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Introduction and Purpose

This Condominium Agreement ("Agreement") is made and entered into as of August 9, 2025, by and between DocuPal Demo, LLC, a company organized under the laws of United States, with its principal address at 23 Main St, Anytown, CA 90210 ("Developer"), and Acme, Inc, a business organized under the laws of United States, with its principal address at 3751 Illinois Avenue, Wilsonville, Oregon - 97070, USA ("Owner").

Objective

The primary objective of this Agreement is to establish clear and comprehensive terms and conditions governing the ownership, management, and operation of the condominium development. This includes defining the rights, responsibilities, and obligations of both the Developer and the Owner with respect to their individual units and the common areas within the condominium.

Scope

This Agreement pertains to all real and personal property comprising the condominium development. It encompasses the division of the property into individual units and common areas, the use and maintenance of these areas, insurance requirements, procedures for dispute resolution, and the process for amending this Agreement. This document also details restrictions and obligations applicable to owners and tenants within the condominium community.

Intent

The intent of this Agreement is to provide a structured framework that ensures the harmonious functioning of the condominium. It aims to protect the interests of all parties involved, maintain property values, and promote a well-managed and desirable living environment. By clearly defining the roles and responsibilities of the Developer and the Owner, this Agreement seeks to minimize potential conflicts and provide a mechanism for resolving any issues that may arise.



Definitions and Interpretations

Definitions

For the purposes of this Condominium Agreement, the following terms shall have the meanings set forth below:

- **Unit:** Refers to an individual physical space within the Condominium Property, designated for exclusive ownership and use by ACME-1.
- **Common Area:** Denotes all portions of the Condominium Property not designated as Units or Limited Common Areas, intended for common use and enjoyment by all Unit Owners.
- **Limited Common Area:** Specifies those Common Areas reserved for the exclusive use of one or more, but not all, Unit Owners.
- **Association:** Means the condominium association, responsible for the administration, management, and operation of the Condominium Property.
- **Board:** Refers to the board of directors or managing body of the Association, responsible for governing the affairs of the Condominium Property.

Interpretation

Unless the context clearly indicates otherwise, words used in this Condominium Agreement shall be interpreted according to their plain meaning and common usage. Any ambiguity in the interpretation of this Agreement shall be resolved in a manner consistent with the laws of the State of Oregon and with the overall intent to create a harmonious condominium community.

Ownership Structure and Units Description

This section defines the ownership structure of the Condominium and describes the individual units and common areas. It also clarifies the rights and responsibilities associated with unit ownership.



Unit Division and Description

The Condominium is divided into individual units, each identified by a unique number. Detailed descriptions of each unit, including their boundaries and dimensions, are provided in **Exhibit A**. These descriptions are definitive for determining the physical extent of each unit.

Common Area Ownership

Ownership of the Condominium's common areas is appurtenant to the ownership of individual units. This means that each unit owner automatically holds a proportional undivided interest in the common areas. This interest cannot be separated from the unit ownership. Common areas include all portions of the Condominium property not specifically designated as individual units.

Ownership Rights and Restrictions

Unit owners possess full ownership rights to their individual units, subject to the terms and conditions outlined in this Agreement and applicable law. However, these rights are not unlimited. Owners are specifically prohibited from:

- Altering or modifying common areas without prior written consent from DocuPal Demo, LLC.
- Violating any rules or regulations established for the Condominium.
- Engaging in any activity that unreasonably interferes with the rights of other unit owners.

These restrictions are in place to maintain the integrity and harmony of the Condominium community.

Common Areas and Facilities

The Condominium includes specific areas and facilities for the shared use and enjoyment of all Unit Owners. Docupal Demo, LLC will ensure these areas are well-maintained and accessible.



Included Facilities

The common areas and facilities available for use by all unit owners include, but are not limited to:

- Swimming pool
- Gym
- Clubhouse
- Parking areas

Maintenance and Funding

The Association will manage the maintenance of all common areas and facilities. Funding for this maintenance will come from regular assessments collected from all Unit Owners, including ACME-1.

Usage Rights and Restrictions

All Unit Owners have the right to use the common areas and facilities. These rights are subject to certain restrictions. Specific usage restrictions are detailed in the Rules and Regulations, which are available from the Association. Unit Owners and their tenants must adhere to these Rules and Regulations at all times.

Condominium Owners Association (COA) Governance

Formation

The Condominium Owners Association (COA) is established upon the recording of this Condominium Agreement.

