RENAISSANCE AT PETERKORT WOODS HOMEOWNER'S ASSOCIATION
Resolution of the Board of Directors

EXPERT PROFESSIONAL/BUILDING INTEGRATION RESOLUTION

RECITALS

A. The "**Association**" is the Renaissance at Peterkort Woods Homeowner's Association formed pursuant to documents recorded in the Records of Washington County, Oregon, set forth below, and incorporated as an Oregon nonprofit corporation under ORS Chapter 65:

1. *Declaration of Protective Covenants, Conditions, Restrictions and Easements for Renaissance at Peterkort Woods*, recorded December 23, 2004, as Document No. 2004-146307, in the records of Washington County, Oregon (the "**Declaration**"); and

2. *Bylaws of Renaissance at Peterkort Woods Homeowner's Association*, recorded December 23, 2004, as Exhibit A to the Declaration in the records of Washington County, Oregon (the "**Bylaws**").

B. The Association is governed by the Declaration, Bylaws, and the Oregon Planned Community Act, ORS Chapter 94.550-94.783.

C. ORS 94.630 and Sections 4.1 and 4.7 of the Bylaws vest the Board of Directors ("**Board**") with all of the powers and duties necessary for the administration of the affairs of the Association.

D. ORS 94.630(1)(a), Sections 5.19 and 6.5(c) of the Declaration, and Section 4.7(l) of the Bylaws empower the Board of Directors to adopt Rules and Regulations "governing the details for the operation of the Association, the conduct of persons and the operation and use of the Lots and Common Areas as the Board of Directors may deem necessary or appropriate to ensure the peaceful and orderly use and enjoyment of the Property."

E. Section 7.1 of the Declaration obligates the Association to perform specific maintenance in the exterior of the Unit buildings at Renaissance at Peterkort Woods ("**Peterkort Woods**"). Such maintenance includes, without limitation, painting, caulking, repairing, replacement, and care of roofs; roof overhangs; eaves; gutters; downspouts; flashings; exterior building surfaces, including siding and trim; and other exterior improvements. However, the Association's maintenance obligation "does not include repair or replacement of exterior light bulbs, doors, windows and other glass surfaces, except to the extent of the proceeds of the Association's insurance or to prevent water intrusion at the expense of the Owner (subject to insurance reimbursement)."

F. From time-to time owners desire to and perform maintenance, repairs, or replacements to their windows and window frames, including, without limitation, the installation of new windows into their Unit.

G. Further, the language of Section 7.1 of the Declaration is not totally clear as to who is responsible for the maintenance, repair, and replacement of the windows (aside from glass and screens) and window frames of a Unit's windows, or the integration of the windows and window frames into the other components of each Unit's exteriors, including those areas for which the Association is responsible.

H. The Board of Directors deems it necessary and desirable to adopt a policy regarding the Association's design, direction, and inspection of work by any person hired by owners to perform window and window frame maintenance, repair or replacement (other than window glass or screens) at Peterkort Woods that involves or interfaces with property that the Association is responsible for maintaining, repairing, or replacing.

I. Additionally, the Board has hired a building science design professional to prepare a window and window frame integration drawing to integrate new or repaired windows and window frames into the other components of the exteriors of the buildings, i.e., the building envelope.

RESOLUTION

NOW, THEREFORE, IT IS RESOLVED that:

I. The Board hereby adopts and approves the design drawings provided by RDH Building Science for integrating new or repaired windows and window frames into the other components of the exterior of the buildings at Peterkort Woods.

II. When an owner contracts for any kind of maintenance, repair, replacements, or alterations to the owner's Unit (interior and exterior) that involves the installation or integration of windows in the exterior of the buildings at Peterkort Woods, the owner must hire an insured or bonded contractor licensed in the State of Oregon.

III. Any owner who contracts for any kind of maintenance, repair, replacement, or alterations (interior and exterior) to the owner's Unit that involves the installation or integration of windows in the exterior of the buildings at Peterkort Woods ("Work") must, prior to commencing such Work, notify the Association of the Work so that the Association may inspect the Work. The Association shall inspect any and all Work to a Unit that integrates or interfaces with those portions of the property that the Association is obligated to maintain, repair, and/or replace, including, but not limited to, siding, roofing flashing, or other elements of the building envelope.

