

GENERAL INFORMATION

RIVERWOOD HOME OWNERS ASSOCIATION

PO BOX 20453 PORTLAND OREGON 97294

UPDATED: 1-Feb-26

All street addresses are Portland, OR 97230

1	Condo Legal Name	Riverwood Homeowners Association	
2	HOA Management Address/Phone	PO Box 20453 Portland, OR 97294	
3	HOA TAX ID#:	93-0594602	
4	HOA Management Company Tax ID#	No management company	
5	Total number of units in Project	92	
6	Total number of units owned by individual or single entity	2	
7	Name of Master or Umbrella Association.	No master association	
8	Monthly Unit HOA fees (as of 3/1/26)	\$600	
9	Late Charges (if any) per after 30 days late	\$25	
10	Transfer Fee (if any)	\$2,000	
11	Paid by Buyer or Seller	Buyer	
12	Insurance company name	Statefarm Insurance Company	
13	Company Policy Number	97-79-7044-5	
14	Agent	Mark Nguyen	
15	Address/Phone	14146 SE Stark, Portland OR 97233 503.253.2110	
16	Is member's portion of premium included in dues or fees stated above?	Yes	No
17	Is hazard insurance on unit carried separately by members on units?	Yes	No
17.1	A \$25,000 deductible is required on each member's policy to cover Master Policy deductible. (As of 3/14/22)	Yes	No
18	Is the project or the HOA licensed as a hotel, motel, resort or hospitality entity?	Yes	No
19	Is this a timeshare or segmented ownership project?	Yes	No
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?	Yes	No
21	Does the project consist of property that is not considered real estate (i.e. houseboat, boat slip, etc)?	Yes	No
22	Is the project a common interest apartment or community apartment project? (A project that is owned by owners as tenants in common.)	Yes	No
23	Does the project have any non-incidentual business operations (i.e. spa, health club, etc) owned or operated by the association?	Yes	No
24	Can the project be rebuilt to current density in the event of full or partial destruction?	Yes	No
25	Are there any manufactured housing units in the project?	Yes	No
26	Is the project a conversion of an existing building?	Yes	No

RIVERWOOD HOME OWNERS ASSOCIATION

27	Is the project subject to resale restrictions such as BMR/below market rate units, etc., which may affect future sales?	Yes	No
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	Sales and Construction Status		
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?	1974	
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	Occupancy Information		
42	Total # of legal phases in the project:	4	
43	Total # of units in the project:	92	
44	# of units sold (conveyed & under contract):	91	
45	# of units listed for sale:	1	
46	Date of this reading:	Jan-26	
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 - 2	
49	Assessments and Budget Information		
50	\$ Indicate the dollar amount in the association's reserve account.	\$183,166	
51	Total number of unit owners currently more than 60 days delinquent in HOA assessments.	3	
52	\$ Provide total amount of delinquencies.	\$8,088.00	
53	Are the units separately metered for utilities?	Yes	No
54	Indicate the utilities and services included in the unit assessment:	Water	Sewer Garbage

RIVERWOOD HOME OWNERS ASSOCIATION

55	\$ Total income budgeted for the year.	\$654,300		
56	\$ Total reserves budgeted for the year.	\$63,480		
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	Title and Ownership Information			
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	Legal Information			
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?	1 - 6 months		
76	Management & Misc Project Information			
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

87	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.	
88	Name of HOA Representative: Date:	Laurel McAfee, February 2026
89	Title of HOA Representative or Preparer:	Secretary, Riverwood HOA
90	Preparer's Website Address:	RiverwoodPDX.org
91	Preparer's Email:	secretary@riverwoodpdx.org