

## GENERAL INFORMATION

**RIVERWOOD HOME OWNERS ASSOCIATION****PO BOX 20453 PORTLAND OREGON 97294****UPDATED: 19-Apr-25***All street addresses are Portland, OR 97230*

|    |                                                                                                                                                                            |                                                           |           |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|-----------|
| 1  | Condo Legal Name                                                                                                                                                           | <b>Riverwood Homeowners Association</b>                   |           |
| 2  | HOA Management Address/Phone                                                                                                                                               | <b>PO Box 20453<br/>Portland, OR 97294</b>                |           |
| 3  | HOA TAX ID#:                                                                                                                                                               | <b>93-0594602</b>                                         |           |
| 4  | HOA Management Company Tax ID#                                                                                                                                             | <b>No management company</b>                              |           |
| 5  | Total number of units in Project                                                                                                                                           | <b>92</b>                                                 |           |
| 6  | Total number of units owned by individual or single entity                                                                                                                 |                                                           |           |
| 7  | Name of Master or Umbrella Association.                                                                                                                                    | <b>No master association</b>                              |           |
| 8  | Monthly Unit HOA fees                                                                                                                                                      | <b>\$550</b>                                              |           |
| 9  | Late Charges (if any) per after 30 days late                                                                                                                               | <b>\$25</b>                                               |           |
| 10 | Transfer Fee (if any)                                                                                                                                                      | <b>\$2,000</b>                                            |           |
| 11 | Paid by Buyer or Seller                                                                                                                                                    | <b>Buyer</b>                                              |           |
| 12 | Insurance company name                                                                                                                                                     | <b>Statefarm Insurance Company</b>                        |           |
| 13 | Company Policy Number                                                                                                                                                      | <b>97-79-7044-5</b>                                       |           |
| 14 | Agent                                                                                                                                                                      | <b>Mark Nguyen</b>                                        |           |
| 15 | Address/Phone                                                                                                                                                              | <b>14146 SE Stark, Portland OR 97233<br/>503.253.2110</b> |           |
| 16 | Is member's portion of premium included in dues or fees stated above?                                                                                                      | <b>Yes</b>                                                | <b>No</b> |
| 17 | Is hazard insurance on unit carried separately by members on units?                                                                                                        | <b>Yes</b>                                                | <b>No</b> |
| 18 | Is the project or the HOA licensed as a hotel, motel, resort or hospitality entity?                                                                                        | <b>Yes</b>                                                | <b>No</b> |
| 19 | Is this a timeshare or segmented ownership project?                                                                                                                        | <b>Yes</b>                                                | <b>No</b> |
| 20 | Is there an established rental pooling agreement that requires unit owners to either rent their units or give the management firm control over the occupancy of the units? | <b>Yes</b>                                                | <b>No</b> |
| 21 | Does the project consist of property that is not considered real estate (i.e. houseboat, boat slip, etc)?                                                                  | <b>Yes</b>                                                | <b>No</b> |
| 22 | Is the project a common interest apartment or community apartment project? (A project that is owned by owners as tenants in common.)                                       | <b>Yes</b>                                                | <b>No</b> |
| 23 | Does the project have any non-incidental business operations (i.e. spa, health club, etc) owned or operated by the association?                                            | <b>Yes</b>                                                | <b>No</b> |
| 24 | Can the project be rebuilt to current density in the event of full or partial destruction?                                                                                 | <b>Yes</b>                                                | <b>No</b> |
| 25 | Are there any manufactured housing units in the project?                                                                                                                   | <b>Yes</b>                                                | <b>No</b> |
| 26 | Is the project a conversion of an existing building?                                                                                                                       | <b>Yes</b>                                                | <b>No</b> |
| 27 | Is the project subject to resale restrictions such as BMR/below market rate units, etc., which may affect future sales?                                                    | <b>Yes</b>                                                | <b>No</b> |

