

MAILED

SCANNED

3/8/11

**ASSOCIATION OF UNIT OWNERS OF RIVERBEND ON THE
WILLAMETTE CONDOMINIUM**

TERMINATION OF SERVICES RULE

WHEREAS ORS 100.405(4)(L) authorizes the Association to adopt rules regarding the termination of utility services paid for out of assessments of the association and access to and use of recreational and service facilities available to unit owners that must provide for written notice and an opportunity to be heard before the association may terminate the rights of any owners to receive such benefits or services until the correction of any violation covered by the rule has occurred; and

WHEREAS ORS 100.405(4)(a) and 100.417(1) confer on the board of directors the authority to adopt such rules and regulations; and

WHEREAS Article 3.7.3 of the Bylaws authorizes the Board to collect assessments for common expenses, and Article 3.7.12 authorizes the Board to enforce by legal means the provisions of the Oregon Condominium Act, the Declaration, the Bylaws, and any rules adopted thereunder;

NOW, THEREFORE,

The Board of Directors adopts the following rule:

The Board may authorize the termination of utility services paid for out of assessments of the association and access to and use of recreational and service facilities available to any unit owners who are delinquent in payment of assessments or in violation of any rule or regulation of the Association. The termination will continue until such delinquency is cured or violation corrected. The Board will provide affected owners not less than seven (7) days prior written notice and an opportunity to be heard before authorizing such termination.