



Murrayhill Woods COA

6107 SW Murray Blvd., #313
Beaverton, OR 97008
503-524-6000
Manager@MurrayhillWoods.com

MURRAYHILL WOODS CONDOMINIUMS 2020 OWNER PACKET

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**IMPORTANT DOCUMENTS ENCLOSED!
PLEASE REVIEW CAREFULLY.
NOTICE OF DUES INCREASE ENCLOSED.**



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YEAR-END SUMMARY

- Your Board of Directors adopted a 2020 budget at the October 2019 board meeting. It is the result of a proposed budget presented by Management along with the review and input of each of the Board members.
- The 2020 overall increase is 2.96%. This is slightly increased from the 2.53% increase in 2019 and down from 4.77% increase in the 2018 budget. Reserve contributions will progress as defined in the 30-year Reserve Study. The Associations Reserve Funds are adequately in place to complete projected repairs identified in the Reserve Study and 30-year Maintenance Plan.
- The combined operating and capital reserves for the 2020 budget is \$621,532 – compared to \$603,145 in 2019.
- Based on 2019 expenses, the Board approved the Budget expense categories as follows:

Ground & Maintenance Repair.....	+ 0.00%
Building Repairs & Maintenance.....	+19.17%
Utility Expenses.....	+ 1.57%
General Operating Expenses	- 2.13%

The above percentages are based on the needs from actual spending in 2019 and trends that are expected in 2020.
- Grounds and Maintenance remained level because the Association is doing well with keeping up on the grounds maintenance and irrigation system on an annual basis. Sidewalk repairs and tree maintenance will continue to be needed and performed on an ongoing basis.
- Building Repairs and Maintenance increased largely due to water main repairs, increases in pool & spa maintenance costs, and increases in electrical repairs throughout the community. The closure of the spa for the winter continues to save the Association approximately \$5,000.00 in costs annually over years past when the spa remained open during the winter.
- The Association did very well with utility expenses again this year coming in very close to the budgeted amount. This is a big benefit for the Association because the Utility Expenses account for 31.26% of the entire budget. Several significant repairs were made in 2019 that involved water main breaks. **Please continue to notify management immediately if your toilets are running, or if you are aware of any other plumbing leaks or drips.** Garbage expenses are up slightly due to an increase by Waste Management but are still down significantly from years past because of more efficient onsite management of dumpster areas. Electricity decreased partially due to the new LED lights installed in the carports.
- There was a decrease in General Operating Expenses. The decrease is due to reduced legal expenses and more electronic communications with less postage and clerical expenses.
- The Board and Management continue to manage collections & delinquencies very effectively. As of November 30, 2019, there are zero delinquent accounts to report.
- After the thorough remodel of the Reserve Study and 30-year Maintenance plan in 2018, the 2019 Reserve Study added many components that will continue to improve the community over the next 30 years. The reserve funding is solid and there is no anticipated need for any special assessments in order to proceed with the needed maintenance.

- All Owners are now paying their COA dues online through the portal at www.PayMHW.com. On September 1, 2019 Management became paperless and no longer accepts paper check or bill pay checks. The result is a higher level of security and timeliness of payments. Monthly recurring payments can be set up to post on any day between the 1st of the month, and the 10th of the month to avoid late fees. Additionally, maintenance requests can also be submitted from this portal. Management is happy to help you set up or process payments.
- The Association website at www.MurrayhillWoods.com continues to grow with an abundance of information about the Association. You can now download most documents directly from the website for free. Unlike most Associations who charge for documents through services like CondoCerts, Murrayhill Woods provides access to documents at no charge to Owners, or prospective Buyers.
- Many covered carports that remained assigned to the Association are still available to lease. If Owners or Residents find the need for an additional covered carport parking spot, there are still several available for \$40.00 per month. Leases are month-to-month and can be terminated with 30-day notice. All available covered carports are along the main drive path of 146th Ter.
- The Association implemented a parking plan in 2018 which enforces Section 6.2 of the Governing Declaration. The parking plan and required registration of vehicles has helped to resolve many complaints about the shortage of open parking spots.
- **Vehicle registration is required on an annual basis. Owners and their Tenants are required to update their vehicle information no later than the 15th of January. Section 6.2 of the Governing Declaration requires that “Occupants of all Units shall register their vehicles with the Board of Directors, or its designee (Management). Vehicles shall be limited to cars, pick-ups, regular size sports utility vehicles and motorcycles”. Failure to register a vehicle prior to January 15th may result in a fine being assessed to your unit as defined in the Enforcement Resolution. Vehicles must be designated to the parking space(s) assigned to the unit. If you have more than one vehicle and only one assigned spot, you must designate which vehicle will be required to park in your assigned spot. Designated vehicles are prohibited from parking in public use parking spots. A vehicle registration sheet is included in this packet and must be returned to management prior to January 15th. All Resident vehicles, whether designated or not, must display a decal permit to be parked on the premises. Vehicles without decal permits that remain in a parking spot more than 24 hours will be subject to tow at the Owner’s expense.**
- The Board is happy to announce that there are no pending special assessments, pending litigation, or any other areas of concern as of the end of 2019.

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Murrayhill Woods 2020 Annual Budget							
(Final 10/28/19)							
Revenues:	% of Budget	2017 Budget	2018 Budget	2019 Budget	2020 Budget	Variance	% Change
Assessment Income		359,207.00	365,800.00	381,075.00	395,025.00	13,950.00	3.53%
Reserve Income		201,877.00	222,070.00	222,070.00	226,507.00	4,437.00	1.96%
Capital Contribution		0.00	0.00	0.00	0.00	0.00	0.00%
Fee Income		0.00	0.00	0.00	0.00	0.00	0.00%
Interest Income		0.00	0.00	0.00	0.00	0.00	0.00%
Key Income		0.00	0.00	0.00	0.00	0.00	0.00%
Late Fee Income		0.00	0.00	0.00	0.00	0.00	0.00%
Parking Income		0.00	0.00	0.00	0.00	0.00	0.00%
Violation Fee Income		0.00	0.00	0.00	0.00	0.00	0.00%
TOTAL INCOME.....		561,084.00	587,870.00	603,145.00	621,532.00	15,275.00	2.96%
Expenses:		2017 Budget	2018 Budget	2019 Budget	2020 Budget	Variance	% Change
Landscape Contract - Base		29,500.00	29,000.00	29,500.00	29,500.00	0.00	0.00%
Landscape Services (Additional)		3,500.00	5,000.00	5,000.00	6,000.00	1,000.00	16.67%
Irrigation		0.00	4,500.00	4,000.00	3,000.00	-1,000.00	-33.33%
Snow removal contracts		1,000.00	2,500.00	2,000.00	2,000.00	0.00	0.00%
Total Ground & Maintenance Repair.....	6.71%	34,000.00	41,000.00	40,500.00	40,500.00	0.00	0.00%
Cleaning Service		4,300.00	4,500.00	4,750.00	4,800.00	50.00	1.04%
Electric Lamping/Ballast - R&M		7,300.00	7,500.00	6,000.00	8,300.00	2,300.00	27.71%
Exterior Roof R&M		14,000.00	5,000.00	0.00	0.00	0.00	0.00%
Fire & Life - R&M		500.00	625.00	625.00	650.00	25.00	3.85%
General Bldg. - R&M		23,000.00	25,615.00	25,000.00	26,750.00	1,750.00	6.54%
Pest Control Services		1,800.00	2,000.00	2,000.00	1,000.00	-1,000.00	-100.00%
Plumbing R&M		3,584.00	4,000.00	4,000.00	10,000.00	6,000.00	60.00%
Pool Maint. Contract		6,300.00	4,000.00	5,500.00	8,200.00	2,700.00	32.93%
Pool Maint. & Supplies		3,400.00	3,500.00	3,000.00	3,900.00	900.00	23.08%
Pool Chemical Reads		3,750.00	2,200.00	3,600.00	3,900.00	300.00	7.69%
Exercise Equipment Maint.		250.00	250.00	250.00	200.00	-50.00	-25.00%
Total Building & Repairs & Maintenance.....	9.07%	68,184.00	59,190.00	54,725.00	67,700.00	12,975.00	19.17%
Garbage & Recycle (Waste Management)		22,500.00	24,250.00	27,500.00	28,000.00	500.00	1.79%
Garbage & Recycle (On-Site Management)		2,500.00	3,750.00	5,800.00	6,500.00	700.00	10.77%
Electricity - Common Area		6,000.00	7,000.00	7,300.00	7,000.00	-300.00	-4.29%
Gas		1,400.00	700.00	1,250.00	1,250.00	0.00	0.00%
Telephone/Cable/Internet Basic Service (Comcast)		1,500.00	1,725.00	1,700.00	1,800.00	100.00	5.56%
Water/Sewer (6% anticipated increase, City of Beaverton >July)		149,000.00	145,000.00	145,000.00	147,000.00	2,000.00	1.36%
Utility Expenses.....	31.26%	182,900.00	182,425.00	188,550.00	191,550.00	6,125.00	1.57%
Audit Fees		2,400.00	2,400.00	2,400.00	2,400.00	0.00	0.00%
Bank Charges		673.00	1,300.00	750.00	325.00	-425.00	-130.77%
Copy/Fax		900.00	1,300.00	1,700.00	1,000.00	-700.00	-70.00%
General Liability Insurance		26,000.00	29,000.00	35,000.00	36,750.00	1,750.00	4.76%
General Office Expenses		600.00	750.00	750.00	1,600.00	850.00	53.13%
Legal Fees		3,000.00	7,500.00	5,000.00	2,000.00	-3,000.00	-150.00%
Licenses/Fees/Permits		1,000.00	1,000.00	1,000.00	1,100.00	100.00	9.09%
Management Fee - Base		38,250.00	38,285.00	39,600.00	39,600.00	0.00	0.00%
Postage		550.00	900.00	1,100.00	500.00	-600.00	-120.00%
Reserve Study Fee		750.00	750.00	1,000.00	1,000.00	0.00	0.00%
Taxes - Property (113 Parking Units)		0.00	0.00	9,000.00	9,000.00	0.00	0.00%
Operating Expenses.....	16.13%	74,123.00	83,185.00	97,300.00	95,275.00	-2,025.00	-2.13%
Total Ground, Building, Utility, & Operating.....	63.18%	359,207.00	365,800.00	381,075.00	395,025.00	13,950.00	3.53%
Reserves.....	36.82%	2017 Budget	2018 Budget	2019 Budget	2020 Budget	Variance	% Change
		201,877.00	222,070.00	222,070.00	226,507.00	4,437.00	1.96%
Calculated Expenses Plus Reserves.....	100.00%	561,084.00	587,870.00	603,145.00	621,532.00	18,387.00	2.96%
2019 Annual Budget (final).....					621,532.00		

