



MURRAY PARK CONDOMINIUMS

6107 SW Murray Blvd., #313

Beaverton, OR 97008

503-319-5848 Cell-Text-MMS/SMS

[www.MurrayParkCondominiums.com](http://www.MurrayParkCondominiums.com)

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## MURRAY PARK CONDOMINIUMS 2024 OWNER PACKET

### TABLE OF CONTENTS

#### YEAR-END SUMMARY

Murray Park Condominiums Year-End Summary Points & Action Items.. 2 - 3

#### 2024 DOCUMENTS:

2024 Notice of Dues Increase.....	4
2024 Annual Budget (approved).....	5
2024 Fee Allocation Schedule.....	6
Capital Contribution Bylaws Amendment (effective 1/1/2022).....	7 - 10
Vehicle Registration Form ( <b>Return no later than January 31<sup>st</sup></b> ).....	11

2023 Reserve Study update can be found at [www.MurrayParkCondominiums.com](http://www.MurrayParkCondominiums.com)

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



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**YEAR-END SUMMARY**

- Your Board of Directors adopted the 2023 budget at the Board Meeting held on October 25, 2023. It is the result of a proposed budget presented by Management along with the review and input of each of the Board members.
- The 2024 overall increase is 11.80%. The increase in reserve contributions for 2024 is 30.0% and there is an increase of 1.94% for the Operating budget. The increase in the Reserves follows the schedule outlined and is necessary to complete projected repairs identified in the Reserve Study and 30-year Maintenance Plan without the need for any special assessments. Reserve contributions will compromise 40.85% of the total monthly HOA payment and the Operating contributions will comprise 59.15% of the total monthly HOA payment. **The total HOA payment for each unit in 2023 will increase according to the approved Murray Park 2023 Fee Allocation Schedule included in this Owner’s Packet.**
- The combined operating and capital reserves for the 2024 budget is \$324,810 – compared to \$290,530 in 2023.

- Based on 2023 expenses, the Board approved the Budget expense categories as follows:
 

Ground & Maintenance Repair.....	- 9.09%
Building Repairs & Maintenance.....	+ 4.39%
General Operating Expenses .....	+ 7.10%
Utility Expenses.....	+ 1.78%
Overall Operating Expense Increase from 2023 to 2024.....	+ 11.08%

The above percentages are based on the needs from actual spending in 2023 and projected trends that are expected in 2024.

- Grounds & Maintenance accounts 7.70% of the annual operating budget.
- Building Repairs & Maintenance accounts for 9.16% of the annual operating budget.
- Operating expenses account for 15.81% of the annual operating budget.
- Utility expenses account for 26.48% of the annual operating budget.
- Reserve contributions account for 40.85% of the total annual budget
- The Board and Management are managing collections & delinquencies very effectively.
- Delinquencies are down from \$1,537.00 on 12/31/2022 to \$575.00 as of September 30, 2023.
- The 2023 Reserve Study and 30-year Maintenance plan update has been uploaded to the Association website [www.MurrayParkCondominiums.com](http://www.MurrayParkCondominiums.com). The outlined reserve funding schedule requires a 30% increase on reserve contributions in 2024 and then 20% increases from 2025 through 2028. The increases reduce to 3% from 2029 thru 2037. This funding model is projected to adequately fund the needed repairs and replacements without need for any special assessment.
- All Owners continue to pay their COA dues either via autopay or online through the portal at [www.PayFreshStart.com](http://www.PayFreshStart.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, timeliness of payments, and an overall reduction in delinquencies. Monthly recurring payments can be set up to post on any day between the 1<sup>st</sup> of the month, and the 10<sup>th</sup> of the month to avoid late fees. Additionally, maintenance requests can(and should) be submitted from this portal. Management is

happy to help you set up or process payments. **Please note that effective January 1, 2023 there will be a \$15.00 administrative fee for any check that is requested to be processed because of electronic unavailability. Management reserves the right to still process all checks electronically.**