IV. In performing his or her work, the owner's contractor must follow and comply with the design drawings prepared by the Association.

V. The Association's inspection shall be performed by a professional consultant hired by the Association. However, the cost of such consultant shall be borne by the owner. All consultant costs shall be assessed directly to the owner and shall be an assessment against the owner and the lot as provided in the Planned Community Act, ORS chapter 94.

VI. If, as a result of the inspection, the consultant determines that the Work was not done correctly, including, but not limited to, in violation of the applicable building code or manufacturer's installation instructions or in compliance with the drawing prepared by the Association's building science design professional, then the owner shall be responsible for correcting the Work to the consultant's satisfaction and at the owner's own expense. In addition to any other remedy available to the Association, if the owner fails to or otherwise refuses to correct the Work, the Association, in its sole discretion, may cause the Work to be corrected and all charges incurred by the Association in correcting the Work shall be assessed to the owner.

VII. In addition to repair costs outlined above, any owner who does not abide by the requirements of this Resolution may be subject to a reasonable fine, established by the Board of Directors.

VIII. A copy of this Resolution, and any amendments thereto, will be sent to each owner at the address shown in the records of the Association.

DATED: January 9, 2025

ATTEST:

J. Murray Jenkins
J. Murray Jenkins (Jan 10, 2025 16:07 PST)
President, Board of Directors,
Renaissance at Peterkort Woods
Homeowner's Association

Drake Butsch
Drake Butsch (Jan 17, 2025 09:32 PST)
Secretary, Board of Directors,
Renaissance at Peterkort Woods
Homeowner's Association

RDH BUILDING SCIENCE

RDH Building Science Inc.
5331 S Macadam Ave. #314,
Portland, OR 97239

Making Buildings Better™

TO **The Owners, Renaissance at Peterkort Woods Owners Association**
C/O **Dominica Culver**
EMAIL [redacted]
Association Management Services NW
16520 SW Upper Boones Ferry Rd.
Portland, OR 97224

27943.001
Peterkort Woods
Window Flashing Details

DATE December 17, 2024

REGARDING **Frequently Asked Questions Regarding Window Replacement**

Dear Dominica,

We understand that the Peterkort Woods Owners Association Board received questions regarding window replacement and is looking for responses from RDH that can be shared with the overall Ownership group for reference. Refer to our responses to questions received below.

Question 1: What does window replacement entail and why would Owners consider window replacement?

We will first confirm what "window replacement" may include. Refer to the attached graphic that visualizes how the Insulated Glazing Units (IGUs) and the overall window frame interact. In summary: IGUs can typically be replaced separately from the overall frame. If new window frames are purchased, they will receive new IGUs in the factory.

The IGUs include perimeter seals that contain dry air or another inert gas within the panes of glass. This air or gas is part of the window's thermal insulation. There should not be signs of moisture within the IGU such as misting, fogging, or beads of liquid water. Signs of moisture indicates that moisture has entered the IGU, likely at failed perimeter seals. Failed IGUs do not provide the same thermal benefit and interior condensation may form.

We recommend replacing failed IGUs when misting, fogging, or liquid water is noticed. We understand that the original window manufacturer (JELD-WEN) and their IGU supplier offered extended IGU warranties to original buyers. Peterkort Owners *may* be able to replace failed IGUs at no cost or discounted cost by contacting JELD-WEN representatives. Owners can engage a glazing contractor to replace failed IGUs at cost.

Window frame replacement is recommended if the frame becomes damaged or if persistent and unresolvable leakage occurs. Window frames at Peterkort Woods are a plastic vinyl material that may become damaged or crack. Localized vinyl frame damage can be evaluated and potentially repaired. More advanced damage warrants replacement of the window frame and IGUs.

Another reason for frame replacement may include window operation or alignment issues. The vertical slider windows at Peterkort Woods are a residential grade product. These windows generally lack the ability for significant adjustment to overcome slider operation issues. Window frame replacement is recommended if the frame is damaged, if the window is challenging to open or close, and if window hardware will not engage or latch the window shut.

Q2: What options are available if window replacement becomes necessary?