	2019		2020				
Murrayhill Woods 2019-2020 Fee Allocations	Operating %		Operating %				
<i>Unit Breakdown</i>	0.63		0.64		2020	2020	2020
(Final 10/28/19)	2019		2020		Operating	Reserves	Total
	Reserve %		Reserve %		Amount	Amount	Budget
	0.37		0.36		395,025.00	226,507.00	621,532.00
	2019	2019	2019	2020	2020	2020	Monthly
	Total	Operating	Reserves	Total	Operating	Reserves	Difference
1 Bedroom, 1 Bath, Upper 753 sq. ft. Unit....	250.00	158.00	92.00	257.00	163.00	94.00	\$7.00
2 Bedroom, 2 Bath, Lower 884 sq. ft. Unit....	293.00	185.00	108.00	302.00	192.00	110.00	\$9.00
2 Bedroom, 2 Bath, Upper 884 sq. ft. Unit....	294.00	186.00	108.00	303.00	193.00	110.00	\$9.00
2 Bedroom, 2 Bath, Lower 971 sq. ft. Unit....	321.00	202.00	119.00	330.00	210.00	120.00	\$9.00

NOTICE

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- This packet serves as your notice of increase in monthly COA dues beginning January 1, 2020.
- If your payment is auto drafted via the PayMHW.com portal, unless we hear differently from you, your monthly payment will automatically be adjusted for your January payment.
- **AS OF SEPTEMBER 1, 2019, PAPER CHECKS ARE NO LONGER ACCEPTED FOR PAYMENT OF HOA DUES. PLEASE LOG INTO THE HOA PORTAL AT www.PayMHW.com TO MAKE PAYMENTS ELECTRONICALLY.**
- Payment coupons will not be provided as they are not necessary to make your monthly COA payment. Monthly statements are emailed out on the 1st of each month, and receipts are delivered electronically as soon as your payment posts to your account.
- Please follow this guide for your new monthly COA payment beginning January 1, 2020:
 - If your monthly dues were \$250.00 in 2019, your new monthly payment is \$257.00
 - If your monthly dues were \$293.00 in 2019, your new monthly payment is \$302.00
 - If your monthly dues were \$294.00 in 2019, your new monthly payment is \$303.00
 - If your monthly dues were \$321.00 in 2019, your new monthly payment is \$330.00
- ✓ Remember that Owners are required to provide evidence of Owner’s Insurance policies naming **Murrayhill Woods COA** as an “additional interest”. If you have not already done so, please contact your insurance carrier and give them the following information as an added endorsement:

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- ✓ Remember that if you are leasing your Unit, you are required to provide a copy of your lease and evidence of the Renters insurance policy in place for the unit. Leases or lease updates should be emailed to Manager@FRESHSTARTofOregon.com.

MURRAYHILL WOODS CONDOMINIUM ASSOCIATION
MAINTENANCE PLAN & RESERVE STUDY
WITH VISUAL SITE INSPECTION
Year Built: 1986

Prepared by:

FRESH START
REAL ESTATE INC.
Sellers. Buyers. Property Management.
503-319-5848 Cell-Text-MMS/SMS

Revised: 10/25/2019

Description	Year	Serv.	Rep.	Adj.	Rem.	Units	Cost	Current	Previous	Revision	Expenditures	Proj. Balance	Act. Balance	Year
Painting - Siding & Trim	2013	2006	10	0	10	1	101,123.00	101,123.00	0.00	101,123.00				
Window Replacement	2013	1986	30	1	29	1	354,841.00	354,841.00	0.00	354,841.00	455,964.00	747,523.67	518,303.89	(2013)
Painting - Siding & Trim	2014	2006	10	0	10	1	32,905.00	32,905.00	0.00	32,905.00				
Pool Pump - Replacement	2014	1986	10	0	10	1	1,249.00	1,249.00	0.00	1,249.00				
Window Replacement	2014	1986	30	0	30	1	160,326.00	160,326.00	0.00	160,326.00				
Spa Pump - Replacement	2014	1986	10	0	10	1	1,965.00	1,965.00	6,751.00	-4,786.00	196,445.00	455,167.89	457,593.72	(2014)
Spa Cover - Replacement	2015	2012	3	0	3	1	495.00	495.00	600.00	-105.00	495.00	610,327.72	598,821.19	(2015)
Activities Building - Office Equipment	2016	1986	10	20	-10	1	3,492.92	3,492.92	3,934.00	-441.08				
Barkdust Replacement	2016	2013	3	0	3	1	4,143.28	4,143.28	4,800.00	-656.72				
Concrete - Power Washing	2016	1986	5	25	-20	1	4,286.22	4,286.22	7,538.00	-3,251.78				
Concrete - Replacement Partial (sidewalks)	2016	1986	30	0	30	1	6,450.00	6,450.00	0.00	6,450.00				
Insurance Deductible	2016	2013	1	0	1	1	5,000.00	5,000.00	5,000.00	0.00				
Landscaping - Renovation	2016	2003	10	3	7	1	19,112.89	19,112.89	9,000.00	10,112.89				
Pool Furniture - Replacement	2016	2013	2	1	1	1	1,242.00	1,242.00	800.00	442.00				
Roof & Gutter - Replacement - 2016 Ph-1	2016	1986	30	0	30	1	197,810.00	197,810.00	258,758.00	-60,948.00				
Spa Heater Replacement	2016	1986	15	15	0	1	4,953.00	4,953.00	5,401.00	-448.00	246,490.31	534,202.88	540,081.49	(2016)
Barkdust Replacement	2017	2017	3	0	3	1	2,981.00	2,981.00	0.00	2,981.00				
Building Envelope Inspection	2017	1986	25	5	20	1	11,100.00	11,100.00	10,250.00	850.00				
Concrete - Replacement Partial (sidewalks)	2017	1986	30	0	30	1	6,900.00	6,900.00	0.00	6,900.00				
Pool Cover Replacement	2017	1986	10	0	10	1	950.00	950.00	0.00	950.00				
Roof & Gutter - Replacement - 2017 Ph-2	2017	1986	3	1	2	1	214,499.00	214,499.00	258,758.00	-44,259.00	236,430.00	505,529.41	623,000.44	(2017)
Activities Building - Furniture	2018	1986	10	0	10	1	3,489.28	3,489.28	5,245.00	-1,755.72				
Barkdust Replacement	2018	2018	3	0	3	1	938.00	938.00	0.00	938.00				
Chimney Inspections & Cleaning	2018	2015	3	0	3	175	45.35	7,936.25	0.00	7,936.25				
Exterior Lighting Fixtures - Replacement	2018	1986	15	15	0	350	142.36	7,409.52	7,410.00	-0.48				
Pool Furniture Replacement	2018	2018	15	0	15	1	1,576.24	1,576.24	5,729.50	-4,153.26				
Pool Heater Replacement	2018	2018	15	0	15	1	5,729.50	5,729.50	5,729.50	0.00				
Roof & Gutter - Replacement - 2018 Ph-3	2018	1986	30	2	28	1	242,336.03	242,336.03	258,758.00	-16,421.97				
Siding & Trim, Wood - Replacement 2018	2018	1986	30	30	0	1	24,400.00	24,400.00	24,400.00	0.00				
Security System - Renewal	2018	2018	10	0	10	1	12,750.00	12,750.00	2,628.00	10,122.00				
Taxes (Property / 113 Parking Units) - 1-time	2018	2013	5	5	0	1	69,678.55	69,678.55	0.00	69,678.55				
Spa Cover - Replacement (Winter Cover)	2018	2015	3	0	3	1	1,026.03	1,026.03	525.00	501.03	377,269.40	467,796.75	559,260.25	(2018)
Asphalt Parking & Driveways - Partial Repl.	2019	1999	20	0	20	30,181	3.16	95,373.14	95,373.14	0.00				
Barkdust Replacement	2019	2016	3	0	3	1	6,800.00	6,711.29	0.00	6,711.29				
Concrete Curbs - Partial Repl.	2019	2004	15	14	1	1	9,000.00	0.00	0.00	0.00				
Dumpster Enclosure - Repair/Rebuild	2019	2009	10	0	10	1	10,000.00	0.00	0.00	0.00				
Gutter Maintenance	2019	2016	3	0	3	1	3,900.00	3,880.40	0.00	3,880.40				