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| 28 | Is more than 35% of the total square footage of the project used for non-residential/commercial space (applies even if space is managed by a separate HOA?) | Yes                       | No            |
| 29 | Does the project contain live/work units?                                                                                                                   | Yes                       | No            |
| 30 | Is project a multi-dwelling unit condominium? (A project where ownership of multiple units is evidenced by a single deed or mortgage)                       | Yes                       | No            |
| 31 | Is the subject unit a detached condominium?                                                                                                                 | Yes                       | No            |
| 32 | Is the project an assisted living community providing meal or health care services?                                                                         | Yes                       | No            |
| 33 | Is any of the common area leased?                                                                                                                           | Yes                       | No            |
| 34 | <b>Sales and Construction Status</b>                                                                                                                        |                           |               |
| 35 | Is the project 100% complete, including all units, common areas, amenities and facilities?                                                                  | Yes                       | No            |
| 36 | Is the project subject to additional annexation or phasing?                                                                                                 | Yes                       | No            |
| 37 | What year was the project built?                                                                                                                            |                           |               |
| 38 | What month/year was control of the association turned over to unit owners?                                                                                  |                           |               |
| 39 | Is the project part of a master or umbrella association?                                                                                                    | Yes                       | No            |
| 40 | <i>a. If yes, and this is a New Project: do the Master HOA dues for each unit exceed \$50 p/m?</i>                                                          | Yes                       | NA            |
| 41 | <b>Occupancy Information</b>                                                                                                                                |                           |               |
| 42 | Total # of legal phases in the project:                                                                                                                     | 4                         |               |
| 43 | Total # of units in the project:                                                                                                                            | 92                        |               |
| 44 | # of units sold (conveyed & under contract):                                                                                                                | 90                        |               |
| 45 | # of units listed for sale:                                                                                                                                 | 2                         |               |
| 46 | Date of this reading:                                                                                                                                       | Apr-25                    |               |
| 47 | Are there any individuals that own more than 1 unit in the project (includes commercial units & HOA owned units)?                                           | Yes                       | No            |
| 48 | If yes, list all multiple unit owners along with the # of units they own:                                                                                   | Barbara Westcott-Curl - 4 |               |
| 49 | <b>Assessments and Budget Information</b>                                                                                                                   |                           |               |
| 50 | \$ Indicate the dollar amount in the association's reserve account.                                                                                         | \$134,510                 |               |
| 51 | Total number of unit owners currently more than 60 days delinquent in HOA assessments.                                                                      | 2                         |               |
| 52 | \$ Provide total amount of delinquencies.                                                                                                                   | \$3,713.80                |               |
| 53 | Are the units separately metered for utilities?                                                                                                             | Yes                       | No            |
| 54 | Indicate the utilities and services included in the unit assessment:                                                                                        | Water                     | Sewer Garbage |
| 55 | \$ Total income budgeted for the year.                                                                                                                      | \$599,100                 |               |
| 56 | \$ Total reserves budgeted for the year.                                                                                                                    | \$153,000                 |               |

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| 57 | Are there any pending or current special assessments against units within the association?                                                                                                       | Yes | No |
| 59 | Are there private transfer fees paid to the developer?                                                                                                                                           | Yes | No |
| 60 | <b>Title and Ownership Information</b>                                                                                                                                                           |     |    |
| 61 | Are all unit's fee simple?                                                                                                                                                                       | Yes | No |
| 62 | Are any units owned as leasehold estates?                                                                                                                                                        | Yes | No |
| 63 | Are any of the common areas still owned by the developer?                                                                                                                                        | Yes | No |
| 64 | Do the unit owners have sole ownership and the right to use the project's facilities?                                                                                                            | Yes | No |
| 65 | Does the association own any recreational facilities?                                                                                                                                            | Yes | No |
| 66 | <b>Legal Information</b>                                                                                                                                                                         |     |    |
| 67 | Is there a right of first refusal clause contained within the project's governing documents? (N/A on Established Projects)                                                                       | Yes | No |
| 68 | Is the unit part of condominium regime that provides for common and undivided ownership of common areas by unit owners (i.e. is this project a condo)?                                           | Yes | No |
| 69 | Do the legal documents contain language that protects the first mortgagee rights?                                                                                                                | Yes | No |
| 70 | Is the association involved in any current or pending litigation, arbitration or mediation?                                                                                                      | Yes | No |
| 71 | If yes, please explain:                                                                                                                                                                          |     |    |
| 72 | Are there any adverse environmental factors affecting the project as a whole or the individual units?                                                                                            | Yes | No |
| 73 | If yes, please explain:                                                                                                                                                                          |     |    |
| 74 | If unit is taken over in foreclosure, do the project's governing documents or the state's statutes allow for a limited collection of past due assessments priority over the first lien position? | Yes | No |
| 75 | If yes, how many months?                                                                                                                                                                         |     |    |
| 76 | <b>Management &amp; Misc Project Information</b>                                                                                                                                                 |     |    |
| 77 | Does the association have separate records for their operating and reserve accounts?                                                                                                             | Yes | No |
| 78 | Are monthly bank statements sent directly to the HOA?                                                                                                                                            | Yes | No |
| 79 | Are two or more board members required to authorize disbursements from the HOA's reserve account?                                                                                                | Yes | No |
| 80 | Is the HOA professionally managed?                                                                                                                                                               | Yes | No |
| 83 | Has the HOA or Property Manager received any notification from a local authority or other qualified individual or company of unsafe conditions in the project?                                   | Yes | No |
| 85 | Is there currently any outstanding deferred maintenance or damage to that affects the safety, soundness or structural integrity of the project?                                                  | Yes | No |

## RIVERWOOD HOME OWNERS ASSOCIATION

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|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| 87 | <b>Certification: I, the undersigned, certify that to the best of my knowledge and belief, the information and statement contained in this for and the attachments are true and correct.</b> |                                                              |
| 88 | Name of HOA Representative: Date:                                                                                                                                                            | Laurel McAfee, April 2025                                    |
| 89 | Title of HOA Representative or Preparer:                                                                                                                                                     | Secretary, Riverwood HOA                                     |
| 90 | Preparer's Website Address:                                                                                                                                                                  | RiverwoodPDX.org                                             |
| 91 | Preparer's Email:                                                                                                                                                                            | <a href="mailto:lmcafee@comcast.net">lmcafee@comcast.net</a> |