- The Association website at [www.MurrayParkCondominiums.com](http://www.MurrayParkCondominiums.com) continues to grow with an abundance of information about the Association. You can download most documents directly from the website for free. Unlike most Associations who charge for documents through services like CondoCerts or Homewise, Murray Park now provides access to documents at no charge to Owners, or prospective Buyers.
- The Board is happy to announce that there are no pending special assessments, pending litigation, or any other areas of concern as we approach the end of 2023.
- **The approved Capital Contribution Amendment to the Bylaws became effective on 1/1/2022. Upon the sale or transfer of title of any unit within Murray Park Condominiums, there will be a Capital Contribution payment paid to the Association equal to two months of the then current HOA dues. This amount is due from the new owner of the property and will fund the Associations operating account. The one-time Capital Contribution only applies to the working capital of the Association and does not apply to any future HOA dues.**

**ACTION →✓** **Reminder:** Each Unit Owner shall be responsible for obtaining at his or her own expense, insurance covering his or her property (per Murray Park Condominiums Insurance Resolution dated December 31, 2013 Section 1.2). If you haven't done so, please make certain to add the following additional interest on your Owner's or Renter's policies:

***Murray Park Condominiums – C/O 6107 SW Murray Blvd., #313; Beaverton, OR 97008***

**ACTION →** \* Adding the “Additional Interest” on your insurance policy requires calling your insurance carrier and providing the above information (in bold and italic) to them.

**ACTION →✓** **Are you in Compliance?:** If you are leasing your Unit, you are required to provide within 15 days of entering a Lease/Rental Agreement all documentation and fees as defined in the Murray Park Leasing Resolution dated 1/28/2020 (the Leasing Resolution can be found at [www.MurrayParkCondominiums.com](http://www.MurrayParkCondominiums.com)). Failure to provide the defined information within the time specified is a violation and is subject to a fine. If you have not done so already, all lease documentation or lease updates should be emailed to [Manager@FRESHSTARTofOregon.com](mailto:Manager@FRESHSTARTofOregon.com).

**ACTION →✓** **Vehicle Registration Updates:** All vehicles must be registered with the Association (MPC Rules & Regulations). Failure to update vehicle registrations (either as an owner or a landlord on behalf of his tenant) is a violation. A vehicle registration form is included in this packet. Please complete the vehicle registration form and return it to management no later than January 31, 2024 to remain in compliance (*even if you have not changed vehicles*). Email your updated vehicle registration form to [Manager@FRESHSTARTofOregon.com](mailto:Manager@FRESHSTARTofOregon.com) or mail your vehicle registration form to the address shown at the top of this notice **no later than January 31, 2024** to avoid a violation and fine.

- ✓ **Vandalism Concerns:** Since the pandemic began, the crime rate for stolen mail and vehicle break-ins, including but not limited to stolen catalytic converters has risen considerably. It is highly advised that no valuables or sensitive information are left in your vehicles overnight. If you experience a break-in or observe suspicious activity within the community, please contact Beaverton non-emergency at **503-629-0111** right away. Your report of information may help to solve other similar crimes in the area. Murray Park has experienced some vehicle break-ins this year. If you see anything that looks wrong, please let Management know right away.



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## **NOTICE OF DUES INCREASE**

- **This serves as your notice of increase in monthly HOA dues beginning January 1, 2024. Refer to the following Budget and 2024 Fee Allocation Schedule to determine the new amount of your dues beginning January 1, 2024.**
- If your payment is currently being paid by auto pay through the HOA portal, there is no action required by 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.PayFreshStart.com](http://www.PayFreshStart.com) TO MAKE PAYMENTS ELECTRONICALLY IF YOU ARE NOT ALREADY SET UP FOR AUTODRAFTS.**
- All statements are emailed out on the 1<sup>st</sup> of each month, and all receipts are delivered electronically as soon as your payment posts to your account. You always have real time access to your HOA account ledger on the Owner Portal at [www.PayFreshStart.com](http://www.PayFreshStart.com).