Landscaping - Renovation	2019	2014	5	1	4	1	9,000.00	8,947.75	0.00	8,947.75				
Pool & Spa Equipment	2019	2016	3	3	0	1	1,900.00	1,850.50	1,850.50	0.00				
Pressure Washing	2019	2016	3	3	0	1	4,616.00	1,660.00	1,660.00	0.00				
Mailboxes - Replacement	2019	1989	30	30	0	1	15,000.00	9,891.14	2,622.66	7,268.48				
Siding & Trim, Wood - Replacement 2019	2019	1989	30	30	0	1	521,424.00	97,250.00	61,000.00	36,250.00				
Unit Decks - Maintenance	2019	2009	10	0	10	1	28,145.70	3,005.64	28,145.00	-25,139.36	228,569.86	552,756.10	552,756.10	(2019)
Activities Building - Bath & Kitchen	2020	2005	15	19	-4	1	5,245.32	5,245.32	5,245.32	0.00				
Asphalt - Crackseal	2020	2013	7	0	7	1,880	1.56	2,932.80	21,000.00	-18,067.20				
Asphalt - Sealcoat 1	2020	2013	7	0	7	125,197	0.15	18,244.92	21,000.00	-2,755.08				
Asphalt - Striping	2020	2013	7	0	7	1	2,599.00	2,599.00	21,000.00	-18,401.00				
Barkdust Replacement	2020	2017	3	0	3	1	2,836.69	2,836.69	0.00	2,836.69				
Brick Façade - Maintenance	2020	2015	5	0	5	1	3,637.20	3,637.20	3,637.20	0.00				
Concrete Curbs & Sidewalks - Partial Repl.	2020	2005	15	14	1	1	16,500.00	16,500.00	7,500.00	9,000.00				
Deck Carpet - Replacement	2020	2005	15	15	0	66	212.14	14,001.24	14,001.24	0.00				
Dryer Vent Cleaning - Exterior	2020	2017	3	0	3	174	15.00	2,610.00	0.00	2,610.00				
Exterior Building Lighting - Replacement	2020	2005	15	19	-4	350	142.36	49,826.00	49,826.00	0.00				
Exterior Grounds Lighting - Replacement	2020	2005	15	19	-4	50	225.00	11,250.00	11,250.00	0.00				
Fence - Painting	2020	2016	4	26	-22	200	13.11	2,622.00	2,622.00	0.00				
Fences - Replacement	2020	2004	16	14	2	200	29.49	5,898.00	5,898.00	0.00				
Gutter Maintenance	2020	2017	3	0	3	1	3,518.00	3,518.00	0.00	3,518.00				
Pool - Underground Pipe - Replacement	2020	2005	15	0	15	1	6,001.10	6,001.10	5,000.00	1,001.10				
Roof - Maintenance	2020	2016	4	0	4	1,620	5.81	0.00	9,412.00	-9,412.00				
Siding & Trim, Wood - Replacement 2020	2020	1990	30	4	26	30,600	2.21	67,626.00	260,712.00	-193,086.00				
Spa - Resurfacing	2020	2010	10	0	10	1	7,500.00	7,500.00	1,942.21	5,557.79				
Storm Drains - Clean & Pump	2020	2017	3	0	3	1	1,500.00	1,500.00	0.00	1,500.00				
Tree Trimming - Elevated	2020	2015	5	0	5	1	7,500.00	7,500.00	0.00	7,500.00				
Unit Decks - Maintenance	2020	2010	10	0	10	1	28,849.00	28,849.00	27,256.55	1,592.45	260,697.27	518,565.86	518,565.86	(2020)
Asphalt - Skimcoat	2021	1991	30	5	25	105,000	2.15	214,768.00	225,750.00	-10,982.00				
Barkdust Replacement	2021	2018	3	0	3	1	2,907.60	2,907.60	0.00	2,907.60				
Chimney Inspections & Cleaning	2021	2018	3	0	3	175	46.50	8,137.50	0.00	8,137.50				
Concrete Curbs & Sidewalks - Partial Repl.	2021	2006	15	14	1	1	7,500.00	7,500.00	0.00	7,500.00				
Entry Monument & Sign - Renovation	2021	2011	10	0	10	1	7,500.00	7,500.00	0.00	7,500.00				
Gutter Maintenance	2021	2018	3	0	3	1	3,606.00	3,606.00	0.00	3,606.00				
Plumbing & Sewer Inspection	2021	1986	35	0	35	1	10,250.00	10,250.00	10,250.00	0.00				
Pool - Resurfacing	2021	2006	15	0	15	1	15,000.00	15,000.00	8,101.68	6,898.32				
Siding & Trim, Wood - Replacement 2021	2021	1991	30	5	25	30,600	2.21	67,626.00	260,712.00	-193,086.00	337,295.10	412,307.93	412,307.93	(2021)
Barkdust Replacement	2022	2019	3	0	3	1	2,980.29	2,980.29	0.00	2,980.29				
Gutter Maintenance	2022	2019	3	0	3	1	3,696.00	3,696.00	0.00	3,696.00				
Landscaping - Renovation	2022	2019	3	1	2	1	5,000.00	5,000.00	0.00	5,000.00				
Pressure Washing	2022	2019	3	3	0	1	4,971.00	4,971.00	4,971.00	0.00				

Barkdust Replacement	2023	2020	3	0	3	1	3,054.80	3,054.80	0.00	3,054.80				
Dryer Vent Cleaning - Exterior	2023	2020	3	0	3	174	15.00	2,811.00	0.00	2,811.00				
Fitness Equipment Replacement	2023	2008	15	0	15	1	30,000.00	30,000.00	30,000.00	0.00				
Gutter Maintenance	2023	2020	3	0	3	1	3,788.00	3,788.00	0.00	3,788.00				
Irrigation System - Upgrade & Repair	2023	2013	10	0	10	1	7,868.00	7,868.00	7,868.00	0.00				
Painting - Siding & Trim	2023	2013	10	10	0	1	151,617.68	151,617.68	0.00	151,617.68				
Siding & Trim, Wood - Replacement 2023	2023	1993	30	30	0	30,600	2.21	67,626.00	260,712.00	-193,086.00	266,765.48	555,991.38	555,991.38	(2023)
Barkdust Replacement	2024	2021	3	0	3	1	3,131.17	3,131.17	0.00	3,131.17				
Carports - Repair/Replace	2024	2009	15	0	15	1	65,000.00	65,000.00	0.00	65,000.00				
Chimney Inspections & Cleaning	2024	2021	3	0	3	175	47.75	8,356.25	8,356.25	0.00				
Gutter Maintenance	2024	2021	3	0	3	1	3,883.00	3,883.00	0.00	3,883.00				
Siding & Trim, Wood - Replacement 2024	2024	1994	30	30	0	30,600	2.21	67,626.00	260,712.00	-193,086.00	147,996.42	643,558.61	643,558.61	(2024)
Spa Pump - Replacement	2024	2014	10	0	10	1	2,515.00	2,515.00	0.00	2,515.00				
Asphalt - Sealcoat 2	2025	2020	5	0	5	125,197	1.00	27,635.00	0.00	27,635.00				
Barkdust Replacement	2025	2022	3	0	3	1	3,209.45	3,209.45	0.00	3,209.45				
Concrete Curbing - Repair	2025	1995	30	9	21	1	18,358.67	18,358.67	18,358.67	0.00				
Concrete Pool Area - Partial Replacement	2025	1995	30	9	21	1	15,735.99	15,735.99	15,735.99	0.00				
Concrete Sidewalks - Partial Replacement	2025	1995	30	9	21	1	47,208.00	47,208.00	47,208.00	0.00				
Gutter Maintenance	2025	2022	3	0	3	1	3,980.00	3,980.00	0.00	3,980.00				
Landscaping - Renovation	2025	2022	3	1	2	1	5,384.00	5,384.00	0.00	5,384.00				
Pressure Washing	2025	2022	3	3	0	1	5,353.00	5,353.00	5,353.00	0.00				
Siding & Trim, Wood - Replacement 2025	2025	1995	30	30	0	30,600	8.52	70,741.00	260,712.00	-189,971.00				
Tree Trimming - Elevated	2025	2020	5	0	5	1	8,486.00	8,486.00	0.00	8,486.00				
Underground Plumbing/Sanitary Sewers	2025	2010	15	0	15	1	30,000.00	30,000.00	0.00	30,000.00	236,091.11	638,319.87	638,319.87	(2025)
Asphalt - Sealcoat 2	2026	2021	5	0	5	105,000	0.20	21,000.00	21,000.00	0.00				
Barkdust Replacement	2026	2023	3	0	3	1	3,289.69	3,289.69	0.00	3,289.69				
Dryer Vent Cleaning - Exterior	2026	2023	3	0	3	174	15.00	3,027.00	0.00	3,027.00				
Dumpster Gate Replacement	2026	2006	20	0	20	1	3,289.69	3,289.69	0.00	3,289.69				
Electrical System Inspection	2026	1986	40	0	40	1	10,250.00	10,250.00	10,250.00	0.00				
Grading & Drainage	2026	2014	12	0	12	1	7,868.00	7,868.00	7,868.00	0.00				
Gutter Maintenance	2026	2023	3	0	3	1	4,080.00	4,080.00	0.00	4,080.00				
Roof - Maintenance	2026	2016	10	0	10	1	12,050.00	12,050.00	12,050.00	0.00				
Siding & Trim, Wood - Maintenance 2027	2026	1996	30	30	0	30,600	8.52	72,510.00	260,236.00	-187,726.00	137,364.38	727,190.82	727,190.82	(2026)
Barkdust Replacement	2027	2024	3	0	3	1	3,371.93	3,371.93	0.00	3,371.93				
Chimney Inspections & Cleaning	2027	2024	3	0	3	175	49.00	8,575.00	0.00	8,575.00				
Gutter Maintenance	2027	2024	3	0	3	1	4,182.00	4,182.00	0.00	4,182.00				
Pool Cover Replacement	2027	2017	10	0	10	1	1,200.00	1,200.00	0.00	1,200.00				
Roof - Maintenance	2027	2017	10	0	10	1	12,351.00	12,351.00	12,351.00	0.00				
Siding & Trim, Wood - Replacement 2025	2027	1997	30	30	0	30,600	8.52	74,323.00	260,712.00	-186,389.00	104,002.93	844,898.51	844,898.51	(2027)
Activities Building - Workout Room Equipment	2028	2013	15	0	15	1	4,589.65	4,589.65	4,589.65	0.00				

