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Harbor Isles

2024-005008

Klamath County, Oregon



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Fee: \$97.00

**Restrictions and Bylaws
Harbor Isles Condominium Association Annual Meeting Date**

The following resolution was passed June 4, 2022 by the members of the Harbor Isles Condominium Association affecting the use of real property described as Harbor Isles Condominiums, Phase 1 Tract 1238 and Harbor Isles Condominiums Phase II Tract 1284, all in Klamath County Oregon, addresses being 2904, 2906, 2908, 2910, 2912, 2014, 2916, 2918, 2920, 2922, 2024 and 2926 Front Street Klamath Falls Oregon and including areas common to or maintained by said Association. Klamath County tax lots affected include 3809-19CB 80011 through 80016 and 3809 19CB 90011 through 90016.

It is hereby resolved: The Annual Meetings of the Harbor Isles Condominium Association owners shall be held each calendar year on a date and at a time and place to be set by the Officers of the Association on a date prior to June 30th of each year.

This Resolution is to be signed by the President and recorded in Records of Klamath County as notice to potential purchase and residents.

This Resolution is supplementary to and does not replace any conditions and restrictions of record nor does it replace other restrictions or other matters affecting ownership of the above described real property, including Association Bylaws and any rules and regulations of record.

I, Richard Fairclo, state that I am the duly elected President of Harbor Isles Condominium Association and affirm that the above resolution was passed by ballot of the homeowners of said Association.

Signed this 18 of June, 2024 [Signature] President
President Harbor Isles Condominium Association

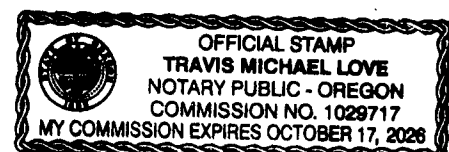
State of Oregon
County of Klamath

On this 18 day of June, personally appeared before me the above named Richard Fairclo as President of the Harbor Isles Condominium Association, and acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS My hand and official seal.

[Signature]
Notary Public for Oregon

My Commission expires: 10/17/2026



**Restrictions and Bylaws
Harbor Isles Condominium Association
Policy Confirmation and Bylaw Amendment**

The following resolution was passed on June 15, 2024 by the members of the Harbor Isles Condominium Association affecting the use of real property described as Harbor Isles Condominiums, Phase 1 Tract 1238 and Harbor Isles Condominiums Phase II Tract 1284, all in Klamath County Oregon, addresses being 2904, 2906, 2908, 2910, 2912, 2014, 2916, 2918, 2920, 2922, 2024 and 2926 Front Street Klamath Falls Orgon and including areas common to or maintained by said Association. Klamath County tax lots affected include 3809-19CB 80011 through 80016 and 3809 19CB 90011 through 90016.

- The terms "Association" and "HICOA" are references to Harbor Isles Condominium Association. - The term "Board" is a reference to Board of Directors of Harbor Isles Condominium Association

-It is recited that the following Policies were passed by the Board of HICOA, in anticipation that the Homeowners of Association would consider adoption, including Bylaw amendments, and the Policies and Bylaw Amendments were duly passed by the Howeowners at its annual meeting June 15, 2024.

It is hereby resolved the following Policies, Rules and Amendments are adopted:

Policy/Rule regarding security cameras.

The Board will not require removal of standard security cameras installed on the outside of the Association's buildings provided such cameras are properly installed in a manner that does not intrude on the privacy of occupants within other units.

Policy/Rule regarding plantings:

Owners may not remove plants from common areas without permission of the Board of Directors, and shall not interfere with the propagation of such plants. Owners may propagate attractive plants in limited common areas in proximity to such Owner's condominium unit. Such propagated plants may include bulbs, annuals or for food production, providing the plants are maintained and attractive. If any other owner objects to such propagation, such owner may discuss objections with the propagator. In the event the propagation is not agreed, the matter shall be presented to an arbitrator appointed by the Board, or if such arbitrator has not been chosen, then the arbitrator shall be any Board member, or person agreed to by the disputing parties. The arbitrator's decision shall be final. The Board of Directors may issue fines against either party as deemed appropriate by the arbitrator.

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Policy/Rule regarding landscaping oversight:

The Board, or person designated by the Board, shall have oversight of contractors and employees of the Association. No other owner or person may oversee, interfere with, or issue orders to Association employees or contractors.

Policy/Rule regarding occupant insurance:

Recognizing the general rule that the Association is not responsible for damages or repair of occupant personal property or anything "inside the paint," Owners are encouraged to maintain personal property and other appropriate Owner insurance, and Owners are also encouraged to require any tenants maintain Tenant insurance for property and liability.

Policy/Rule regarding Conduct:

It is the Policy of the Association to encourage helpful and pleasant interactions of owners, occupants and visitors. It is recognized that civil and criminal action may be taken by Association and individuals for certain actions, including but not limited to, destruction of property and threatening or abusive behavior.

Policy/Rule regarding Condominium Unit entry:

Owners shall promptly provide access or entry to the Association and its agents for inspecting and construction for Association maintenance, for inspection of floor loads and load-bearing walls, and remove violations therefrom. Emergency access by the Association is allowed, if necessary, to prevent immediate damage to the Association property, such as in the event of fire, life threatening circumstances or natural disasters.

Policy/Rule regarding smoking:

Smoking of any substance shall be in such a manner that confines all smoke to the interior of condominium unit being used by the Owner's residence or being used by a tenant's apartment and smoke shall not be permitted to drift about the common area premises, including to other condominium units or deck areas. In the event that this Policy is violated, then the Association shall take action to ban smoking anywhere on the premises.

Policy/Rule regarding Garage Door Opener pads:

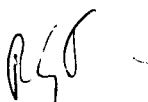
The Board will not require removal of standard garage door openers installed on the outside of the Association's buildings provided such openers are properly installed.

Policy/Rule regarding old satellite dishes:

Television and data receivers no longer utilized are to be removed by the unit's owner in a professional manner so as not to leave punctures in roofing and/or siding.

Amendment:

To the extent any of the above Policies are in conflict with prior Bylaw or formative documents, of HICOA, then Policies and Rules contained herein are considered controlling as Bylaw or document amendments.



This Resolution is to be signed by the President and recorded in Records of Klamath County as notice to potential purchase and residents.

Except that conflicts with prior Bylaws are to be interpreted that the wording herein controls, this Resolution is supplementary to and does not replace any conditions and restrictions of record nor does it replace other restrictions or other matters affecting ownership of the above described real property, including Association Bylaws and any rules and regulations of record.

I, Richard Fairclo, state that I am the duly elected President of Harbor Isles Condominium Association and affirm that the above resolution was passed by ballot of the homeowners of said Association.

Signed this 18th of June 2024

[Signature]
President Harbor Isles Condominium Association

State of Oregon
County of Klamath

On this 18 day of June, personally appeared before me the above named Richard Fairclo as President of the Harbor Isles Condominium Association, and acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS My hand and official seal.

[Signature]
Notary Public for Oregon
My Commission expires:
10/17/2026