Murray Park Condominiums 2024 Annual Budget (Final)							Approved:	10/25/2023
Revenues:	% of Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	% Change	
Assessment Income	59.15%	174,028.00	173,950.00	181,218.00	188,455.00	192,110.00	1.94%	
Reserve Income	40.85%	80,287.00	86,710.00	93,647.00	102,075.00	132,700.00	30.00%	
Administrative Fee Income		0.00	0.00	0.00	0.00	0.00	0.00%	
Bank Fee Income		0.00	0.00	0.00	0.00	0.00	0.00%	
Capital Contribution Income		0.00	0.00	0.00	0.00	0.00	0.00%	
Fee Income (Other)		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%	
Late Fee Income		0.00	0.00	0.00	0.00	0.00	0.00%	
Lease Review Fee Income		0.00	0.00	0.00	0.00	0.00	0.00%	
Other Income (Payment Reversals)		0.00	0.00	0.00	0.00	0.00	0.00%	
Repairs & Maintenance 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%	
<b>TOTAL INCOME.....</b>		<b>254,315.00</b>	<b>280,660.00</b>	<b>274,865.00</b>	<b>290,530.00</b>	<b>324,810.00</b>	<b>11.80%</b>	
Expenses:	% of Budget	2020 Budget	2021 Budget	2022 Budget	2023 Budget	2024 Budget	% Change	
Landscape Contract - Base	6.47%	21,600.00	21,600.00	21,600.00	22,500.00	21,000.00	-6.67%	
Landscape Services (Additional)	0.77%	4,000.00	3,000.00	2,500.00	3,000.00	2,500.00	-16.67%	
Irrigation	0.46%	2,500.00	2,500.00	2,000.00	2,000.00	1,500.00	-25.00%	
Snow removal contracts	0.00%	0.00	0.00	0.00	0.00	0.00	0.00%	
<b>Total Ground &amp; Maintenance Repair.....</b>	<b>7.70%</b>	<b>28,100.00</b>	<b>27,100.00</b>	<b>26,100.00</b>	<b>27,500.00</b>	<b>25,000.00</b>	<b>-9.09%</b>	
Electric Lamping/Ballast - R&M	1.39%	1,500.00	1,500.00	1,500.00	1,500.00	4,500.00	200.00%	
Exterior Roof R&M	1.72%	6,000.00	5,000.00	5,000.00	5,000.00	3,000.00	-40.00%	
General Bldg. - R&M	5.31%	13,000.00	15,000.00	15,000.00	15,000.00	17,250.00	15.00%	
Gutters - R&M	0.00%	2,500.00	2,500.00	2,500.00	2,500.00	0.00	-100.00%	
Pest Control Services	0.62%	750.00	1,000.00	1,000.00	2,000.00	2,000.00	0.00%	
Plumbing R&M	0.92%	1,500.00	1,500.00	1,500.00	2,500.00	3,000.00	20.00%	
<b>Total Building &amp; Repairs &amp; Maintenance.....</b>	<b>9.16%</b>	<b>25,250.00</b>	<b>26,500.00</b>	<b>26,500.00</b>	<b>28,500.00</b>	<b>29,750.00</b>	<b>4.39%</b>	
Garbage & Recycle (Waste Management)	3.54%	9,500.00	10,500.00	11,000.00	11,500.00	11,500.00	0.00%	
Garbage & Recycle (On-Site Management)	1.23%	1,000.00	1,500.00	3,000.00	3,000.00	4,000.00	33.33%	
Electricity - Common Area	0.92%	4,800.00	3,000.00	3,000.00	3,000.00	3,000.00	0.00%	
Water/Sewer (10.6% anticipated increase, COB > Ju	20.78%	60,055.00	60,000.00	67,000.00	67,000.00	67,500.00	0.75%	
<b>Utility Expenses.....</b>	<b>26.48%</b>	<b>75,355.00</b>	<b>75,000.00</b>	<b>84,000.00</b>	<b>84,500.00</b>	<b>86,000.00</b>	<b>1.78%</b>	
Administrative Fees (Other, Payment Plans)	0.08%	0.00	0.00	0.00	250.00	250.00	0.00%	
Audit Fees	0.69%	2,248.00	2,250.00	2,250.00	2,250.00	2,250.00	0.00%	
Bank Charges	0.15%	250.00	500.00	500.00	500.00	500.00	0.00%	
Copy/Fax	0.08%	475.00	250.00	250.00	250.00	250.00	0.00%	
General Liability Insurance	6.67%	15,500.00	16,750.00	16,000.00	18,500.00	21,650.00	17.03%	
General Office Expenses	0.15%	1,500.00	1,000.00	500.00	500.00	500.00	0.00%	
Legal Fees	0.77%	4,000.00	3,000.00	3,000.00	3,000.00	2,500.00	-16.67%	
Licenses/Fees/Permits	0.05%	150.00	150.00	150.00	50.00	150.00	200.00%	
Management Fee - Base	6.93%	20,500.00	20,750.00	21,268.00	21,855.00	22,510.00	3.00%	
Reserve Study Fee	0.25%	700.00	700.00	700.00	800.00	800.00	0.00%	
<b>Operating Expenses.....</b>	<b>15.81%</b>	<b>45,323.00</b>	<b>45,350.00</b>	<b>44,618.00</b>	<b>47,955.00</b>	<b>51,360.00</b>	<b>7.10%</b>	
<b>Total Ground, Building, Utility, &amp; Operating.....</b>	<b>59.15%</b>	<b>174,028.00</b>	<b>173,950.00</b>	<b>181,218.00</b>	<b>188,455.00</b>	<b>192,110.00</b>	<b>1.94%</b>	
		<b>2020 Budget</b>	<b>2021 Budget</b>	<b>2022 Budget</b>	<b>2023 Budget</b>	<b>2024 Budget</b>	<b>% Change</b>	
<b>Reserves.....</b>	<b>40.85%</b>	<b>80,287.00</b>	<b>86,710.00</b>	<b>93,647.00</b>	<b>102,075.00</b>	<b>132,700.00</b>	<b>30.00%</b>	
		<b>2020 Budget</b>	<b>2021 Budget</b>	<b>2022 Budget</b>	<b>2023 Budget</b>	<b>2024 Budget</b>	<b>% Change</b>	
<b>Calculated Expenses Plus Reserves.....</b>	<b>100.00%</b>	<b>254,315.00</b>	<b>280,660.00</b>	<b>274,865.00</b>	<b>290,530.00</b>	<b>324,810.00</b>	<b>11.80%</b>	
<b>2024 Annual Budget (proposed).....</b>						<b>324,810.00</b>		