Barkdust Replacement	2028	2025	3	0	3	1	3,456.23	3,456.23	0.00	3,456.23					
Gutter Maintenance	2028	2025	3	0	3	1	4,286.00	4,286.00	0.00	4,286.00					
Landscaping - Renovation	2028	2025	3	1	2	1	5,798.00	5,798.00	0.00	5,798.00					
Pressure Washing	2028	2025	3	0	3	1	5,765.00	5,765.00	0.00	5,765.00					
Roof - Maintenance	2028	2018	10	0	10	1	12,660.00	12,660.00	12,660.00	0.00					
Siding & Trim, Wood - Maintenance 2028	2028	1998	30	30	0	30,600	8.52	76,181.00	260,236.00	-184,055.00	112,735.88	949,439.04	949,439.04	(2028)	
Asphalt Parking & Driveways - Partial Repl.	2029	2009	20	20	0	28,056	3.94	110,638.00	0.00	110,638.00					
Barkdust Replacement	2029	2026	3	0	3	1	3,542.63	3,542.63	0.00	3,542.63					
Concrete Curbs - Partial Repl.	2029	2019	10	0	10	1	11,521.00	11,521.00	0.00	11,521.00					
Concrete Sidewalks - Partial Repl.	2029	2019	10	0	10	1	11,521.00	11,521.00	0.00	11,521.00					
Dryer Vent Cleaning - Exterior	2029	2026	3	0	3	174	15.00	3,260.00	0.00	3,260.00					
Dumpster Enclosure - Repair/Rebuild	2029	2019	10	0	10	1	15,000.00	15,000.00	0.00	15,000.00					
Gutter Maintenance	2029	2026	3	0	3	1	4,393.00	4,393.00	0.00	4,393.00					
Pool Pump - Replacement	2029	2014	15	0	15	1	1,499.08	1,499.08	0.00	1,499.08					
Siding & Trim, Wood - Replacement	2029	1999	30	30	0	30,600	15.94	487,764.00	260,712.00	227,052.00	649,138.71	513,231.21	513,231.21	(2029)	
Asphalt - Sealcoat 2	2030	2025	5	0	5	125,197	0.21	25,923.00	0.00	25,923.00					
Barkdust Replacement	2030	2027	3	0	3	1	3,631.20	3,631.20	0.00	3,631.20					
Chimney Inspections & Cleaning	2030	2027	3	0	3	175	50.25	8,793.75	0.00	8,793.75					
Gutter Maintenance	2030	2027	3	0	3	1	4,503.00	4,503.00	0.00	4,503.00					
Spa - Resurfacing	2034	2024	10	0	10	1	9,601.00	9,601.00	0.00	9,601.00					
Tree Trimming - Elevated	2034	2029	5	0	5	1	9,601.00	9,601.00	0.00	9,601.00					
Unit Decks - Maintenance	2034	2024	10	0	10	1	36,929.00	36,929.00	0.00	36,929.00	98,981.95	622,921.52	622,921.52	(2030)	
Barkdust Replacement	2031	2028	3	0	3	1	3,721.98	3,721.98	0.00	3,721.98					
Entry Monument & Sign - Renovation	2031	2021	10	0	10	1	5,000.00	5,000.00	0.00	5,000.00					
Gutter Maintenance	2031	2028	3	0	3	1	4,616.00	4,616.00	0.00	4,616.00					
Landscaping - Renovation	2031	2028	3	1	2	1	6,244.00	6,244.00	0.00	6,244.00					
Pressure Washing	2031	2028	3	3	0	1	6,208.00	6,208.00	6,208.00	0.00					
Spa Heater Replacement	2031	2016	15	15	0	1	5,944.69	5,944.69	0.00	5,944.69	31,734.67	795,685.67	795,685.67	(2031)	
Barkdust Replacement	2032	2029	3	0	3	1	3,815.03	3,815.03	0.00	3,815.03					
Dryer Vent Cleaning - Exterior	2032	2029	3	0	3	174	15.00	3,510.00	0.00	3,510.00					
Gutter Maintenance	2032	2029	3	0	3	1	4,731.00	4,731.00	0.00	4,731.00	12,056.03	984,038.48	984,038.48	(2032)	
Chimney Inspections & Cleaning	2033	2030	3	0	3	175	51.75	9,056.25	0.00	9,056.25					
Exterior Lighting Fixtures - Replacement	2033	2018	15	15	0	1	10,470.00	10,470.00	0.00	10,470.00					
Gutter Maintenance	2033	2030	3	1	2	1	4,850.00	4,850.00	0.00	4,850.00					
Painting - Siding & Trim	2033	2023	10	10	0	1	171,515.81	171,515.81	0.00	171,515.81					
Pool Heater Replacement	2033	2018	15	0	15	1	6,876.66	6,876.66	0.00	6,876.66	202,768.72	977,670.42	977,670.42	(2033)	
Barkdust Replacement	2034	2031	3	0	3	1	4,008.16	4,008.16	0.00	4,008.16					
Building Landings - Replacement	2034	2014	20	0	20	1	30,750.00	30,750.00	30,750.00	0.00					
Gutter Maintenance	2034	2031	3	0	3	1	4,971.00	4,971.00	0.00	4,971.00					
Landscaping - Renovation	2034	2031	3	1	2	1	6,724.00	6,724.00	0.00	6,724.00					

Pressure Washing	2034	2031	3	0	3	1	6,685.00	6,685.00	0.00	6,685.00				
Siding & Trim, Wood - Maintenance 2028	2034	2004	30	30	0	30,600	8.52	487,633.00	260,236.00	227,397.00				
Spa Pump - Replacement	2034	2024	10	0	10	1	2,515.00	2,515.00	0.00	2,515.00	543,286.16	626,856.91	626,856.91	(2034)
Asphalt Parking & Driveways - Partial Repl.	2035	2025	10	20	-10	29,180	1.00	131,565.00	0.00	131,565.00				
Barkdust Replacement	2035	2032	3	0	3	1	4,108.37	4,108.37	0.00	4,108.37				
Dryer Vent Cleaning - Exterior	2035	2032	3	0	3	174	15.00	3,780.00	0.00	3,780.00				
Exterior Building Lighting - Replacement	2035	2020	15	19	-4	350	182.23	63,781.00	63,781.00	0.00				
Exterior Lighting Fixtures - Replacement	2035	2020	15	19	-4	50	62.08	3,104.00	3,104.00	0.00				
Gutter Maintenance	2035	2032	3	0	3	1	5,095.00	5,095.00	0.00	5,095.00				
Tree Trimming - Elevated	2035	2030	5	0	5	1	11,134.00	11,134.00	0.00	11,134.00	222,567.37	592,912.74	592,912.74	(2035)
Asphalt - Sealcoat 1	2036	2031	5	0	5	125,197	1.00	36,259.00	0.00	36,259.00				
Barkdust Replacement	2036	2033	3	0	3	1	4,211.08	4,211.08	0.00	4,211.08				
Chimney Inspections & Cleaning	2036	2033	3	0	3	175	53.25	9,318.75	0.00	9,318.75				
Gutter Maintenance	2036	2033	3	0	3	1	5,222.00	5,222.00	0.00	5,222.00				
Pool - Resurfacing	2036	2021	15	0	15	1	21,724.00	21,724.00	8,101.68	13,622.32				
Roof - Maintenance	2036	2026	10	0	10	1	15,425.00	15,425.00	15,425.00	0.00	92,159.83	685,603.64	685,603.64	(2036)
Barkdust Replacement	2037	2034	3	0	3	1	4,316.35	4,316.35	0.00	4,316.35				
Gutter Maintenance	2037	2034	3	0	3	1	5,353.00	5,353.00	0.00	5,353.00				
Landscaping - Renovation	2037	2034	3	1	2	1	7,241.00	7,241.00	0.00	7,241.00				
Pool Cover Replacement	2037	2027	10	0	10	1	1,215.70	1,215.70	0.00	1,215.70				
Pressure Washing	2037	2034	3	3	0	1	7,199.00	7,199.00	7,199.00	0.00				
Roof - Maintenance	2037	2027	10	0	10	1	15,811.00	15,811.00	15,811.00	0.00	41,136.05	833,015.34	833,015.34	(2037)
Retaining Walls - Repair	2038	2008	30	0	30	1	3,933.99	3,933.99	3,933.99	0.00				
Barkdust Replacement	2038	2035	3	0	3	1	4,424.26	4,424.26	0.00	4,424.26				
Dryer Vent Cleaning - Exterior	2038	2035	3	0	3	174	15.00	4,071.00	0.00	4,071.00				
Fitness Equipment Replacement	2038	2023	15	0	15	1	44,535.00	44,535.00	44,535.00	0.00				
Gutter Maintenance	2038	2035	3	0	3	1	5,487.00	5,487.00	0.00	5,487.00				
Roof - Maintenance	2038	2028	10	0	10	1	16,206.00	16,206.00	16,206.00	0.00	78,657.25	946,676.79	946,676.79	(2038)
Asphalt Parking & Driveways - Partial Repl.	2039	2024	15	15	0	28,056	5.05	141,626.00	0.00	141,626.00				
Barkdust Replacement	2039	2036	3	0	3	1	4,534.87	4,534.87	0.00	4,534.87				
Concrete Curbs - Partial Repl.	2039	2029	10	0	10	1	14,748.00	14,748.00	0.00	14,748.00				
Concrete Sidewalks - Partial Repl.	2039	2029	10	0	10	1	14,748.00	14,748.00	0.00	14,748.00				
Chimney Inspections & Cleaning	2039	2036	3	0	3	175	54.50	9,537.50	0.00	9,537.50				
Dumpster Enclosure - Repair/Rebuild	2039	2029	10	0	10	1	15,000.00	15,000.00	0.00	15,000.00				
Gutter Maintenance	2039	2036	3	0	3	1	5,624.00	5,624.00	0.00	5,624.00	205,818.37	937,023.50	937,023.50	(2039)
Asphalt - Sealcoat 1	2040	2030	10	0	10	125,197	0.25	31,183.00	0.00	31,183.00				
Barkdust Replacement	2040	2037	3	0	3	1	4,648.24	4,648.24	0.00	4,648.24				
Gutter Maintenance	2040	2037	3	0	3	1	5,765.00	5,765.00	0.00	5,765.00				
Landscaping - Renovation	2040	2037	3	1	2	1	7,798.00	7,798.00	0.00	7,798.00				
Pressure Washing	2040	2037	3	0	3	1	7,753.00	7,753.00	0.00	7,753.00				

