

**Renaissance at PKW Homeowner's Association**  
**Bird Feeders**  
**Administration Resolution #2011-005**

WHEREAS, Article 4, Section 4.7(1) of the Bylaws and Article 5, Section 5.19 of the CC&Rs of Renaissance at PKW Homeowner's Association empower the Board of Directors to adapt, modify or revoke rules and regulations governing the operation of the Association, conduct of homeowners and/or use of the Lots and Common Area,

WHEREAS, Article 5, Section 5.7 and 5.11 of the CC&Rs of the Renaissance at PKW Homeowner's Association states no structures may be installed outside of the Units except structures installed by the Declarant or the Association or installed by the Owner with written approval of the Board of Directors,

WHEREAS, Article 4, Section 4.15 of the Bylaws and Article 9, Section 9.1 of the CC&Rs empowers the Board of Directors to have the power to impose sanctions or fines for any violation of the Declaration, Bylaws, Resolutions or Rules and Regulations,

WHEREAS, watching birds at their bird feeders is a pleasure to many of the PKW residents,

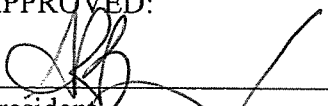
WHEREAS it is also recognized that bird feed may attract certain undesirable animals,


NOW BE IT THEREFORE RESOLVED THAT the Peterkort Woods Townhouse Association Board of Directors adopt the following procedures in regard to the installation and use of bird feeders:

1. Installation of bird feeders of the seed or nectar type is permitted. Up to two feeders may be installed per residence, but no residence shall have more than one seed feeder.
2. Capacity of seed feeders shall be less than one quart.
3. Store-bought seed of the "song bird" type, or similar, is recommended. Any store-bought nectar or equivalent home-made nectar is acceptable for use in nectar feeders.
4. All seed/nectar shall be stored inside in enclosed containers so as not to be accessible to undesirable animals.
5. Bird feeders are to be preferably installed hanging from black metal posts of the type sold in nurseries for the hanging of plants. In no case shall bird feeders be installed by means of penetrating the building envelope. Any non-penetrating attachment points shall be in areas not exposed to direct weather.
6. Homeowners are responsible to keep the area around and under each bird feeder clean. This is to maintain a pleasant overall appearance of our community and to avoid attracting undesirable animals.
7. Mounting hardware is to be removed if a bird feeder remains unfilled or is taken down over an extended period of time.

8. Bird feeders shall be maintained in clean and good physical appearance.
9. Bird feeders and associated mounting hardware shall be removed by the home owner for scheduled maintenance of the building exterior.
10. Homeowners are responsible for any damage to the building and/or the grounds, including but not limited to, water damage, as a result of installing mounting hardware. Homeowners are responsible for all costs, including, but not limited to, labor and materials.
11. All bird feeder installations shall comply with all building and zoning requirements of Washington County and/or the State of Oregon.
12. Violation of these conditions is subject to the processes and rules of the governing documents.

APPROVED:

  
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President

  
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Secretary

11/2/11  
Date

11/2/11  
Date