

# SW OAK CREEK HOMEOWNERS' ASSOCIATION

## INFORMATION ON AMENDED CC&R'S

**Q-** Why are we voting on revised CC&R's (Declarations)?

**A-** Last year our attorney discovered that our 2005 CC&R's were never recorded with Multnomah County. In order to be effective we have to have them voted on and then recorded with Multnomah County.

**Q-** How are these revised CC&R's different than the 2005 version?

**A-** The board did not want to make many changes to our CC&R's, so we asked a law firm to review and update them to ensure that they comply with current law. The only substantive change was a clarification of what constitutes our Association's common fences. These revised CC&R'S now state that only the fences along Stephenson Street or 27<sup>th</sup> Avenue are the responsibility of our homeowners association.

**Q-** If our 2005 CC&R's weren't effective what rules were in effect?

**A-** By default we were subject to the CC&R's recorded by the developer of our neighborhood, R.W. Fullerton Co. The developer's CC&R's were recorded with Multnomah County in 1987 and 1990. Our 2004 bylaws were voted on and recorded with Multnomah County and they are in effect.

**Q-** What is the process for voting on these revised CC&R's and having them recorded?

**A-** Residents can review the revised CC&R's on our website, [www.swoakcreekhoa.com](http://www.swoakcreekhoa.com). At the annual meeting we will ask homeowners to vote to approve these CC&R's. If you are unable to attend this meeting, you can still vote by completing the attached proxy and returning it to one of the Homeowners' Association officers by Sunday, September 16<sup>th</sup>. If we receive approval of at least 75% of the homeowners the board will then have them recorded with Multnomah County.