Spa - Resurfacing	2040	2030	10	0	10	1	12,290.00	12,290.00	0.00	12,290.00				
Tree Trimming - Elevated	2040	2035	5	0	5	1	12,597.00	12,597.00	0.00	12,597.00				
Underground Plumbing/Sanitary Sewers	2040	2025	15	0	15	1	40,000.00	40,000.00	0.00	40,000.00				
Unit Decks - Maintenance	2040	2030	10	0	10	1	47,272.00	47,272.00	0.00	47,272.00	169,306.24	971,728.94	971,728.94	(2040)
Barkdust Replacement	2041	2038	3	0	3	1	4,764.44	4,764.44	0.00	4,764.44				
Dryer Vent Cleaning - Exterior	2041	2038	3	0	3	174	15.00	4,384.00	0.00	4,384.00				
Entry Monument & Sign - Renovation	2041	2031	10	0	10	1	5,000.00	5,000.00	0.00	5,000.00				
Gutter Maintenance	2041	2038	3	0	3	1	5,909.00	5,909.00	0.00	5,909.00	20,057.44	1,163,843.65	1,163,843.65	(2041)
Barkdust Replacement	2042	2039	3	0	3	1	4,883.55	4,883.55	0.00	4,883.55				
Chimney Inspections & Cleaning	2042	2039	3	0	3	175	55.75	9,756.25	0.00	9,756.25				
Gutter Maintenance	2042	2039	3	0	3	1	6,056.00	6,056.00	0.00	6,056.00	20,695.80	1,363,806.88	1,363,806.88	(2042)
Barkdust Replacement	2043	2040	3	0	3	1	5,005.64	5,005.64	0.00	5,005.64				
Gutter Maintenance	2043	2040	3	0	3	1	6,208.00	6,208.00	0.00	6,208.00				
Painting - Siding & Trim	2043	2033	10	10	0	1	194,025.34	194,025.34	0.00	194,025.34				
Landscaping - Renovation	2043	2040	3	1	2	1	8,398.00	8,398.00	0.00	8,398.00				
Pressure Washing	2043	2040	3	3	0	1	8,349.00	8,349.00	8,349.00	0.00				
Window Replacement	2043	2013	30	30	0	1	732,791.00	732,791.00	0.00	732,791.00	954,776.98	638,515.29	638,515.29	(2043)
Barkdust Replacement	2044	2041	3	0	3	1	5,130.78	5,130.78	0.00	5,130.78				
Dryer Vent Cleaning - Exterior	2044	2041	3	0	3	174	15.00	4,721.00	0.00	4,721.00				
Gutter Maintenance	2044	2041	3	0	3	1	6,363.00	6,363.00	0.00	6,363.00				
Spa Pump - Replacement	2044	2034	10	0	10	1	2,515.00	2,515.00	0.00	2,515.00	18,729.78	858,450.32	858,450.32	(2044)
Barkdust Replacement	2045	2042	3	0	3	1	5,259.00	5,259.00	0.00	5,259.00				
Chimney Inspections & Cleaning	2045	2042	3	0	3	175	57.25	10,018.75	0.00	10,018.75				
Gutter Maintenance	2045	2042	3	0	3	1	6,522.00	6,522.00	0.00	6,522.00				
Tree Trimming - Elevated	2045	2040	5	0	5	1	14,253.00	14,253.00	0.00	14,253.00	36,052.75	1,070,608.98	1,070,608.98	(2045)
Asphalt - Sealcoat 1	2046	2041	5	0	5	125,197	1.00	41,024.00	0.00	41,024.00				
Barkdust Replacement	2046	2043	3	0	3	1	5,391.00	5,391.00	0.00	5,391.00				
Gutter Maintenance	2046	2043	3	0	3	1	6,685.00	6,685.00	0.00	6,685.00				
Landscaping - Renovation	2046	2043	3	1	2	1	9,044.00	9,044.00	0.00	9,044.00				
Pressure Washing	2046	2043	3	0	3	1	8,991.00	8,991.00	0.00	8,991.00				
Roof - Replacement - 2046 Phase 1 of 3	2046	2046	0	0	0	1	457,720.67	457,720.67	349,560.00	108,160.67				
Spa Heater Replacement	2046	2031	15	15	0	1	7,134.94	7,134.94	0.00	7,134.94	535,990.61	792,758.22	792,758.22	(2046)
Barkdust Replacement	2047	2044	3	0	3	1	5,525.00	5,663.00	0.00	5,663.00				
Dryer Vent Cleaning - Exterior	2047	2044	3	0	3	174	15.00	5,084.00	0.00	5,084.00				
Gutter Maintenance	2047	2044	3	0	3	1	6,852.00	6,852.00	0.00	6,852.00				
Pool Cover Replacement	2047	2037	10	0	10	1	1,375.25	1,375.25	0.00	1,375.25				
Roof - Replacement - 2047 Phase 2 of 3	2047	2046	1	0	1	1	457,720.67	457,720.67	349,560.00	108,160.67	476,694.92	584,528.76	584,528.76	(2047)
Barkdust Replacement	2048	2045	3	0	3	1	5,663.00	5,663.00	0.00	5,663.00				
Roof - Replacement - 2048 Phase 3 of 3	2048	2046	2	0	2	1	457,720.67	457,720.67	349,560.00	108,160.67				
Chimney Inspections & Cleaning	2048	2045	3	0	3	175	58.75	10,281.25	0.00	10,281.25				

Gutter Maintenance	2048	2045	3	0	3	1	7,024.00	7,024.00	0.00	7,024.00			
Pool Heater Replacement	2048	2033	15	0	15	1	10,208.00	10,208.00	0.00	10,208.00			
Siding & Trim, Wood - Replacement 2048	2048	2018	30	30	0	1	49,932.00	49,932.00	0.00	49,932.00	540,828.92	322,903.91	322,903.91 (2048)
Asphalt Parking & Driveways - Partial Repl.	2049	2034	15	15	0	28,056	5.05	141,626.00	0.00	141,626.00			
Barkdust Replacement	2049	2046	3	0	3	1	5,805.00	5,663.00	0.00	5,663.00			
Concrete Curbs - Partial Repl.	2049	2039	10	0	10	1	18,878.00	18,878.00	0.00	18,878.00			
Concrete Sidewalks - Partial Repl.	2049	2039	10	0	10	1	18,878.00	18,878.00	0.00	18,878.00			
Dumpster Enclosure - Repair/Rebuild	2049	2039	10	0	10	1	15,000.00	15,000.00	0.00	15,000.00			
Gutter Maintenance	2049	2046	3	0	3	1	7,199.00	7,199.00	0.00	7,199.00			
Landscaping - Renovation	2049	2046	3	1	2	1	9,739.00	9,739.00	0.00	9,739.00			
Pressure Washing	2049	2046	3	0	3	1	8,991.00	8,991.00	0.00	8,991.00	225,974.00	387,302.14	387,302.14 (2049)
Asphalt - Sealcoat 1	2050	2040	10	0	10	125,197	0.15	19,275.33	0.00	19,275.33			
Dryer Vent Cleaning - Exterior	2050	2047	3	0	3	174	15.00	5,084.00	0.00	5,084.00			
Exterior Building Lighting - Replacement	2050	2035	15	0	15	350	270.52	94,683.00	94,683.00	0.00			
Exterior Lighting Fixtures - Replacement	2050	2035	15	0	15	50	104.28	5,214.00	5,214.00	0.00			
Gutter Maintenance	2050	2047	3	0	3	1	7,379.00	7,379.00	0.00	7,379.00			
Spa - Resurfacing	2050	2040	10	0	10	1	15,732.00	15,732.00	0.00	15,732.00			
Unit Decks - Maintenance	2050	2040	10	0	10	1	60,512.00	60,512.00	0.00	60,512.00	19,275.33	670,013.94	670,013.94 (2050)
Total Asset Summary.....								8,696,876	5,976,823	2,720,053			

* Future expenses are calculated at a 2.5% growth, compounded yearly.

** Minimum projected Reserve balance threshold..... Year: **2,048.00** Amount: **322,903.91**

Key:

Completed Components
Components Not Included in Previous Reserve Study
Large Component Costs >\$10K
Actual & Projected Reserve Acct. Balances/Year
Components Moved from Prior Years



For colorized version of key definitions, visit www.MurrayhillWoods.com

Murrayhill Woods Condominium Association - RESERVE STUDY: Contribution Summary By Year

Year	Reserves	Multiplier	Num. Year	% Chg/yr
2013	115,979	1.000	-6	0.00%
2014	133,309	1.130	-5	13.00%
2015	153,229	1.130	-4	13.00%
2016	181,872	1.130	-3	13.00%
2017	201,878	1.110	-2	11.00%
2018	222,066	1.100	-1	10.00%
2019	222,066	1.000	0	0.00%
2020	226,507	1.020	1	2.00%
2021	231,037	1.020	2	2.00%
2022	235,658	1.020	3	2.00%
2023	240,371	1.020	4	2.00%
2024	235,564	0.980	5	-2.00%
2025	230,852	0.980	6	-2.00%
2026	226,235	0.980	7	-2.00%
2027	221,711	0.980	8	-2.00%
2028	217,276	0.980	9	-2.00%
2029	212,931	0.980	10	-2.00%
2030	208,672	0.980	11	-2.00%
2031	204,499	0.980	12	-2.00%
2032	200,409	0.980	13	-2.00%
2033	196,401	0.980	14	-2.00%
2034	192,473	0.980	15	-2.00%
2035	188,623	0.980	16	-2.00%
2036	184,851	0.980	17	-2.00%
2037	188,548	1.020	18	2.00%
2038	192,319	1.020	19	2.00%
2039	196,165	1.020	20	2.00%
2040	204,012	1.040	21	4.00%
2041	212,172	1.040	22	4.00%
2042	220,659	1.040	23	4.00%
2043	229,485	1.040	24	4.00%
2044	238,665	1.040	25	4.00%
2045	248,211	1.040	26	4.00%
2046	258,140	1.040	27	4.00%
2047	268,465	1.040	28	4.00%