IGU replacement is a relatively minor undertaking when completed by a qualified glazing contractor. A glazing contractor will ideally temporarily remove glazing stops to measure existing IGU and setting block dimensions before ordering replacement IGUs. The contractor will return to replace the IGUs and associated gaskets or glazing tape.

Replacement is warranted if the overall window frame is damaged beyond repair. A qualified contractor will ideally measure existing window and rough opening dimensions before ordering new windows. The contractor will return to complete the installation and integrate the new window and flashing into the existing water-resistive barrier (WRB).

Q3: What if the problem isn't with the glass units but rather the frame and/or operating mechanisms, latches, and other hardware.

The residential-grade vinyl framed vertical sliding vinyl windows generally lack the ability for significant adjustment to operating mechanisms. Replacement hardware and latches may be available for purchase from the original window manufacturer and a glazing contractor can assist with replacement if compatible parts remain available. Recognizing the time since original construction, it may not be possible to source new hardware that matches the original hardware. In some cases, it may not be possible to source replacement hardware and frame replacement may be the next option for improvement.

Q4: What if I simply want to upgrade my windows regardless of whether the original windows are failing? Is this an option?

Sure, this is possible in theory. This decision to allow window replacement is ultimately up to the Peterkort Association Board or unit Owner according to the Association's bylaws. If replacement is approved, new windows ideally closely match existing windows in appearance, frame profile and thickness, and finish color to maintain the overall uniform aesthetic appearance of the Peterkort Woods community. New rough opening flashings must integrate with the existing air and water resistive barriers.

We recommend that RDH or other qualified consultant review existing wood framing and new rough opening flashings in coordination with window replacement. Window replacement that may be partially or fully unit Owner responsibility will interface with the exterior wall assembly and framing that's maintained by the Association.

Don't hesitate to contact the writer with any questions about window replacement.

Yours truly,

Parker Liebe | PE
Project Engineer
[redacted]
RDH Building Science Inc.

Kathleen Smith | CT
Principal, Building Science Specialist

encl.

RDH

TITLE Typical Vinyl Window Details - Rainscreen Siding
Renaissance at Peterkort Woods

PROJECT # 27943.001

SCALE NTS

DRAWING # COVER

DRAWN BY PL

DATE 2024 10 11

THESE WINDOW DETAILS ARE INTENDED TO SHOW WATERPROOFING AND WATERMANAGEMENT REQUIREMENTS ONLY. ATTACHMENT OF WINDOWS TO STRUCTURE WILL BE ACCORDING TO WINDOW MANUFACTURER REQUIREMENTS ONLY.

RDH RECOMMENDS SELECTING WINDOWS WITH A "COMMERCIAL" OR "C" PERFORMANCE CLASS AS TESTED BY THE WINDOW MANUFACTURER PER FGIA/AAMA REQUIREMENTS.

RDH

TITLE Typical Vinyl Window Details - Rainscreen Siding
Renaissance at Peterkort Woods