Murray Park Condominiums 2024 Fee Allocations (Final)						Approved: 10/25/2023				
Address	% Int.	'24 Dues	Oper. Amt.	Reser. Amt.	Difference	'23 Dues	'22 Dues	'21 Dues	'20 Dues	'19 Dues
14500	1.4957%	405	263	142	43	362.00	355.00	325.00	317.00	290.08
14501	0.8959%	242	157	85	25	217.00	213.00	195.00	190.00	173.75
14502	1.4957%	405	263	142	43	362.00	355.00	325.00	317.00	290.08
14503	0.8959%	242	157	85	25	217.00	213.00	195.00	190.00	173.75
14504	1.4957%	405	263	142	43	362.00	355.00	325.00	317.00	290.08
14505	1.4957%	405	263	142	43	362.00	355.00	325.00	317.00	290.08
14506	1.4957%	405	263	142	43	362.00	355.00	325.00	317.00	290.08
14507	1.4957%	405	263	142	43	362.00	355.00	325.00	317.00	290.08
14508	1.4957%	405	263	142	43	362.00	355.00	325.00	317.00	290.08
14509	1.0356%	281	182	99	30	251.00	246.00	225.00	219.00	200.84
14510	1.4957%	405	263	142	43	362.00	355.00	325.00	317.00	290.08
14511	1.0356%	281	182	99	30	251.00	246.00	225.00	219.00	200.84
14512	1.4957%	405	263	142	43	362.00	355.00	325.00	317.00	290.08
14513	1.3875%	376	244	132	40	336.00	329.00	301.00	294.00	269.09
14514	1.4957%	405	263	142	43	362.00	355.00	325.00	317.00	290.08
14515	1.3875%	376	244	132	40	336.00	329.00	301.00	294.00	269.09
14516	1.4957%	405	263	142	43	362.00	355.00	325.00	317.00	290.08
14517	1.0356%	281	182	99	30	251.00	246.00	225.00	219.00	200.84
14518	1.4957%	405	263	142	43	362.00	355.00	325.00	317.00	290.08
14519	1.0356%	281	182	99	30	251.00	246.00	225.00	219.00	200.84
14520	1.4957%	405	263	142	43	362.00	355.00	325.00	317.00	290.08
14521	1.0356%	281	182	99	30	251.00	246.00	225.00	219.00	200.84
14522	1.4957%	405	263	142	43	362.00	355.00	325.00	317.00	290.08
14523	1.0356%	281	182	99	30	251.00	246.00	225.00	219.00	200.84
14524	1.4957%	405	263	142	43	362.00	355.00	325.00	317.00	290.08
14525	1.0356%	281	182	99	30	251.00	246.00	225.00	219.00	200.84
14526	1.4957%	405	263	142	43	362.00	355.00	325.00	317.00	290.08
14527	1.0356%	281	182	99	30	251.00	246.00	225.00	219.00	200.84
14528	1.4957%	405	263	142	43	362.00	355.00	325.00	317.00	290.08
14529	1.0356%	281	182	99	30	251.00	246.00	225.00	219.00	200.84
14530	1.4957%	405	263	142	43	362.00	355.00	325.00	317.00	290.08
14531	1.0356%	281	182	99	30	251.00	246.00	225.00	219.00	200.84
14610	1.3875%	376	244	132	40	336.00	329.00	301.00	294.00	269.09
14611	1.0356%	281	182	99	30	251.00	246.00	225.00	219.00	200.84
14612	1.3875%	376	244	132	40	336.00	329.00	301.00	294.00	269.09
14613	1.0356%	281	182	99	30	251.00	246.00	225.00	219.00	200.84
14614	1.3875%	376	244	132	40	336.00	329.00	301.00	294.00	269.09
14615	1.0356%	281	182	99	30	251.00	246.00	225.00	219.00	200.84
14616	1.3875%	376	244	132	40	336.00	329.00	301.00	294.00	269.09
14617	1.0356%	281	182	99	30	251.00	246.00	225.00	219.00	200.84
14618	1.3875%	376	244	132	40	336.00	329.00	301.00	294.00	269.09
14619	1.0356%	281	182	99	30	251.00	246.00	225.00	219.00	200.84
14620	1.3875%	376	244	132	40	336.00	329.00	301.00	294.00	269.09

