown DR #4
805-5	11510 SW Crown DR #5
805-6	11510 SW Crown DR #6
805-7	11510 SW Crown DR #7
805-8	11510 SW Crown DR #8
805-9	11520 SW Crown DR #9
805-10	11520 SW Crown DR #10
805-11	11520 SW Crown DR #11
805-12	11520 SW Crown DR #12
806-1	11470 SW Crown DR #1
806-2	11470 SW Crown DR #2
806-3	11470 SW Crown DR #3
806-4	11470 SW Crown DR #4
807-1	11480 SW Crown DR #1
807-2	11480 SW Crown DR #2

Unit	Address 1
808-1	15100 SW Crown DR #1
808-2	15100 SW Crown DR #2
808-3	15100 SW Crown DR #3
808-4	15100 SW Crown Dr #4
808-5	15100 SW Crown DR #5
808-6	15100 SW Crown DR #6
808-7	15100 SW Crown DR #7
808-8	15100 SW Crown DR #8
809-1	11505 SW Majestic LN #1
809-2	11505 SW Majestic LN #2
809-3	11505 SW Majestic LN #3
809-4	11505 SW Majestic Ln #4
809-5	11505 SW Majestic LN #5
810-1	11575 SW Crown CT #1
810-2	11575 SW Crown CT #2
810-3	11575 SW Crown CT #3
810-4	11575 SW Crown CT #4
810-5	11575 SW Crown CT #5
811-1	11535 SW Crown CT #1
811-2	11535 SW Crown CT #2
811-3	11535 SW Crown CT #3
812-1	11525 SW Crown DR #1
812-2	11525 SW Crown DR #2
813-1	11495 SW Crown DR #1
813-2	11495 SW Crown DR #2
814-1	11520 SW Majestic LN #1
814-2	11520 SW Majestic LN #2
815-1	15200 SW Crown DR #1
815-2	15200 SW Crown DR #2
815-3	15200 SW Crown DR #3
815-4	15200 SW Crown DR #4
816-1	15270 SW Crown DR #1
816-2	15270 SW Crown DR #2
816-3	15270 SW Crown DR #3
816-4	15270 SW Crown Dr #4
816-11	15290 SW Crown DR #1
816-12	15290 SW Crown DR #2
816-13	15290 SW Crown DR #3
816-14	15290 SW Crown DR #4
817-1	15255 SW 116th AVE #1
817-2	15255 SW 116th AVE #2
818-1	15215 SW 116th AVE #1
818-2	15215 SW 116th AVE #2
818-3	15215 SW 116th AVE #3
819-1	11530 SW Majestic LN #1
819-2	11530 SW Majestic LN #2
819-3	11530 SW Majestic Ln #3
819-4	11530 SW Majestic LN #4