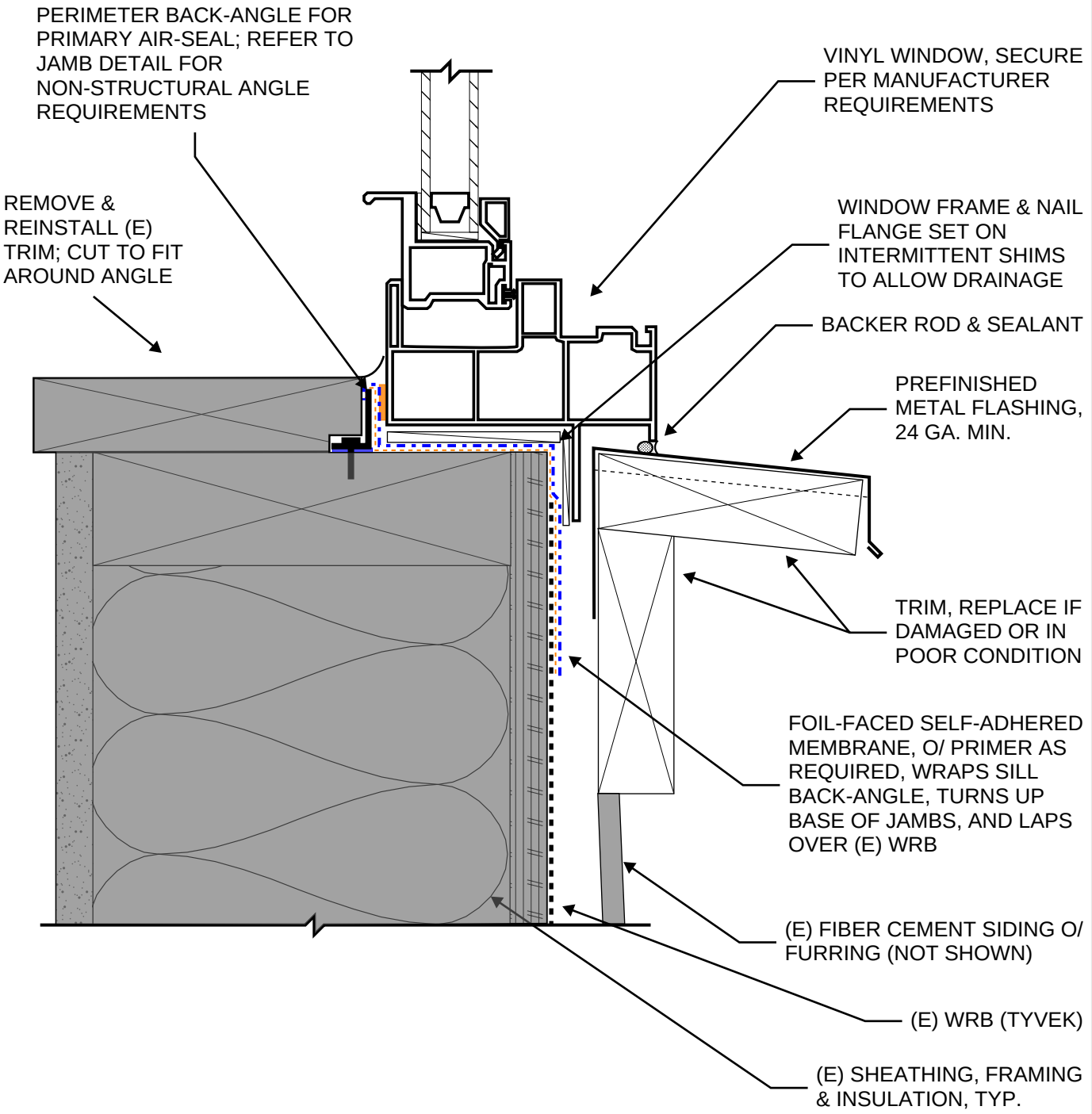
PROJECT # 27943.001

SCALE NTS

DRAWING # SILL-1

DRAWN BY PL

DATE 2024 10 11



1 WINDOW SILL - OPTION 1
NAIL-FIN ATTACHMENT

RDH

TITLE Typical Vinyl Window Details - Rainscreen Siding
Renaissance at Peterkort Woods