Membership and Voting Rights

Each unit owner automatically becomes a member of the Association upon acquiring ownership of a unit. Each unit is allocated one vote on all matters presented to the membership for a vote.



Powers and Responsibilities

The Condominium Owners Association (COA) holds the power to manage and administer the condominium property. This includes the common elements. The COA is responsible for enforcing the provisions outlined in this agreement, as well as any rules and regulations adopted by the board of directors. The association can make and amend reasonable rules and regulations.

Board of Directors

The COA's affairs are governed by a Board of Directors. The Board has the authority to act on behalf of the Association. This includes managing the finances, maintaining the property, and ensuring compliance with this agreement.

Meetings

The Association will hold regular meetings. These meetings are for the owners to discuss community business. Notice of all meetings will be provided to each unit owner. The notice will specify the time, date, location, and agenda of the meeting.

Assessments

The COA has the power to establish and collect assessments from unit owners. These assessments fund the operating expenses and reserve funds of the condominium. Each owner is obligated to pay assessments in a timely manner. Failure to pay may result in penalties, including late fees and legal action.

Dispute Resolution

The COA will establish procedures for resolving disputes among unit owners or between unit owners and the Association. These procedures may involve mediation or arbitration. The goal is to provide a fair and efficient means of resolving conflicts.



Maintenance, Repairs, and Alterations

Maintenance Responsibilities

Docupal Demo, LLC, acting as the Association, will maintain and repair all common areas of the Condominium. This includes, but is not limited to, landscaping, exterior building maintenance, and common area facilities.

Acme, Inc, as the Unit Owner, is responsible for maintaining and repairing its individual Unit. This responsibility extends to all interior elements of the Unit, including fixtures, appliances, and any systems serving only that Unit.

Unit Alterations and Improvements

Acme, Inc may make alterations or improvements to the interior of its Unit. However, any modifications that affect the structural integrity of the building, or impact common systems, require prior written approval from the Association Board.

All plans and specifications for proposed alterations must be submitted to the Board for review. The Board will evaluate the plans to ensure compliance with building codes and compatibility with the overall aesthetic of the Condominium. Approval may be withheld if the proposed changes are deemed detrimental to the property's value or the enjoyment of other owners.

Allocation of Repair Costs

The cost of repairs will be allocated based on responsibility. The Association will bear the cost of repairing common areas. Acme, Inc will be responsible for the cost of repairing its Unit. If a repair benefits both a Unit and a common area, the cost will be allocated fairly and reasonably, as determined by the Association.

Financial Provisions and Assessments

ACME-1, as a condominium unit owner, will be subject to certain financial obligations, including regular assessments and special assessments, to maintain the condominium property. These financial obligations are essential for the upkeep, repair, and overall management of the condominium.

