



December 22, 2021

Dear Chown Pella Resident/Owner:

The recent water leak in Unit 309, originating with a broken toilet supply line and the failed water heater in 115, have focused attention on steps that must be taken to prevent this type of situation occurring again.

Existing supply lines in the building may be 25 or more years old. Many may be of an inferior quality. Hot water heater catchment pans may be absent and older water heaters are more likely to fail. Refrigerator ice maker connection lines may be flexible plastic which is prone to breaking and leaking. Few condos are alarmed to sound an alert when a leak occurs from some source.

The consequence of these failures often creates claims that must be paid by the association's insurance which drives up premiums and increases owner annual assessments. As a consequence, the Board has approved the addition of Water Leak Prevention rules for all plumbing connections, water heater, refrigerator ice makers, and a required annual unit inspection.

*Please review the attached changes. Keep your Orientation Book up to date, by replacing the following pages with the updated pages attached:*

- *Building section: replace pages 5-7*
- *Rules section: replace and insert Rules Section 8.14 (4 pages; Rules 6.0-9.1.1) owner water leak prevention requirements detailed*
- *Rules section: replace Appendix A-1 (2 pages) detailing potential Inspection Violation Fines*

We have also included an updated *Utility page: replace page 21-22 in the Unit section.*

Questions or concerns may be addressed to the Board, by contacting the building management company:

**Bluestone & Hockley:**

**503-222-3800**

**email: [HOA@BluestoneHockley.com](mailto:HOA@BluestoneHockley.com)**

Thank you for your attention to this potentially serious building issue.

The Chown Pella HOA Board









## 6. Commercial Use

- 6.1 No industry, business, trade, occupation, or profession of any kind shall be conducted, maintained, or permitted in any Residential Unit. This prohibition includes any commercial filming inside a Residential Unit by an outside company. A unit may be used for a "Home Office". *(Bylaws 7.2)*
- 6.2 Use of the Commercial Units (106, 107, 109, 112, 113, 114) are regulated by Chown Pella Bylaws 7.2.

## 7. Sale of Units and Open Houses

- 7.1. All homeowners shall inform the Management Company at the time they decide to sell or rent their units.
- 7.2. No "for sale" or similar sign shall be placed in a window for public view or be placed on or in the vicinity of an entry of the Building except as approved by the Board of Directors.
- 7.3. Units shall be shown by realtors or the owner by appointment only, except that open houses may be held which require the realtor or owner to station an attendant at the lobby door to control access to potential buyers. Under no circumstances should a realtor or owner "click" in a potential buyer through the front door. *(Bylaws 7.17)*
- 7.4. Only approved Realtor electronic lock boxes are allowed on the approved lockbox site and lockboxes must be registered with the Management Company.
- 7.5 Owners or tenants are not allowed to hold public sales in their units. *(Bylaws 7.17)*

## 8. Remodeling, Repairs, Maintenance, and Upkeep

- 8.1 There shall be no modifications to the Building exterior.
- 8.2 The Association requires the review and approval of alterations and modifications in individual units and/or affecting the common elements of the building. The procedure for obtaining approval for modifications or alterations to individual units is set forth in the Bylaws, Section 7.5 and Section 8.2, and in the Architectural Review(AR) process. (see Appendix A-2)
- 8.3 The Board shall consider granting approval for alterations only after the owner submits a complete Architectural Review application for all work to be performed.
- 8.4 When the Chown Pella Condominiums was remodeled from a warehouse into condominiums, considerable effort was made to install an earthquake upgrade. This upgrade means our building is a reinforced masonry building and meets City of Portland standards in effect at the time of the conversion. Therefore, do NOT take any actions that might weaken or damage our earthquake upgrade.  
  
Drilling into concrete and brick walls may be done to hang or install single items weighing no more than thirty (30) pounds. Drill bits must be  $\frac{3}{8}$ " inches or less in diameter. Drill holes shall not extend more than 1" into the wall. Any other drilling beyond these limits requires written approval of the Board of Directors.  
  
Drilling into or otherwise damaging the concrete subfloor of your condominium are subject to the Bylaws. *(Bylaws 8.2)*
- 8.5 Balcony railings and deck and balcony walls shall not be modified or painted a color other than the original color.