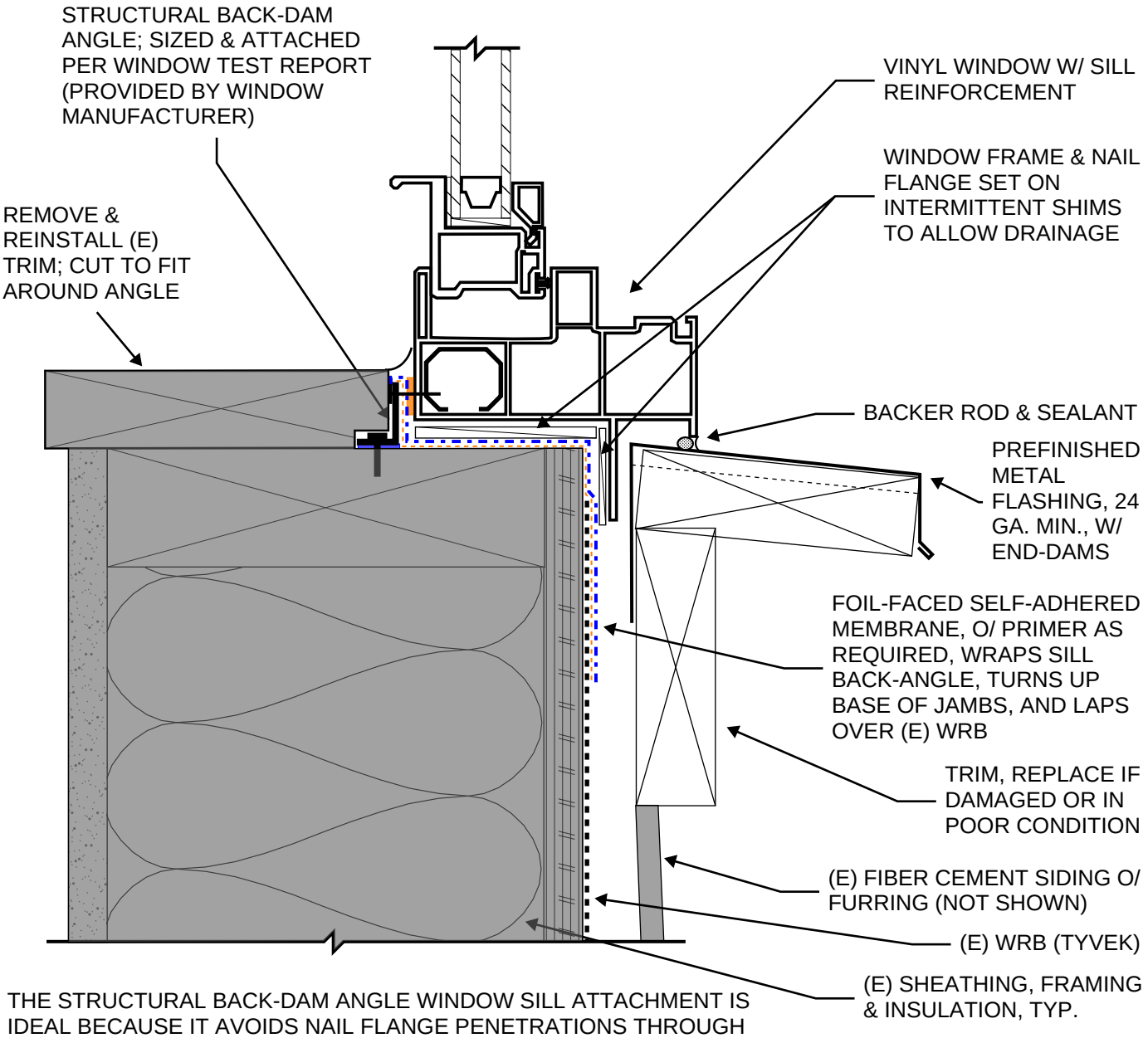
PROJECT # 27943.001

SCALE NTS

DRAWING # SILL-2

DRAWN BY PL

DATE 2024 10 11



THE STRUCTURAL BACK-DAM ANGLE WINDOW SILL ATTACHMENT IS IDEAL BECAUSE IT AVOIDS NAIL FLANGE PENETRATIONS THROUGH THE SELF-ADHERED MEMBRANE FLASHING BELOW THE SILL. THIS IS ONLY ALLOWABLE IF THE WINDOW MANUFACTURER APPROVES AND HAS COMPLETED TESTING TO MEET CODE REQUIREMENTS. IF TESTING HAS BEEN COMPLETED, THE WINDOW MANUFACTURER CAN PROVIDE INSTRUCTION FOR BACK-ANGLE SIZING AND ATTACHMENT FOR 1) THE ANGLE TO WALL FRAMING AND 2) THE WINDOW FRAME TO ANGLE. WE INCLUDE THE STANDARD NAIL FLANGE SILL DETAIL IF THE STRUCTURAL ANGLE IS NOT VIABLE. RDH DOES NOT RECOMMEND BACK-ANGLE SILL ATTACHMENT IF THE WINDOW FRAME DOESN'T INCLUDE STEEL REINFORCEMENT.