14621	1.0356%	281	182	99	30	251.00	246.00	225.00	219.00	200.84
14622	1.3875%	376	244	132	40	336.00	329.00	301.00	294.00	269.09
14623	1.0356%	281	182	99	30	251.00	246.00	225.00	219.00	200.84
14624	1.3875%	376	244	132	40	336.00	329.00	301.00	294.00	269.09
14625	1.0356%	281	182	99	30	251.00	246.00	225.00	219.00	200.84
14626	1.3875%	376	244	132	40	336.00	329.00	301.00	294.00	269.09
14627	1.0356%	281	182	99	30	251.00	246.00	225.00	219.00	200.84
14628	1.3875%	376	244	132	40	336.00	329.00	301.00	294.00	269.09
14629	1.0356%	281	182	99	30	251.00	246.00	225.00	219.00	200.84
14630	1.3875%	376	244	132	40	336.00	329.00	301.00	294.00	269.09
14631	1.0356%	281	182	99	30	251.00	246.00	225.00	219.00	200.84
14632	1.3875%	376	244	132	40	336.00	329.00	301.00	294.00	269.09
14633	1.0356%	281	182	99	30	251.00	246.00	225.00	219.00	200.84
14634	1.3875%	376	244	132	40	336.00	329.00	301.00	294.00	269.09
14635	1.0356%	281	182	99	30	251.00	246.00	225.00	219.00	200.84
14636	1.3875%	376	244	132	40	336.00	329.00	301.00	294.00	269.09
14637	1.0356%	281	182	99	30	251.00	246.00	225.00	219.00	200.84
14638	1.3875%	376	244	132	40	336.00	329.00	301.00	294.00	269.09
14639	1.0356%	281	182	99	30	251.00	246.00	225.00	219.00	200.84
14640	1.3875%	376	244	132	40	336.00	329.00	301.00	294.00	269.09
14641	1.0356%	281	182	99	30	251.00	246.00	225.00	219.00	200.84
14720	1.0356%	281	182	99	30	251.00	246.00	225.00	219.00	200.84
14721	1.3875%	376	244	132	40	336.00	329.00	301.00	294.00	269.09
14722	1.0356%	281	182	99	30	251.00	246.00	225.00	219.00	200.84
14723	1.3875%	376	244	132	40	336.00	329.00	301.00	294.00	269.09
14724	1.0356%	281	182	99	30	251.00	246.00	225.00	219.00	200.84
14725	1.3875%	376	244	132	40	336.00	329.00	301.00	294.00	269.09
14726	1.0356%	281	182	99	30	251.00	246.00	225.00	219.00	200.84
14727	1.3875%	376	244	132	40	336.00	329.00	301.00	294.00	269.09
14728	1.0356%	281	182	99	30	251.00	246.00	225.00	219.00	200.84
14729	1.3875%	376	244	132	40	336.00	329.00	301.00	294.00	269.09
14730	1.0356%	281	182	99	30	251.00	246.00	225.00	219.00	200.84
14731	1.3875%	376	244	132	40	336.00	329.00	301.00	294.00	269.09
14732	1.0356%	281	182	99	30	251.00	246.00	225.00	219.00	200.84
14733	1.3875%	376	244	132	40	336.00	329.00	301.00	294.00	269.09
14734	1.0356%	281	182	99	30	251.00	246.00	225.00	219.00	200.84
14735	1.3875%	376	244	132	40	336.00	329.00	301.00	294.00	269.09
	<b>100.00%</b>	<b>27,091</b>	<b>17,566</b>	<b>9,525</b>	<b>36</b>	<b>24,220</b>	<b>23,734</b>	<b>21,716</b>	<b>21,176</b>	<b>19,394</b>
		<b>'24 Dues</b>	<b>Oper. Amt.</b>	<b>Reser. Amt.</b>		<b>'23 Dues</b>	<b>'22 Dues</b>	<b>'21 Dues</b>	<b>'20 Dues</b>	<b>'19 Dues</b>
		27,091	17,566	9,525		24,220	23,734	21,716	21,176	19,394
		Monthly Budget:								
		325,090	188,455	102,075		290,530	274,865	260,660	254,315	232,728
		Avg. Ann. p/door:	4,064	2,356	1,276	3,633	3,560	3,257	3,176	2,909
		% of budget:	59%	41%						
		Proposed HOA Assessments beginning:	1/1/2024							

