

**RESOLUTION OF THE BOARD OF DIRECTORS OF  
RIVER VIEW VISTA ESTATES  
ADOPTED BY UNANIMOUS WRITTEN CONSENT**

The undersigned, constituting of all of the members of the Board of Directors of River View Vista Estates, Inc. an Oregon nonprofit corporation (the “**Association**”), adopt the following resolution in lieu of a meeting.

**RECITALS**

A. The Declarations, Restrictions, Protective Covenants and Conditions for River View Vista Estates (the “**CCRs**”) defines “Areas of Common Responsibility” as the Common Areas and the areas “...within or upon a Lot, the maintenance, repair, or replacement of which is the responsibility of the Association.”

B. Historically, the Association has assumed the responsibility for the maintenance, repair, and replacement of certain exterior features of the Residential Units. On March 11, 2022, the Board clarified by a duly adopted resolution that the “unit deck sub-structures [are] an area of common responsibility [sic].” The Board resolved to add the deck sub-structures to the Reserve Study following an engineer’s evaluation that concluded that the Residential Units’ decks, including the sub-structures, universally need to be replaced as soon as possible.

C. The decks attached to the Residential Units vary in size and extent of sub-structure. Some Residential Units have small or large decks on grade; some have small or large decks on sloping grades; and others have small or large decks on more extreme sloping grades. The decks’ sizes and locations, in respect of height over grade, will significantly impact the cost of their repair and replacement.

D. The Planned Community Act provides that:  
“Unless otherwise provided in the declaration and bylaws, any common expense or any part of a common expense benefiting fewer than all the lots may be assessed exclusive against the lots or units benefited.”

E. The Association’s legal counsel advises the Board that the Board has the authority to treat different owners equitably with regard to allocation of common expenses that benefit lots or units differently. The Board has concluded that because of the differing size and extent of decking and sub-structure for the Residential Units; for allocations of Common Expenses to be equitable regarding decking work and projects, it must form classes for purposes of deck expense allocation.

**RESOLUTION**

**NOW, THEREFORE, THE BOARD RESOLVES:**

1. The Board of Directors establishes “**Decking Unit Classes**” for the purpose of allocating deck sub-structure and decking replacement and repair costs to unit owners based on the decking size and the grade under the decks, both of which factors impact replacement costs.

2. For purposes of allocating Common Expenses for decks, Decking Unit Classes are designated and Residential Units assigned to each Decking Unit Class, as follows:

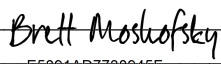
Decking Unit Class	Unit Description; type of deck	Assigned Units
1	Golf Unit, Size A (large) level grade	16, 20, 22, 26, 28, 32
2	Golf Unit, Size B (small) level grade	18, 24, 30
3	Canyon Unit, Size A (large), Height <6'	1, 3, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 19, 51, 55, 57, 61
4	Canyon Unit, Size A (large), Height >6	21, 25, 27, 31, 33, 37, 39, 43, 45, 49
5	Canyon Unit, Size B (small), Height <6'	2, 4, 5, 17, 53, 59
6	Canyon Unit, Size B (small), Height >6	23, 29, 35, 41, 47

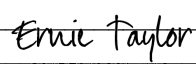
3. Within each of the six Decking Unit Classes, Common Expenses for decking work (including substructures) performed by the Association will be shared equally among the Residential Units in each respective Decking Unit Class.


This consent is executed pursuant to ORS 65.341 and may be executed in counterparts, all of which, when taken together, shall constitute one instrument.


The Secretary of this corporation is hereby directed to file this written consent and the resolution adopted hereby with the Minutes of the proceedings of the Board of Directors.


IN WITNESS WHEREOF, the undersigned have executed this Unanimous Written Consent to be effective as of the date on which the last of the Directors signs below.

DocuSigned by:  
  
E5891AD7738945F...  
 Brett Moshofsky Date: 2/21/2024

DocuSigned by:  
  
C31D7616C8A141C...  
 Ernie Taylor Date: 2/16/2024

DocuSigned by:  
  
7CD00B9383674F4...  
 Fred Duhring Date: 2/16/2024

DocuSigned by:  
  
96AB72612D704D9...  
 Denene Holbrook Date: 2/16/2024

DocuSigned by:  
  
42A4D5179E1B477...  
 Paul Fujimoto Date: 2/16/2024