2 WINDOW SILL - OPTION 2 STRUCTURAL BACK-DAM ANGLE

RDH

TITLE Typical Vinyl Window Details - Rainscreen Siding
Renaissance at Peterkort Woods

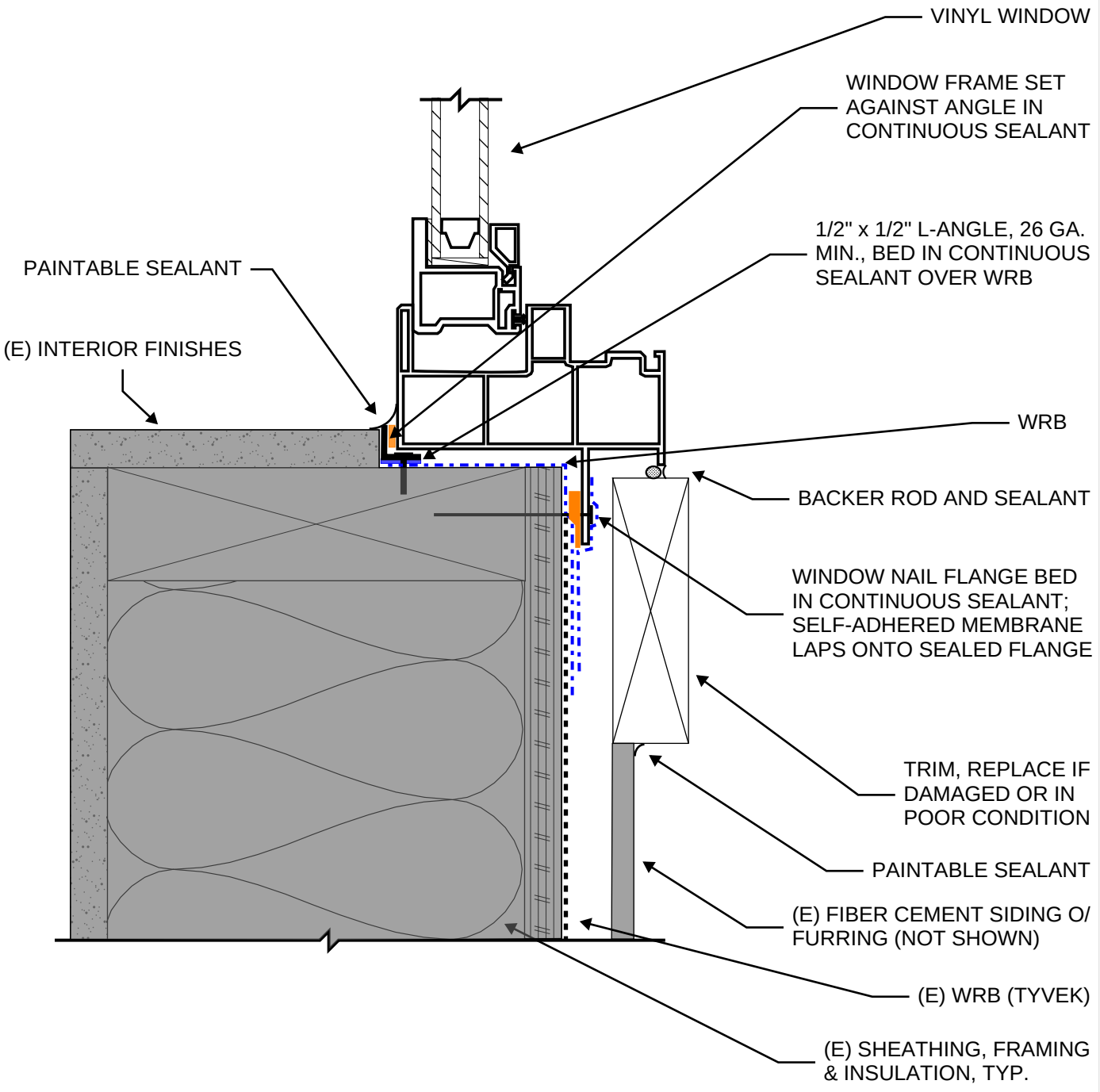
PROJECT # 27943.001

SCALE NTS

DRAWING # JAMB

DRAWN BY PL

DATE 2024 10 11



3 WINDOW JAMB
NAIL-FIN ATTACHMENT

RDH

TITLE Typical Vinyl Window Details - Rainscreen Siding
Renaissance at Peterkort Woods