**RECORDING COVER SHEET**  
**ORS 205.234**

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Washington County, Oregon	<b>2021-123227</b>
<b>D-R/BYAM</b>	
Str=7 C LOUCKS	<b>11/29/2021 11:16:34 AM</b>
\$20.00 \$11.00 \$5.00 \$60.00 \$20.00	<b>\$116.00</b>
I, Joe Nelson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.	
Joe Nelson, Director of Assessment and Taxation, Ex-Officio County Clerk	

- A. AFTER RECORDING RETURN TO** – required by ORS 205.180(4) & 205.238:  
Southwest Portland Law Group, LLC  
8455 SW Beaverton-Hillsdale Hwy  
Portland, Oregon 97225

- B. TITLE(S) OF THE TRANSACTION(S)** – required by ORS 205.234(1)(a)  
Note: “Transaction” means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

2021 Amendment to the Bylaws of Murray Park Condominiums Association of Unit Owners

- C. DIRECT PARTY / GRANTOR** – required by ORS 234(1)(b)

Andrew Kualaa, President of the Murray Park Condominiums Association of Unit Owners and Candace Gray, Secretary of the Murray Park Condominiums Association of Unit Owners, on it behalf

- D. INDIRECT PARTY / GRANTEE** – required by ORS 234(1)(b)

Murray Park Condominiums Association of Unit Owners

- E.** For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:
- F. TRUE AND ACTUAL CONSIDERATION** – required by ORS 93.030 for instrument conveying or contracting to convey fee title or any memorandum of such instrument:

**UNTIL A CHANGE IS REQUESTED,  
ALL TAX STATEMENTS SHALL BE  
SENT TO THE FOLLOWING  
ADDRESS:**  
No Change

\$0

- G. TAX ACCOUNT NUMBER OF THE PROPERTY, IF THE INSTRUMENT CREATES A LIEN OR OTHER INTEREST THAT COULD BE SUBJECT TO TAX FORECLOSURE** – required by ORS 312.125(4)(b)(B): N/A