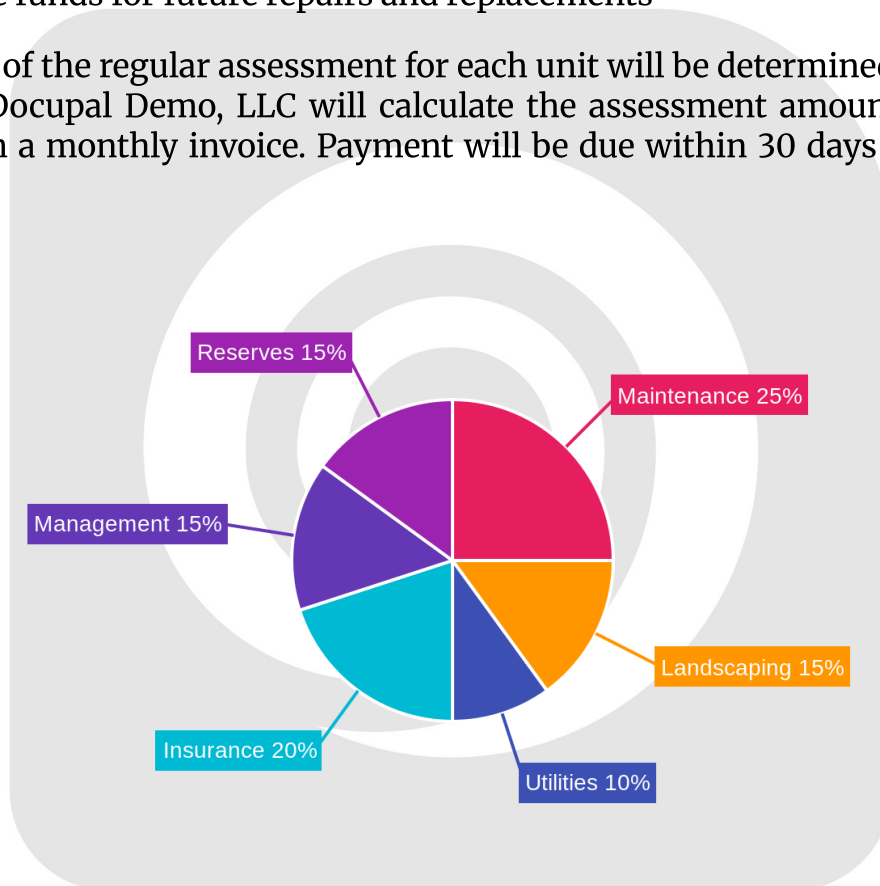


Regular Assessments

Regular assessments will be levied to cover the routine operating expenses of the condominium. These expenses include, but are not limited to:

- Maintenance of common areas
- Landscaping
- Utilities for common areas
- Insurance premiums
- Management fees
- Reserve funds for future repairs and replacements

The amount of the regular assessment for each unit will be determined based on the unit's size. Docupal Demo, LLC will calculate the assessment amount and provide ACME-1 with a monthly invoice. Payment will be due within 30 days of the invoice date.



Special Assessments

Special assessments may be levied for unforeseen major repairs or capital improvements that are not covered by the regular assessments or reserve funds. These assessments require approval by a majority vote of the condominium unit owners.

Examples of special assessments could include:

- Roof replacement
- Elevator repairs
- Major plumbing or electrical repairs
- Unexpected structural repairs

Docupal Demo, LLC will provide ACME-1 with written notice of any proposed special assessment, including the reason for the assessment, the amount of the assessment, and the payment schedule.

Payment Terms and Late Fees

All assessments, both regular and special, are due on the date specified on the invoice. Payments can be made via check, electronic funds transfer, or other methods as designated by Docupal Demo, LLC.

In the event that ACME-1 fails to make a payment by the due date, a late fee of 10% of the overdue amount will be assessed. Continued failure to pay may result in further action, including but not limited to, legal proceedings to recover the unpaid assessments.

Rules and Regulations

These Rules and Regulations govern the use and occupancy of each Unit and the Common Elements of the Condominium. All Owners and occupants, including family members, guests, tenants, and employees, must comply with these rules.

Unit Usage

Units must be used for residential purposes only, unless otherwise permitted by the Board. Owners are responsible for maintaining their units in good condition and repair. No Owner shall cause any nuisance or hazard that interferes with the rights of other Owners or occupants.



Common Areas

Common Areas are for the use and enjoyment of all Owners and occupants, subject to reasonable rules established by the Board. Owners are responsible for the conduct of their guests in Common Areas. No Owner shall obstruct or interfere with the rights of other Owners in Common Areas.

Restrictions

Noise

Owners and occupants must minimize noise that may disturb other residents, especially between 10:00 PM and 7:00 AM.

Pets

Pets are allowed, subject to size and breed restrictions established by the Board. Owners are responsible for cleaning up after their pets and ensuring they do not create a nuisance.

Parking

Parking is permitted only in designated areas. Vehicles must be properly registered and insured. No vehicle may be parked in a manner that obstructs access to other vehicles or Common Areas.

Enforcement

The Board has the authority to enforce these Rules and Regulations. Violations may result in fines, suspension of privileges, or legal action. The Board will provide notice of any violation and an opportunity to be heard before imposing any penalty. Fines will be determined by the Board. Continued violations may result in legal action by the Board to ensure compliance.



Dispute Resolution and Enforcement

Docupal Demo, LLC and ACME-1 agree to the following methods for resolving disputes. These methods apply to disagreements arising from this Condominium Agreement. This includes disputes among owners, or between owners and the condominium association.

Dispute Resolution Process

We will first try to resolve any conflict through mediation. A neutral third party will help us reach a mutually agreeable solution. If mediation fails, we agree to settle the dispute through binding arbitration. The arbitration will be conducted according to the rules of the American Arbitration Association. The arbitrator's decision will be final and legally binding. It will be enforceable in any court of competent jurisdiction.

Enforcement

Docupal Demo, LLC or the condominium association can take legal action to enforce the terms of this agreement. This includes seeking injunctive relief or monetary damages. The prevailing party in any legal action will be entitled to recover its reasonable attorney's fees and costs. This applies unless the law says otherwise.

Insurance Requirements

The Condominium Association and Unit Owners must maintain insurance policies as described below. These policies protect the property, common areas, and individual units.