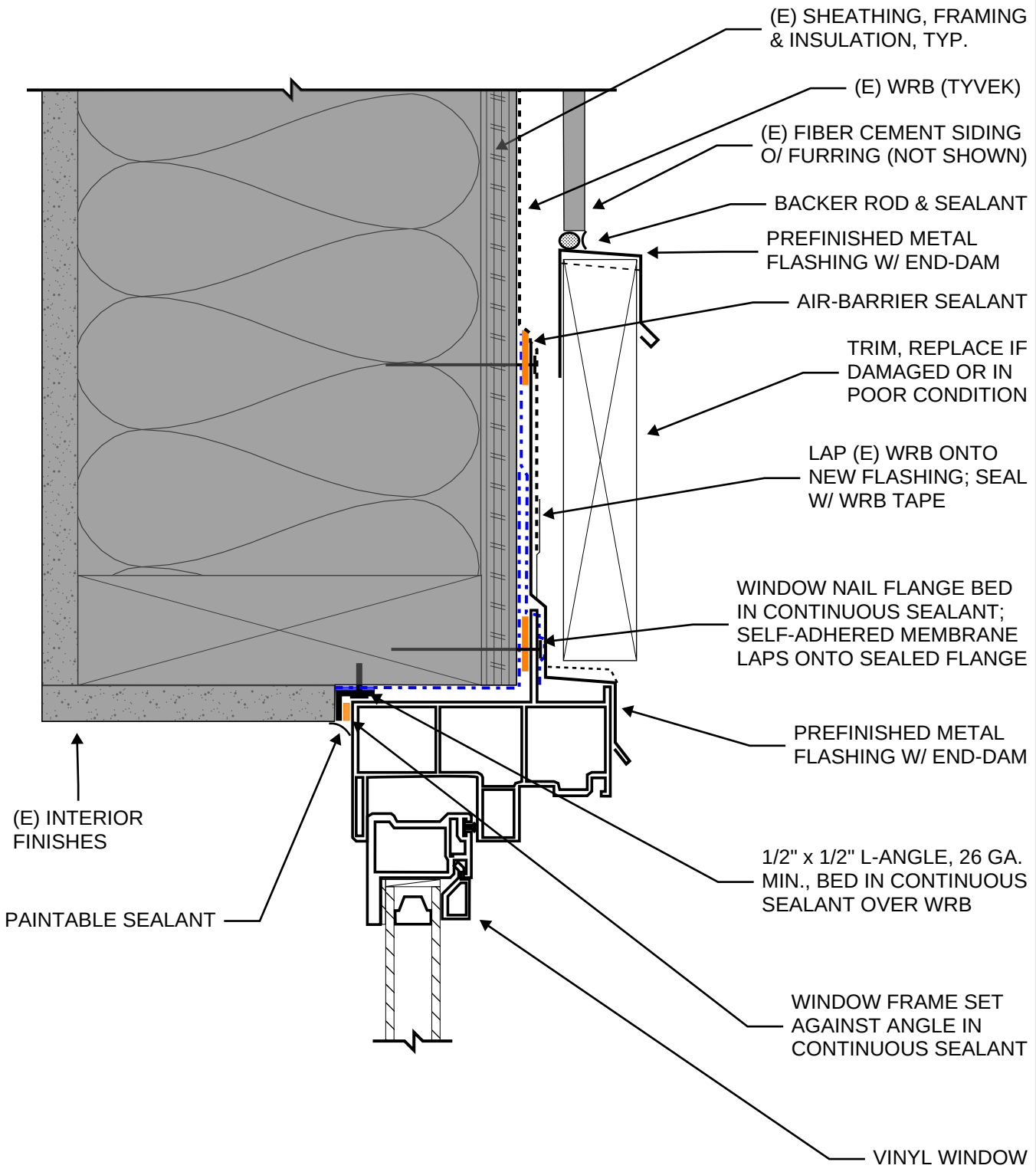
PROJECT # 27943.001

SCALE NTS

DRAWING # HEAD

DRAWN BY PL

DATE 2024 10 11



4 WINDOW HEAD
NAIL-FIN ATTACHMENT