2021 Amendment to  
THE BYLAWS OF MURRAY PARK CONDOMINIUMS ASSOCIATION OF UNIT  
OWNERS

RECITALS

1. Murray Park Condominiums Association of Unit Owners and the unit owners are governed by:
  - a. ORS Chapter 100, the Oregon Condominium Act;
  - b. Condominium Declaration for Murray Park Condominiums Association of Unit Owners, recorded March 24, 1980 in Washington County, Oregon, as document number 80010276 and the Supplemental Annexation Recorded September 2, 1980 in Washington County, Oregon, as document number 80030386, and any amendments thereto; and
  - c. Bylaws of Murray Park Condominiums Association of Unit Owners.
2. The Bylaws may be amended by a majority of the total voting rights of the membership (ORS 100.410(5)(a)).
3. The Board of Directors of the Association has determined it is necessary and in the best interest of the Association to require one-time contributions to its general operating account by new purchasers of units.
4. The amendment below was approved by at least a majority of the total voting rights of the Association.

AMENDMENT

Article VI, Section 4 is renumbered as Article VI, Section 5.

Article VI, Section 5 is renumbered as Article VI, Section 6.

Article VI, Section 6 is renumbered as Article VI, Section 7.

Article VI, Section 7 is renumbered as Article VI, Section 8.

Article VI, Section 8 is renumbered as Article VI, Section 9.

Article VI, Section 9 is renumbered as Article VI, Section 10.

Article VI, Section 11 is renumbered as Article VI, Section 12.

Article VI, Section 12 is renumbered as Article VI, Section 13.



The following is added as Section 4 to Article VI of the Bylaws:

**Section 4. Working Capital Contribution.** Upon the closing of every sale or transfer of any unit to a new owner, the buyer or transferee shall pay a one-time contribution to the working capital of the Association in a sum equal to one-sixth (1/6th) of the then current annual assessment amount for the unit sold or transferred. The working capital contribution required hereunder shall be in addition to regular or special assessments and shall not be used as a prepayment of regular or special assessments by any Owner. The working capital contribution shall be allocated to the General Operating Account provided for in these Bylaws.

CERTIFICATION

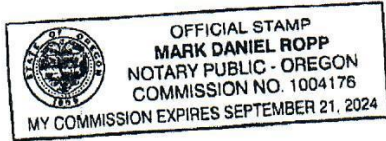
The undersigned President and Secretary of the Murray Park Condominium Association of Unit Owners, an Oregon nonprofit corporation, hereby certify that the within Amendment has been adopted in accordance with ORS 100.410.

[Signature]  
President

[Signature]  
Secretary

STATE OF OREGON        )  
  ) ss  
County of Washington    )

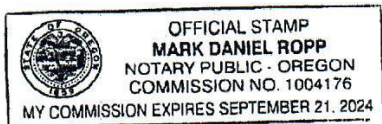
The foregoing instrument was acknowledged before me this 21 day of November, 2021, by Andrew Kualaui, President of the Murray Park Condominiums Association of Unit Owners, on its behalf.



[Signature]  
Notary Public for Oregon  
My Commission Expires: Sept 21, 2024

STATE OF OREGON        )  
  ) ss  
County of Washington    )

The foregoing instrument was acknowledged before me this 23 day of November, 2021, by Candace Gray, Secretary of the Murray Park Condominiums Association of Unit Owners, on its behalf.



[Signature]  
Notary Public for Oregon  
My Commission Expires:

# Murray Park Condominiums

## Vehicle Registration Form

OWNER NAME \_\_\_\_\_

UNIT ADDRESS \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_

PRIMARY PHONE \_\_\_\_\_ EMAIL \_\_\_\_\_

***IF UNIT IS RENTED, THE FOLLOWING INFORMATION MUST BE COMPLETED***

TENANT NAME(S) \_\_\_\_\_

PRIMARY PHONE \_\_\_\_\_ SECOND PHONE \_\_\_\_\_

LEASE TERM \_\_\_\_\_ EMAIL \_\_\_\_\_

### VEHICLE INFORMATION

Registration is **required** for **ALL** vehicles per Murray Park Condominiums Rules & Regulations Section II.A.1. Failure to register a vehicle is subject to a violation and fine as defined in the Murray Park Enforcement & Fine Resolution.

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

**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.MurrayParkCondominiums.com](http://www.MurrayParkCondominiums.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 January 31<sup>st</sup> of each year to:**

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