Life-To-Date Reserve Withdrawals Murrayhill Woods COA					
Year					Year
Incurred	Category/Item	Vendor	Invoice Number	Amount	Total
2009	Carpet			8,397.87	8,397.87
2011	Pool Plastering			10,000.00	10,000.00
2013	Pool Monitoring System	The Pool Man	57838	10,480.00	
2013	Hot Tub Cover	Haven Spa	B73999	699.00	
2013	Bark Dust Application	Great Garden Landscape	429	3,939.00	
2013	New Treadmill	Life Fitenss	940431-2	3,850.67	
2013	Irrigation System	Great Garden Landscape	609	1,114.35	
2013	Painting	Empire Community Painting	OR-12710	24,728.00	
2013	Window Replacement	Empire Community Painting	OR-12708	27,825.00	
2013	Painting	Empire Community Painting		42,801.97	
2013	Window Replacement	Empire Community Painting	OR-12910	40,897.80	
2013	Pool Chairs	Home Depot	712013MHW	711.00	
2013	Window Replacement	Empire Community Painting	OR-13342	37,080.00	
2013	Painting	Empire Community Painting	OR-13524	16,719.30	
2013	Window Replacement	Empire Community Painting	OR-13525	17,420.40	
2013	Painting	Empire Community Painting	OR-13637	11,111.30	
2013	Window Replacement	Empire Community Painting	OR-13638	37,647.90	
2013	Painting	Empire Community Painting	OR-13341	5,692.50	
2013	Window Replacement	Empire Community Painting	OR-13061	20,160.00	
2013	Painting	Murrayhill Woods Owner	92513MHW	70.00	
2013	Window Replacement	Empire Community Painting	OR-13796	24,650.10	
2013	Window Replacement	Empire Community Painting	OR-13797	19,170.00	346,768.29
2014	Window Replacement	Empire Community Painting	OR-14001	23,610.60	
2014	Window Replacement	Empire Community Painting	OR-14097	45,035.27	
2014	Window Replacement	Empire Community Painting	OR-14327	17,479.80	
2014	Window Replacement	Empire Community Painting	OR-14455	32,228.27	
2014	Window Replacement	Empire Community Painting	OR-14456	11,636.33	
2014	Flooring	Don Frank Floors	00790	9,935.00	
2014	Irrigation System	Great Garden Landscape	1523	953.00	
2014	Irrigation System	Great Garden Landscape	1371	1,577.00	
2014	Landscape Renovation	Great Garden Landscape	1148	230.00	
2014	Landscape Renovation	Great Garden Landscape	1247	500.00	
2014	Landscape Renovation	Great Garden Landscape	1447	509.50	
2014	Pool and Spa	Haven Spa	S13414	244.00	
2014	Landing Repair/Replace	Harbro	6937	18,220.50	
2014	Landing Repair/Replace	Don Frank Floors	1182	2,335.00	
2014	Window Replacement	Empire Community Painting	OR-14787	17,336.14	
2014	Painting	Empire Community Painting	OR-14905	9,000.00	
2014	Painting	Empire Community Painting	OR-16250	4,500.00	
2014	Painting	Empire Community Painting	OR-16329	9,000.00	
2014	Painting	Empire Community Painting	OR-16622	2,973.02	
2014	Painting	Empire Community Painting	OR-17152	3,299.00	
2014	Pool Pump	Aqua Care Pool & Spa Service	1408	1,248.75	
2014	Carport Fascia Replacement	Empire Community Painting	OR-17402	4,133.00	
2014	Window Replacement	Empire Community Painting	OR-17432-REV	13,000.00	228,984.18
2015	Spa Pump Replacement	Aqua Care Pool & Spa Service	1769	1,964.50	
2015	Pressure Washing	SW MERP	601217	550.00	
2015	Storm Sewer Repair	Lovett Restoration	331-1410380	24,484.89	
2015	Irrigation Inspection	Great Garden Landscape	2114	595.00	
2015	Irrigation System	Great Garden Landscape	2114	1,103.00	
2015	Patio Furniture	PREM	7167	185.94	
2015	Hot Tub Cover	PREM	7167	495.00	29,378.33
2016	Activities Building Furniture	Home Goods / Aaron Dent / JC Pen		3,492.92	
2016	Barkdust	Best Buy Supply / FSRE		4,143.28	
2016	Concrete Replacement - Partial	Premiere Concrete LLC		6,450.00	
2016	Landscaping Renovation	Great Gardens Landscaping		19,112.89	
2016	Office Equipment	Home Depot, Lowes, Home Goods		768.97	

2016	Spa Heater Replacement	Aqua Care Pool & Spa, Inc.		4,952.50	
2016	Pool Furniture	Lowe's / Home Goods / FSRE		1,242.00	
2016	Power Washing	FRESH START Real Estate, Inc.		4,286.22	
2016	Roof/Gutter Replacement Ph. 1	NW Roof Tech, Inc.		197,810.00	
2016	Underground Pipe Replacement	TC Excavating, Inc.		18,500.00	260,758.78
2017	Barkdust	Best Buy Supply / FSRE		2,981.00	
2017	Building Envelope Inspection	Morrison-Hersfield / Charter		11,100.00	
2016	Concrete Replacement - Partial	Premiere Concrete LLC		6,900.00	
2017	Roof/Gutter Replacement Ph. 2	NW Roof Tech, Inc.		214,499.00	
2017	Landscaping Renovation	Great Gardens Landscaping		4,647.00	240,127.00
2018	Activities Building Furniture	Office Reborn/Ashley Furniture		3,489.28	
2018	Barkdust	Best Buy Supply / FSRE		938.00	
2018	Pool Equip./Heater Replacement	Aqua Care, Inc.		5,729.50	
2018	Pool Furniture	Lowe's / Home Depot / FSRE		1,576.24	
2018	Roof/Gutter Replacement Ph. 3	NW Roof Tech, Inc.		242,336.03	
2018	Security System	Elmer Brisbois II		12,750.00	266,819.05
2019	Asphalt Replacement -Partial	Coast Paving, Inc. / FSRE		95,373.14	
2019	Barkdust	Best Buy Supply / FSRE		6,711.29	
2019	Gutter Maintenance	Lowe's / Home Depot / FSRE		3,880.40	
2019	Mailbox Replacement	Budget Mailboxes / FSRE		9,891.14	
2019	Pool Equip./Filter Replacement	Aqua Care, Inc.		1,850.50	
2019	Power Washing	FRESH START Real Estate, Inc.		1,660.00	
2019	Siding Replacement	FRESH START Real Estate, Inc.		97,250.00	
2019	Landscaping Renovation	Great Gardens Landscaping		8,947.75	
2019	Unit Deck Repair/Replace/Coat	FRESH START Real Estate, Inc.		3,005.64	
2019				0.00	
2019				0.00	
2019				0.00	
2019				0.00	228,569.86

MURRAYHILL WOODS CONDOMINIUM ASSOCIATION

Resolution of the Board of Directors

Regarding Leasing

At a regular meeting of the Board of Directors held on June 24, 2019, the Board made the following findings:

WHEREAS the Murrayhill Woods Condominium is located in Washington County, Oregon and is subject to ORS Chapter 100, the Oregon Condominium Act.

WHEREAS the Murrayhill Woods Condominium Association is an Oregon Nonprofit Corporation created to oversee the affairs and operations of the Condominium.

WHEREAS the Association Chair and Secretary, by signing below, attest that pursuant to the Association Bylaws Section 4.10, all Directors were provided notice of the meeting and a quorum of the Board was present in person at the meeting in accordance with the Association's Bylaws Section 4.13.

WHEREAS Bylaws Sections 7.1 and 7.13 states that a Unit owner may rent or lease his entire Unit for a period of not less than thirty (30) days, provided that the occupancy is only by the lessee, his visitors and guests. No rooms may be rented, and no transient tenants may be accommodated. A Unit owner shall notify the Board of Directors of the name and address of all tenants. All tenants shall always be under the control of and subject to the Declaration, Bylaws, Rules and Regulations of the Association and the Board of Directors. At any time during the tenancy, the Board of Directors may cause its termination and evict such tenants for cause with or without joining the Unit owner of such Unit in any such action. All such leases shall be in writing.

WHEREAS Bylaws Sections 7.13 and 7.15 provides the Board with authority to take action against any owner for violation of rules and to levy fines, and take other actions as needed to enforce the provisions of the Association's governing documents;

WHEREAS the Board believes it is in the best interest of the Association to clarify the Association's procedures relating to leases; and

WHEREAS Pursuant to ORS 100.405(4)(a) and Bylaws Section 7.16, the Association is entitled to adopt rules and regulations for the Condominium.

WHEREAS Bylaws Section 7.15 and ORS 100.405(4)(k) provides that the Board of Directors may levy reasonable fines for violations of the Declarations, Bylaws, and Rules and Regulations of the Association after notice and opportunity to be heard if the fine is based on a schedule of fines adopted by a resolution of the Board.

NOW THEREFORE IT IS HEREBY RESOLVED that the following procedure for processing leasing/rental agreements is set forth below:

Rental Forms – The Unit owner is required to submit the following documentation to the managing agent within 15 days of entering into a lease/rental agreement:

- A fully executed copy of the Tenant's lease identifying all occupants of the unit including ages of all children, phone and email contact information for all adult Tenants 18 years of age or older, and a provision that the lease is subject to the governing documents of the Association (with a default by the tenant in complying with the governing documents constituting a default under the lease agreement).
- A fully completed new owner information sheet signed by both the owner and the tenant, including the tenant's vehicle information including year, make, model, color, and license plate number.
- A copy of the tenant's renter's insurance policy showing comprehensive liability with combined limits of not less than \$50,000 (Bylaws Sec. 8.7).
- Complete contact information for any management company being used to professionally manage the unit, if any.

At least annually and prior to the 15th day of January, an updated vehicle registration form for all registered vehicles of occupants residing in the Unit shall be submitted to the Association.

Processing Fee – The Unit owner shall also pay a processing fee of \$75.00 at the time of submittal of the rental forms for any new lease, or a lease that has not been provided to the Association prior to this resolution. This fee is to cover the costs of the managing agent's time in processing the rental forms. If the Association incurs extraordinary actual expenses not included in the standard processing fee, the Unit owner shall reimburse those expenses upon demand to the Association. All leases that have been provided to the Association prior to the date of this Resolution shall be exempt from the payment of the processing fee for the lease that is currently in place.

The Unit owner is responsible for notifying the Managing Agent of any change in tenancy, new tenant contact information, new owner information, etc. so that records may be kept up to date.

It is the Unit owner's responsibility to supply his or her tenant(s) with a current copy of all governing documents. Unit owners are responsible for ensuring their tenants know and follow the rules. In addition, Unit owners are responsible for curing all violations by their tenants and for the prompt payment of any associated fines.

Non-compliance with any of the terms of this resolution relating to turning in the required forms will result in fines in accordance with the Association's then-current fine schedule which shall be levied and collected as assessments.

Non-compliance with provisions of the Declaration relating to the minimum lease term of 30 days and having a written lease will result in fines of \$1,000 every 30 days or 1.5 times the rent charged, whichever is more. This fine is much higher than those listed in the Associations fine schedule because of the irreparable harm and cost that can result to the Association if an owner begins using a Unit as a short-term rental and/or advertising the Unit on websites such as Air BnB.

