

2025-004424

Klamath County, Oregon

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234



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06/10/2025 01:04:32 PM

Fee: \$92.00

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Recording Office

After recording return to:

ORS 205.234(1)(c)

Linda Weider
4865 Sunset Ridge Rd
Klamath Falls, Or. 97601

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

Plumbing Addendum to Harbor Isles
Condominium Bylaws

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

Harbor Isles Condominium Owners

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

Ø

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$

Other:

5. Send tax statements to:

ORS 205.234(1)(e)

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

☐

FULL

☐

PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant:

ORS 205.234(1)(f)

\$

8. Previously recorded document reference:

2017-8234, 8233, 8232

9. If this instrument is being re-recorded complete the following statement:

ORS 205.244(2)

"Rerecorded at the request of _____

to correct _____

previously recorded in book _____ and page _____, or as fee number _____."

+A meeting of the owners of Harbor Lights Condominium Association was duly noticed and properly held on April 26, 2025. The owners had opportunity to review in advance and motion was made and passed adopting the following summary of water delivery and drainage facilities. It is /intended for use as reference by insurance, the Board of Directors and Owners to assist prompt resolution of possible problems.

Regarding HICOA water handling pipes, drains and damages, the Association, the division of responsibility between individual owners and the Association shall be as follows:

SUMMARY:

Owners shall be responsible for pipe bursts, leaks and water damage if such water source is from:

- Internal delivery drain pipes, such as under sinks and within internal walls.
- Drain pipes at the shower drains, including J and connections to drains beneath units.

Association shall be responsible for pipe bursts, leaks and water damage if such water source is from:

- All water deliver and drain pipes from Front Street to the Units and delivery and drain pipes beneath each unit.
- All water vertical delivery water pipes and vertical drain pipes which connect to the horizontal pipes beneath each unit.

DETAILS

Background:

In prior years the HOA Board has needed to deal with questions regarding plumbing repairs in the crawl spaces beneath the condos. The HOA documents are often unclear so the purpose of this Addendum is to bring clarity, at least guidance, as to what repairs are deemed HOA Expenses versus repairs that are deemed Homeowner Expenses.

Generally, the HOA is responsible for any/all 'Common' elements, while Homeowners are responsible for repairs specific to their property. This includes plumbing components located in crawl spaces.

All plumbing components can be classified as either "Supply Lines" (e.g. supply lines supply water to fixtures) or "Drain Lines" (e.g. drain lines move water/waste from fixtures away from the property).

Both Supply Lines as well as Drain Lines do break, develop cracks due to settling or freezing, experience leaking seals and/or joints, experience rust-caused leaks, etc... Repairs are generally completed by a licensed plumber and sometimes repair costs are low (e.g. under \$250 and other times costs can exceed \$1000) while other times costs can be more expensive.

Naturally, Homeowners would like the HOA to pay for all crawl space related plumbing expenses; however, many plumbing components are unit-specific (hence not "common") so these costs must be absorbed by the Homeowner.

Determining "Common" versus "Unit-Specific" has been challenged over the years, so this Addendum seeks to bring clarity to where responsibilities lay.

Addendum:

Item(s) deemed "Common" and thus repair costs will be absorbed by the HOA, include:

1) Main 4" (Black ABS Plastic or Galvanized Steel) Sewer Drain Line (these pipes runs horizontally under all units, are often at or slightly below grade, and are common sewage drain lines to multiple condo units as they move sewage out to the street),

2) Main Water Supply Line(s) into each condominium building. This includes the main water line(s) which serve the sprinkler system. It also includes main water lines from the Meter (at the street) back into and under the buildings.

HICOA Plumbing Addendum

Items deemed "Unit Specific" and thus repair costs will be absorbed by the Homeowner, include:

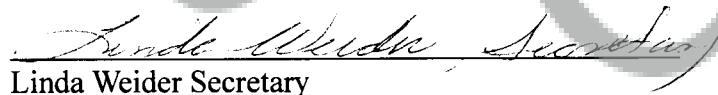
SUPPLY LINE LEAKS:

- * Kitchen Sink -- Hot or Cold Line
- * Bathrooms:
 - Toilet Supply Lines
 - Sink Hot or Cold Supply Lines
 - Shower / Tub Hot or Cold Supply Lines
- * Cloths Washing Machines: Hot or Cold Supply Lines
- * Dish washing Machines: Hot or Cold Supply Lines
- * Refrigerator Ice Cube Supply Line

DRAIN LINE LEAKS:

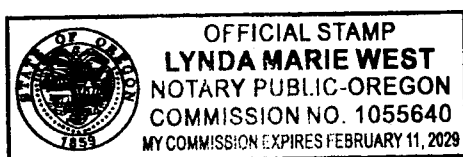
- * Kitchen Sink
- * Bathroom Sinks
- * Bathroom Showers / Tubs
- * Cloths Washing Machine Overflow Line
- * Dish Washing Machine Overflow Line
- * Bathroom Toilet Wax Rings

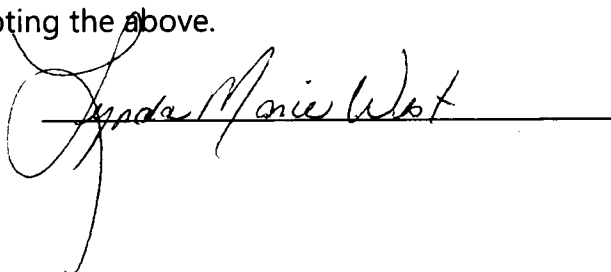
This Addendum supersedes any / all other language related to plumbing leak responsibilities.


Linda Weider Secretary

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 10 day of June, 2025, the above named Linda Weider, who stated she was at all material times the Secretary of Harbor Isles Condominium Association and acknowledged the foregoing instrument to be her voluntary act and deed and that the motion duly passed adopting the above.







Notary Public for Oregon

My Commission expires: 2-11-2029

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Unofficial
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