

Words to Know

Plain-English definitions for terms used in your Quick Care Guide, Who Handles What, and your Declaration & Bylaws.

1. ARC (n.)

Architectural Review Committee — the board process for reviewing changes to shared exterior elements.

INCLUDES: gazebos, paint changes, attachments to siding, porch structures.

2. Declarant (n.)

The developer entity that created the condominium and currently appoints the interim board.

INCLUDES: PCLT Development, LLC; signs the original governing documents.

3. Common Elements (n.)

Property owned collectively by all owners, maintained by the Association.

INCLUDES: land, trash enclosure, boundary fencing, shared driveway, utility lines.

4. Limited Common Element (LCE) (n.)

A common element set aside for one unit's exclusive use.

INCLUDES: your private yard and entry porch.

5. Building Envelope (n.)

The physical shell separating the inside of your unit from the outside.

INCLUDES: siding, roofing, windows, doors, gutters, downspouts.

6. Interim Board (n.)

The board currently governing the Association, appointed by the Declarant rather than elected by owners.

INCLUDES: serves until the turnover meeting.

7. Turnover Meeting (n.)

The statutory meeting where board control passes from the Declarant to owner-elected directors.

INCLUDES: occurs at 75% of units sold or 3 yrs from first sale, whichever is first (ORS 100.210).

8. Statutory Warranty (n.)

The builder's legally required warranty on your unit and the common elements.

INCLUDES: 1 yr on unit/LCE; 1 yr on general common elements from first sale or completion.

Still not sure which term applies to your situation? Submit through ManageCasa and we'll help point you in the right direction.