

Association of Unit Owners of Glenwood Place, Inc.
RESOLUTION OF THE BOARD OF DIRECTORS
Animal Restrictions

At a properly noticed meeting of the Board of Directors, held on March 14, 2025, the Board unanimously made the following findings:

WHEREAS the Association Secretary, by signing below, attests that pursuant to the Association Bylaws, all Directors were provided notice of the meeting, and a quorum of the Board was present in person at the meeting;

WHEREAS the Board of Directors is charged with adopting, modifying, or revoking such other rules and regulations governing the conduct of persons and the operations and use of the units and common elements as it may deem necessary or appropriate to assure the peaceful and orderly use and enjoyment of the condominium (Article IX, Section 6 of the Bylaws);

WHEREAS the Board believes it is in the best interest of the Association to adopt a specific written and uniform policy for animal restrictions; and

WHEREAS the Board of Directors has all the powers and duties necessary for the proper functioning of the Association pursuant to ORS 100.405 and the Bylaws.

NOW THEREFORE, BE IT RESOLVED that:

In addition to the Rules of Conduct, Article IX, Section 5c, set forth in the Bylaws;

- Other than a maximum of two (2) household pets per unit, no animals or fowls shall be raised, kept, or permitted within the condominium or any part thereof and the pet(s) must not weigh more than 40 pounds at maturity of breed. Pets owned and residing with the homeowner prior to the date of this resolution will be granted exception.
- The pet must be under control of its owner at all times in all Common Elements as set forth in Multnomah County Code §13.305 (B) 1 (<https://multco.us/county-attorney/multnomah-county-code>).
- A pet may only be tethered to a patio at a length of no longer than six (6) feet and only if accompanied by the owner at all times.
- No pets may be kept or housed in garages.
- No pet shall be permitted to cause or create a nuisance or unreasonable disturbance or noise. Any inconvenience, damage, unpleasantness, or physical harm caused by such pets shall be the responsibility of the respective owner(s).
- Financial and all other responsibilities for any community property damage or harm caused to common elements, any unit owner, personal property, community employee, or

to any member of the public shall be solely that of the pet owner(s), or the owner of the unit where the pet is being kept.

The Board shall send a copy of this resolution to every owner of record.

Dated this 18 day of March, 2025.

Association of Unit Owners of Glenwood Place, Inc.

By: Judith Rams
Its Chair

ATTEST: the above resolution was properly adopted.

By: Diane Larson
Its secretary