The Board reserves the right to amend, revise, or add to the Schedule of Fines and this Resolution, as the Board deems necessary.

The Board hereby directs that a copy of this resolution be sent to every owner of record.

Approved and adopted on: July 17, 2019

By:



President



Secretary

Murrayhill Woods Condominium Owners Association

Rules & Regulations ~ Policies & Guidelines

Welcome to Murrayhill Woods Condominium Association. We would like to take this opportunity to familiarize you with the Policies and Guidelines of your Condominium Community.

Management Office Hours:

Monday: 10:00am to 1:00 p.m. & Thursdays: 2:00pm to 5:00pm (CLOSED HOLIDAYS)

Contact Information: Board of Directors: Board@MurrayhillWoods.com

FRESH START Real Estate, Inc. - Manager: Manager@MurrayhillWoods.com

1) Assessment Payments for Owners

- a) Payments are payable to **Murrayhill Woods COA**, via the online portal at **www.PayMHW.com**. If you need help logging into the system, please contact management.
- b) Credit card payments are only accepted with online payments (there is a convenience fee for credit card payments. No fees are charged for online payments by e-check. Starting September 1st, 2019, personal checks, Bill pay checks, Traveler's checks, cash, and money orders will not be accepted.
- c) Assessment payments and other amounts due are to be paid in full each month on the 1st.
- d) Assessments are considered timely until 5:00pm on the 10th of each month. A late fee in the amount of 25% of the monthly COA assessment will be assessed for all payments received after this time for any amounts that are past due (per Bylaws Article 6, Section 6.6). Please refer to the Murrayhill Woods Collection of Unpaid Assessment Resolution for additional information.
- e) A \$35.00 non-sufficient funds (NSF) fee will be assessed on all returned checks or reversed EFTs. Multiple reversals or NSF payments may require future payments by certified funds. A returned or stop payment check also constitutes late payment; and a late fee will be assessed as indicated above.

2) Facility Keys (Owners & Residents)

- a) Two facility keys are allowed per unit and are available at a cost of \$12.00 each. Individual facility keys lost during residency may be replaced for \$100.00 each. Mailbox lock/ key may be replaced by contacting the US Postal Service (Aloha Post Office at 503-848-3919). The COA does not assist with mail keys.

3) Pets

- a) Murrayhill Woods is a **no dog** community. Only one indoor domestic cat is allowed per unit, except as otherwise required by law (ADA, Fair Housing Act, Section 504, or other applicable state/ federal law). No pet shall be allowed to roam outside of the unit. All pets must be approved by and registered with the Board of Directors prior to being allowed on the property. Any pet brought on to the property without prior approval will be subject to fine and/or removal.

4) Insurance

- a) **Condominium insurance must be obtained.** Owners/Residents are responsible for all damage to the condominium and/or loss or damage to personal property due to fire, theft, vandalism or water damage. Please see Article 8, Section 8.7 of the MHW Bylaws, which requires the following:
 - i) Owners shall be responsible for purchasing insurance policies insuring their units;
 - ii) Proof of such insurance coverage shall be provided to the Association by the Unit Owner;
 - iii) Owners and tenants of all Units shall procure and maintain comprehensive liability policies having combined limits of not less than Fifty Thousand Dollars (\$50,000) for each occurrence.
- b) Owners shall name **Murrayhill Woods COA; C/O 6107 SW Murray Blvd., #313; Beaverton, OR 97008** as a named additional interest on their insurance policy;

- c) It is recommended that Owners obtain Loss Assessments Coverage for Earthquake. That is Endorsement 440. This endorsement provides coverage for the insured's share of special loss assessments charged by a corporation or association of property owners as a result of direct loss by earthquake to property owned by all members collectively. The limit is the most that will be paid for any one loss, regardless of the number of assessments. Talk to your insurance carrier for further information.

5) Owner/Landlord & Rentals

There is no rental cap in Murrayhill Woods. All leases shall be in writing. Owners are fully responsible for the action of their Tenant(s). **Owners/Landlords are required to distribute and go over a copy of these rules and regulations with all Tenants.** Owners/Landlords are required to provide the following information to the Association within 10 days after a new lease is signed:

- a) Complete contact information for any management company being used to professionally manage the unit, if any.
 - b) A copy of the Tenant's lease identifying all occupants of the unit including ages of children.
 - c) Phone and email contact information for all adult Tenants (18 years of age or older).
 - d) A copy of the Tenant's Renters Insurance policy showing comprehensive liability with combined limits of not less than \$50,000 (Bylaws Sec. 8.7).
 - e) Tenant's vehicle information including year, make, model, color, and license plate number.
 - f) All leases must include language that all residents and guests must abide by Association rules.
- All Tenants shall always be under the control of and subject to the Declaration, Bylaws, rules and regulations of the Association and the Board of Directors (Bylaws Sec. 7.13).
 - Each of the Units shall be occupied as a single-family private dwelling by its owner or their tenants, and for no other purpose (Bylaws Sec. 7.1).
 - No Unit Owner may lease less than the entire Unit (Bylaws Sec. 7.1).
 - No rooms may be rented (Bylaws Sec. 7.13).
 - No Unit Owner shall be permitted to lease his Unit for a period of fewer than 30 days (Bylaws Sec. 7.13).

6) Parking

- a) All vehicles must be registered with the Association, and a valid parking permit decal must be displayed and visible on the front or rear windshield of the vehicle. Vehicle Registration forms can be found at www.MurrayhillWoods.com.
- b) Motorcycles may not be parked or stored inside your condominium, on ny sidewalk, or in any other common area not designated for parking.
- c) All vehicles must have a valid DMV registration and be in good running condition (not leaking fluids, flat tires, etc.). Vehicles may not be stored anywhere on the property (must move every 72 hours). The following vehicles will be subject to a fine and/or tow at the owner's expense: abandoned vehicles; vehicles with expired license plate tags; vehicles parked in fire lanes, handicap zones or reserved spaces; vehicles double-parked, vehicles apparently being stored (without moving for extended periods), vehicles blocking trash receptacles or vehicles parked on or over the lines distinguishing one parking space, apparent inoperable vehicles, designated vehicles observed parked in an open, uncovered parking spot, and registered vehicles with an improperly displayed or missing parking permit decal.
- d) Vehicles with "Designated" parking permit decals must park in the carport assigned to the unit. Vehicles with "Open" parking permit decals may park in any uncovered parking spot. Guests do not require a parking permit decal, and can only park in open, uncovered parking spots. If a Guest's vehicle will be remaining onsite for more than 48 hours, Management must be notified of the vehicle make, model, color, and license plate number to avoid being towed. Designated vehicles parked in open, uncovered parking spots are subject to a fine.
- e) Vehicle maintenance may not be performed on the property under any circumstances.
- f) Vehicles may not be washed on the property.
- g) The speed limit is 5 MPH on all community driveways and parking areas.

7) Your Condominium Home

- a) **Murrayhill Woods Condominiums is a no-smoking community effective March 1, 2017.** Smoking is strictly prohibited anywhere within the boundaries of Murrayhill Woods including inside any unit, in the parking lot, in a vehicle in the parking lot, on the sidewalks, or in any common or limited common area. Smoking is defined as inhaling, exhaling, burning or carrying any lighted or smoldering cigarette, cigar, tobacco product, marijuana product, and all similar substances (i.e. e-cigarettes or vaping products), whether legal or illegal. Cigarettes and cigarette butts shall not be disposed of anywhere on the ground or in common areas or dumpsters. Anyone found violating this provision shall be subject to a fine of \$250.00 per occurrence. Owners are responsible for Tenants and their guests.
 - b) No structural or mechanical alterations shall be made to any condominium unit without prior written consent of the Board of Directors. No hard surface flooring including, but not limited to hardwood or engineered flooring, laminate flooring, tile, or marble shall be installed in any upper unit except for the kitchen, bathroom, and utility areas.
 - c) Residents are expected to conduct themselves and guests in a manner that will not disturb their neighbor's peaceful and quiet enjoyment of their condominium. Musical instruments, televisions, stereos, laundry equipment and other appliances can be used or played between reasonable hours, normally 8:00am to 10:00pm and at a reasonable volume. Residents are required to observe quiet times in the community after 10:00pm and before 8:00am. Bath fans shall not be left running for extended periods of time.
 - d) No non-conforming blinds, awnings, curtains, shades, or drapes shall be installed on the interior or exterior of the unit. For the purpose of exterior uniformity, interior blinds shall be white horizontal 2-inch wood or faux wood for the bedrooms and dining room, and white vertical blinds for the sliding door. Any curtains hung inside of the conforming blinds **MUST** be solid white facing to the exterior (color curtains facing outwards are prohibited). Only approved exterior roll-down shades will be permitted on patios and balconies. All blinds and shades must be kept clean and in good repair. The Board's definition of clean and good repair shall be the final definition. Blinds and exterior shades must be similar to the approved products shown at www.MurrayhillWoods.com. No other style or color of blinds or exterior shades are permitted.
 - e) Specific (pre-approved) retractable front door screens may be permitted with Board approval.
 - f) Residents cannot cover the exterior and/or interior windows with foil, plastic, stickers, or any other material that will change the exterior appearance of the condominium home.
 - g) Exterior/interior windowsills and ledges shall not be used for the placement of personal property or general storage.
 - h) No personal property of any kind can be placed, stored, or left in public common areas. These areas include walkways, stairways, sidewalks, grassy areas, planting beds, or any other common area on the property.
 - i) Residents or guests may not play or ride bicycles, skateboards, or other play equipment in the parking area, sidewalks, driveways or planting beds. Bicycles are allowed on 146th Terrace and designated roadways.
 - j) Residents shall not hang, place, or fasten towels, laundry, clothing or anything else on balconies, railings, decks, patios, balcony or patio ceilings, blinds, or windowsills.
 - k) No wires, ropes, antennas, cable / phone jacks, satellite dishes for radio or television shall be installed without written permission from Board of Directors.
 - l) Balconies and patios are not to be used for general storage. For safety, residents shall keep a clear entrance/exit to the patio/balcony.
 - i) Acceptable patio/balcony items are suitable patio furniture (no interior furniture), plants (not empty pots) and BBQ's with one attached LP tank (charcoal BBQs are not permitted).
 - ii) Bicycles are acceptable with a maximum limit of two. Bicycle covers must be of beige or neutral tone in color.
 - iii) One wind chime and one hummingbird feeder are permitted.
 - iv) Planters on railings must hook on or over the railing to prevent falling (no freestanding items are to be placed on the upper handrails).
- * Any items that do not fall within the definition of the above items are prohibited and may be subject to a fine.