Property Insurance

The Association will obtain and maintain a property insurance policy. This policy will cover all common areas and facilities. The coverage will protect against loss or damage from fire, wind, and other covered perils.



Liability Insurance

The Association will also maintain a comprehensive general liability insurance policy. This policy will cover claims for bodily injury, death, or property damage occurring in the common areas.

Unit Owner's Insurance

Each Unit Owner is responsible for obtaining and maintaining their own insurance policy for their individual unit. This policy should include:

- **Property coverage:** To protect the unit's interior, including fixtures and improvements.
- **Liability coverage:** To protect against personal liability claims arising from incidents within their unit.
- **Flood insurance:** Unit Owners must obtain flood insurance if it's required by law.

Insurance Premiums

The Association will pay the insurance premiums for the common areas. Individual Unit Owners are responsible for paying their own unit insurance premiums. The Association's premiums will be included in the regular assessments.

Amendments to the Agreement

This Condominium Agreement may be amended. Any proposed amendment must follow the procedures outlined below.

Proposal of Amendment

Any unit owner may propose an amendment to this Agreement. The proposal must be submitted in writing to the Condominium Association. The Association will then distribute the proposed amendment to all unit owners.



Voting Requirements

An amendment requires approval by a vote of two-thirds of all unit owners. The vote may be conducted at a meeting of the unit owners or through a written ballot.

Effective Date

Once the required approval is obtained, the amendment will become effective. The effective date will be thirty (30) days after the date of approval, unless otherwise specified in the amendment. The Condominium Association will record the amendment with the appropriate local government authority.

Termination and Transfer of Ownership

This agreement terminates under the following conditions: the building's complete destruction or the unanimous consent of all unit owners.

Transfer of Ownership

ACME-1 can transfer ownership of its unit. This transfer is subject to the DocuPal Demo, LLC Association's approval. The Association also holds the right of first refusal. ACME-1 must provide the Association with written notice of any intended transfer. This notice must include the prospective buyer's name and all terms of the proposed sale. The Association then has a specified period to exercise its right of first refusal. If the Association declines or fails to act within the allotted time, ACME-1 may proceed with the transfer to the named buyer under the disclosed terms.

Obligations During Transfer

Until the transfer is complete, ACME-1 remains responsible for all obligations related to the unit. This includes assessments, maintenance fees, and adherence to all rules and regulations. Upon completion of the transfer, ACME-1 is released from these obligations, which then become the responsibility of the new owner. The transfer must be documented and officially recorded to be effective.



Miscellaneous Provisions

Governing Law

This Condominium Agreement shall be governed by and construed in accordance with the laws of the State of Delaware.

Severability

If any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall continue in full force and effect. The parties will negotiate in good faith to replace the invalid or unenforceable provision with a valid and enforceable provision that achieves the original intent.

Notices

All notices required or permitted under this Agreement must be in writing. Notices will be considered duly given when sent via certified mail to the addresses specified in this Agreement:

- To Docupal Demo, LLC: 23 Main St, Anytown, CA 90210, USA
- To ACME-1: 3751 Illinois Avenue, Wilsonville, Oregon - 97070, USA

Entire Agreement

This Agreement constitutes the entire agreement between Docupal Demo, LLC, and ACME-1 concerning the subject matter. It supersedes all prior or contemporaneous communications and proposals, whether electronic, oral, or written.

Amendment

This Agreement may be amended only by a written instrument signed by both Docupal Demo, LLC, and ACME-1.

Counterparts

This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.



Signatures and Acknowledgements

Signatures

This Condominium Agreement is executed as of August 9, 2025.

DocuPal Demo, LLC

By: _____

Name: Title: _____

Acme, Inc (ACME-1)

By: _____

Name: Title: _____

Acknowledgements

Notarization for DocuPal Demo, LLC

State of: _____ County of: _____

On this _____ day of _____, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

Notary Public My Commission Expires: _____

Notarization for Acme, Inc (ACME-1)

State of: _____ County of: _____



On this _____ day of _____, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

Notary Public My Commission Expires:

About Us

About DocuPal Demo, LLC

DocuPal Demo, LLC, a United States company located at 23 Main St, Anytown, CA 90210, provides legal document services. Our base currency is USD. We specialize in creating comprehensive and legally sound documents.

Our Expertise

DocuPal Demo, LLC brings expertise in legal documentation to this Condominium Agreement. We aim to deliver clear and effective agreements. Our service ensures a solid framework for condominium communities.

