

Treehill Park Condos Rules Governing Architectural Changes Made By Owners

These rules are not new. Nor is the requirement for an architectural review prior to the beginning of a new project. However, the fact that prior review is legally required by our governing documents has not been given the attention it warrants until now.

Before undertaking any changes, such as (but not limited to) installing new windows, new doors, adding a new air conditioner or satellite dish, please go to Kappes-Miller's web new online portal and request an architectural review.

The above is not a comprehensive list of every type of project that needs to be reviewed in advance. Please see the excerpts from our Bylaws and Condo Rules below, or access the complete documents on the appropriate pages on our web site. They are available in .PDF format and may be downloaded.

Kappes-Miller's portal may be found at:

https://kappesmillerpdx.appfolio.com/connect/users/sign_in

If you presently do not have access to the portal, click here to request a user ID from K-M:

https://kappesmillerpdx.appfolio.com/connect/users/request_access

Once you are on the main page, part of which is shown below, you will find a button labeled "Submit New Review." Clicking that button will take you to an online form for you to fill out with the specifics of your proposed project.

Once finished, click "Submit Request". You should receive a response the following business day.

KAPPES-MILLER
Condominium Management & Services

PROPERTY ADDRESS NE Treehill Dr, Troutdale, OR 97060 | Log Out

Home

i You currently cannot make payments online, please contact us for more information.

Your Current Balance

\$ 0.00

Next bill due on November 01, 2021

November (Next Month)

Description	Amount
Homeowner Assessment Charged on 11/01/2021	\$ 0.00
Total Balance	\$ 0.00

Architectural Reviews

[Submit New Review](#)

You have not submitted any architectural reviews. [See All](#)

Maintenance Requests

[Request Maintenance](#)

You currently do not have any open maintenance requests.

From Condo Rules, Page 6

Paragraph V.G.

Structural, electrical or plumbing modifications or alterations inside a unit shall not be made without previously securing written consent of the board. Structural, electrical or plumbing modifications will require appropriate city building permits. Consent shall be requested to the Board in writing giving details of modification and location. The Board will respond within 30 days after which there will be no objection to modifications or alteration. (Bylaws 9.0, Use of Units – Internal Changes).

V.H.

Alteration, including painting of unit exteriors, to limited common areas or common areas such as windows, doors, siding, decks, patios, storage areas, sidewalks and planting or removal of trees and shrubs shall not be made without previously securing written consent of the Board of Directors. Consent shall be requested to the Board in writing giving details of alteration and location. The board will respond within 30 days after which there will be no objection to alteration. The Board reserves the right to have the property restored to its original condition **at the homeowner's expense**. (Bylaws 9.0, Use of Units – Internal Changes).

V.I.

Unit owners or residents may not install wiring for electrical or telephone installation, television antennas, machines or air conditioning units, etc. that protrude through the walls or the roofs of the project or on the exterior of the project except as authorized by the Board of Directors on behalf of the Unit Owners Association. (Bylaws 11.0, Rules of Conduct).

From Bylaws Page 7

9.0. USE OF UNITS – INTERNAL CHANGES

9.1. Units shall be utilized for residential living only. Common elements shall continue as such; provided, however, the Board of Directors shall have the right to expand any common area functions to include any compatible income producing activity.

9.2. An owner shall not make structural modifications or alterations in his Unit or installations located therein or surrounding the Unit without previously securing consent of the Association. He shall secure such consent by applying to the Association in writing, through the management agent, if any, or through the chairman of the board of Directors, if no management agent is employed. The Association shall have the obligation to respond within thirty (30) days and failure to do so within the stipulated time shall mean that there is no objection to the proposed modification or alteration.

11.6 No owner, resident or lessee shall install wiring for electrical or telephone installation, television antennae, machines or air conditioning units, etc., on the exterior of the project or that protrude through the walls or the roofs of the project except as authorized by the Association. No window guards, awnings or shades shall be installed without prior consent.

11.7. No exterior antennas shall be allowed except those installed by the Association.

(Architectural Review Request Notice 2021-1017)