- m) Window air conditioners are not permitted. Portable air conditioners venting to the inside of a screen are permitted.
- n) No bicycles or any other personal property shall be mounted to the exterior siding of the building or any other part of the common or limited common areas without prior board approval.
- o) Entryways may have one (non-holiday oriented) item hanging from the door (the hanger must not be adhered to the door in a way that will damage the door) and a doormat.
- p) All permitted holiday decorations, including but not limited to colored lights, must be removed no later than 14 calendar days after the date of the holiday.

8) Garbage & Recycling

- a) There are two recycling dumpsters located on the property. One is on the east side of 146th Ter. at the entry from Beard Rd. at the north end of the complex, and the other is on 146th Ter. located on the east side of the entry from Sapphire Ln. at the south end of the complex. Owners and Residents are required to follow the posted signage in the recycle area as to what materials are placed in what bins and/or the dumpster. Boxes must be flattened before placing in the recycling dumpster container.
- b) There are seven waste/garbage dumpsters located throughout the condominium property. Owners and Residents are required to follow the posted signage in the garbage/waste dumpster areas.
- c) No items are allowed to be placed on the ground outside of the dumpster container or cubicle area.
- d) Dumpster lids shall not be raised more than 6". No items are allowed on top of any dumpster. Overfilling dumpsters, whether or not there is signage indicating that a dumpster is full, is strictly prohibited. If an Owner or Resident notices a full dumpster, they are required to put their waste in an alternate dumpster.
- e) No Christmas trees shall be disposed of inside or outside of any of the cubicle areas, or in any other common areas in the community. It is the Owner/Resident's responsibility to dispose of these items off site.
- f) No furniture, appliances, televisions, mattresses, or other large items are to be disposed of inside of dumpsters, inside or outside of any cubicle areas, or in any other common areas in the community. It is the Owner/Resident's responsibility to dispose of these items off site.
- g) No garbage, boxes, bags or other similar items are allowed to be placed, at any time, in entry areas, balconies, patios, sidewalks, or in any other common areas in the community, temporarily or otherwise.
- h) No illegal dumping is allowed. Dumpsters are for the use of Owners and Residents only. If you observe any suspicious dumping activity, please notify Management immediately. Photos and license plate numbers are very helpful to deter this type of illegal activity and trespassing.
- i) Violation of any of the above-identified rules is subject to a fine. Video and audio recordings may be in progress at various times.

9) Parcel Deliveries

- a) The office will not accept resident parcel deliveries under any circumstances. The Association is not responsible for any packages left in any doorways or in any common areas.

10) Service Requests and Maintenance Emergencies

- a) Please contact the management office for maintenance and service requests either online at www.MurrayhillWoods.com, in person, during office hours, or by phone or text message to (503) 319-5848. Verbal requests may not be given to maintenance personnel.
- b) You will be given the option to leave a voice mail message when the office is not available; the appropriate personnel will be contacted as soon as possible to assist you.
- c) Non-emergency service requests will be performed during office hours in the order in which they were received. Emergency work orders take precedence over non-emergency work orders. We strive to perform all requested maintenance within 48 hours unless parts need to be ordered to complete the service.

11) Common Areas

a) Pool and Spa:

- i) The pool and spa are open from Memorial Day through Labor Day. Hours: 10:00 a.m. to 10:00 p.m., unless otherwise extended at the discretion of the Board of Directors.
- ii) Residents and guests shall abide by all posted signs in and around the pool and spa area AT ALL TIMES. Video and audio recordings may be in progress at various times.
- iii) No lifeguard on duty. Swim or soak at your own risk. No offensive activity or offensive apparel is allowed. The Association and/or Management shall have sole discretion to determine what is offensive.
- iv) Owners and/or Residents are allowed **no more than two guests** per condominium at any one time. An Owner or registered Resident must be present at all times whenever guests are present in the pool/spa area. Sharing of a facility key is expressly prohibited and may result in loss of use privileges and/or a fine. Owners and Residents take precedence over guests. In the event of over-crowding guests may be asked to leave. Over-crowding shall be at the discretion of the Board or Management.
- v) Pool gates are to remain locked and closed at all times. Do not let anyone in the area without a key.
- vi) Showering is required prior to entering the pool and spa.
- vii) Swimming attire only: no cut-offs or other clothing.
- viii) No disposable diapers allowed. Plastic pants and swim diapers are acceptable. Diapers are not to be disposed of in or around the pool and spa area, or in the clubhouse, fitness room, or rest rooms.
- ix) Persons with long hair shall tie back their hair or use a swim cap to avoid clogging the pool filter and mitigate pool maintenance costs.
- x) **No food or glass in the pool or spa areas.** Soft drinks must be in plastic containers or cans. Any spillage must be thoroughly rinsed from the ground to prevent insect activity.
- xi) Persons under the influence of alcohol are not permitted in the pool and spa area under any conditions.
- xii) NO PETS ALLOWED.
- xiii) NO SUNTAN OIL IN THE POOL & SPA. It clogs the filters and results in frequent pool & spa closure.
- xiv) NO HORSE PLAY, RUNNING, YELLING, JUMPING OR DIVING ALLOWED. **Anyone observed diving in the pool will be asked to leave the pool area immediately.**
- xv) No offensive language.
- xvi) Radios and cell phones are permitted but must be kept at a low volume as not to interfere with other residents' enjoyment of the facilities.
- xvii) Residents and guests under the age of 14 must be under the direct supervision of an Owner or registered Resident 18 years of age or older.
- xviii) Children under 5 are not allowed in the spa at any time (including sitting with feet in the water).
- xix) Do not walk, crawl, or play on the spa or pool cover.

b) Exercise Center:

- i.) Open 24 hours. No offensive activity is allowed. Work out and use equipment at your own risk. Video and audio recordings may be in progress at various times.
- ii.) Use of the fitness room is for registered Residents & Owners only (no guests). Must be 18 years of age or older.
- iii.) Hand towels (not paper towels) are required during work out (**bring your own towel**). Equipment must be wiped down after each use.
- iv.) No food, beverages (including soft drinks) or glass is allowed in the fitness room. Water is permitted.
- v.) Turn off all lights and fans and close all windows when exiting the fitness room. Please close blinds on extremely warm days (when temps exceed 85 degrees).
- vi.) **PLEASE leave the room in the same condition as when you arrived.**

c) **Clubhouse:**

- i.) The clubhouse is open during office hours. Video and audio recordings may be in progress at various times.
- ii.) Residents and guests under the age of 14 must be under the direct supervision of a resident 18 years and older.
- iii.) The clubhouse may be reserved from 10:00 a.m. to 10:00 p.m. The unit owner **MUST** contact **FRESH START** Real Estate, Inc. to receive all paperwork and to set up reservation.

NOTE: All Owners, Residents, and Guests are bound to the terms of the Governing Declaration, Bylaws, Amendments, Schedules, Resolutions, and Rules and Regulations of Murrayhill Woods Condominiums, whether having read them or not. The Association and Management are not responsible for any accidents or injuries that may occur while in or using the facilities. **Delinquent accounts or failure to follow the above rules will result in a fine and/or the loss of use privileges.** Facility keys must be returned to the Association and/or Management immediately upon request for any sale or violation.

Please contact **FRESH START** Real Estate, Inc. in the Management Office or at (503) 319-5848 if you have questions or concerns regarding a possible violation and/or questions, concerns, requests, regarding the Policies and Guidelines. The Murrayhill Woods Condominium Association Governing Documents are referenced throughout the Policies and Guidelines. If you have not obtained a copy of the Governing Documents, or wish to view any other Association Documents, please visit **www.MurrayhillWoods.com**.

**Murrayhill Woods Condominium Owners Association
2020 Vehicle Registration Form**

OWNER NAME _____
UNIT ADDRESS _____
MAILING ADDRESS _____
PRIMARY PHONE _____ EMAIL _____

IF UNIT IS RENTED, THE TENANT INFORMATION MUST BE COMPLETED

TENANT NAME(S) _____
PRIMARY PHONE _____ SECOND PHONE _____
LEASE TERM _____ EMAIL _____

VEHICLE INFORMATION

Registration is required for ALL vehicles Annually – Use additional page, if necessary. **One** vehicle must be designated for each assigned carport spot. The first vehicle listed below will be listed as the designated vehicle for units that have only one assigned carport spot. The first two vehicles listed below will be listed as the designated vehicles for units that have two assigned carport spots. **Designated vehicles that are parked in open spots are subject to a fine, and unregistered vehicles are subject to tow at Owner's expense.**

1.	_____	_____	_____
	YEAR, MAKE & MODEL	STATE & LICENSE PLATE NUMBER	COLOR OF VEHICLE
2.	_____	_____	_____
	YEAR, MAKE & MODEL	STATE & LICENSE PLATE NUMBER	COLOR OF VEHICLE
3.	_____	_____	_____
	YEAR, MAKE & MODEL	STATE & LICENSE PLATE NUMBER	COLOR OF VEHICLE

AGREED: The Residents of this property have been advised that they are living in a Condominium Association and have been provided with copies of the Declarations, Bylaws, and adopted Rules & Regulations, which include Parking Rules established in the Governing Documents and by the Board of Directors and can be found at www.MurrayhillWoods.com. Signature on this form verifies that Owners and Tenants agree to abide by the above documents and rules set forth therein.

Owner Signature

Tenant Signature (if applicable)

Owner Signature

Tenant Signature (if applicable)

Date

Date

Please mail or email completed form on or before 1/15/20 to:

FRESH START Real Estate, Inc.
6107 SW Murray Blvd., #313; Beaverton, OR 97008
(503) 319-5848 Cell-Text-MMS/SMS
Manager@FRESHSTARTofOregon.com