



Murrayhill Woods COA

6107 SW Murray Blvd., #313
Beaverton, OR 97008
503-319-5848 Cell-Text-MMS/SMS
Manager@FRESHSTARTofOregon.com

Realtors, Title Companies, and Lenders:

Congratulations on your incoming listing or sale at Murrayhill Woods Condominiums! We believe that you will find the community very stable. Please take a moment and review the following items to insure that your listings are accurate and that your Buyers are informed. It is important that the Rules and Regulations are read and understood to make sure that all units remain in compliance. **Important information is included in this document that should be disclosed to all Buyers:**

1. Nearly all documents for the association can be found at www.MurrayhillWoods.com.
2. No signage is allowed in the community, including in windows, on balconies or in common areas. One real estate yard-arm sign can be placed in the designated area at the northwest corner of Murray Blvd. and Sapphire Ln.
3. Open house A-board signs are allowed only during the open house and must be removed upon completion of the open house.
4. No flyer boxes are allowed in the community. Flyer boxes can be placed on the yard arm sign on Murray Blvd.
5. **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. Anyone found violating this provision shall be subject to a fine of \$250.00 per occurrence. Owners are responsible for Tenants and their guests.
6. Carports are not “deeded”. Please do not indicate that in the published listing. Carports are assigned through the governing declaration. Contact management to confirm which parking spot(s) is/are assigned to the unit you are selling.
7. Visitors and guests may not park in covered carport parking spots. Please direct your guests to park in any open, uncovered parking spot.
8. Please include the unit number in the RMLS unit parameter of the published listing. It is helpful to identify units as A-1, A-2, A-3, etc. The letter stands for the building, and the number stands for the unit number. This is very helpful when tracking sales in the future within the community.
9. There are currently no special assessments pending in the community and no litigation. **If either of these statements should change, this notice will be updated accordingly.**
10. No dogs are allowed. Only 1 indoor domestic cat is allowed per unit w/prior board approval.
11. Water, sewer, garbage, and use of the pool, spa, and fitness room are included in the monthly HOA fee. Facility keys cost \$15.00 each for the first two, and \$100.00 each thereafter.
12. As of **12/31/2021** the Association ownership is comprised of 67% Owners (117 of 174 units) and 33% Investor-owned (51 of 174 units). There is no rental cap. The Association is **not** FHA approved. Please do not publish FHA or VA financing in the terms of the listing.
13. As of **12/31/2021** the Association has one delinquent account more than 60-days past due and four accounts less than 30 days past due. The total delinquency amount is \$5,216.75.
14. There is a one-time capital contribution fee equal to two months of the Unit’s COA dues that is paid by a Buyer upon each sale (see Bylaws Section 6.2.1).
15. There is a one-time transfer fee of \$245.00 paid by a Buyer at closing.

16. There is a \$175.00 Title Demand Fee charged to Seller for each time a demand is requested. Should a transaction fail, unpaid Title Demand Fees shall be added to the subsequent transaction. **To avoid multiple charges, Sellers and Title Companies are advised to not request demands until the transaction is through the inspection period.**
17. There is a fee of \$225.00 to complete a lender-required conventional condo questionnaire (each – paid prior to completion of questionnaire).
18. There is a fee of \$350.00 to complete a lender-required FHA/VA/Expanded condo questionnaire (each – paid prior to completion of questionnaire). NOTE: The HOA is NOT FHA/VA approved, and historically no FHA or VA loans have closed within the community.
19. All roofs in the complex have a 50-year composition shingles installed, along with new gutters and downspouts. The roofing project was completed in September, 2018.
20. All buildings were painted and new windows were installed in 2014. Owners are responsible for replacing sliding glass doors, if desired. There is an approved product shown on the website. Any structural or mechanical work requires prior approval of the HOA. Exterior color schemes may not be changed. See the HOA Rules and Regulations document found at www.MurrayhillWoods.com or contact Management for more details.
21. All chimneys were inspected in February 2021. Many chimneys were targeted for cleaning, which took place in September, 2021. Several fireplaces require repairs. Contact management to find out if the fireplace in the unit you are selling or purchasing requires any repairs.
22. Please advise your Buyer’s agents to not write a repair addendum asking the Seller to take care of any repairs in the chimneys, crawlspaces, attics, or on exterior siding. The Association is responsible for those repairs. Copies of inspection reports noting deficiencies of these identified items must be forwarded to management and repairs will be scheduled accordingly.
23. Condominium insurance must be obtained even with cash purchases. 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 and the HOA Rules & Regulations, which requires the following:
 - a. Owners shall be responsible for purchasing insurance policies insuring their units;
 - b. Proof of such insurance coverage shall be provided to the Association by the Unit Owner;
 - c. 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.
 - d. 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.
 - e. Effective 1/1/2022 the “per unit” deductible for any water damage claim is \$25,000.00. There is a \$25,000 “per occurrence” deductible for all other claims (excluding earthquake).
 - f. 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.
24. The Association will require the following information within 5 business days after closing:
 - a. Buyer’s full name, phone number, and email address
 - b. Buyer’s current mailing address. Will property be Owner Occupied?
 - c. Buyer’s Agent name, phone number, and email address
 - d. Buyer’s Insurance Company name, agent name, phone number, and email address
 - e. Title Company name, Escrow Officer name, phone number, and email address
 - f. Copy of Professional Inspection Report (if any Association repairs are requested)

Email the above information to Manager@FRESHSTARTofOregon.com
25. Other questions? Text or email is best for us. Text to 503-319-5848 and/or email to Manager@FRESHSTARTofOregon.com.

View all Association documents at: www.MurrayhillWoods.com

(Rev. 12/31/2021)