

EAGLE POINT GOLF COMMUNITY HOMEOWNERS ASSOCIATION

RULES & REGULATIONS

EFFECTIVE: May 29, 2026 VERSION: 2026-4

The Rules and Regulations are implemented by the Eagle Point Golf Community Homeowners Association's Board of Directors pursuant to Article 12.2 of the CC&R's. Homeowners are obligated to comply with the Rules and Regulations as well as all provisions of the CC&R's and By-Laws.

Business Activities

1. There are only two allowed community-wide yard sale events each calendar year. The Association publishes these dates well in advance. Individual homeowners or renters may not conduct a garage sale, moving sale, rummage sale, or similar activity other than during the two approved events. Estate sales will be reviewed on a case by case basis and are allowed on a one-time basis if approved by the Board of Directors. Estate sale signage is prohibited.
2. Personal items for sale, including but not limited to motorcycles, boats, RV's, sports equipment, toys and furniture, are prohibited from being displayed for sale in yards or driveways or on adjacent streets except during the Association sponsored garage sales.
3. Cars, vans, pickup trucks and similar types of vehicles are prohibited from being displayed for sale on streets except during the Association sponsored garage sales.
4. No trade, craft, business, profession, commercial or similar activity shall be conducted on any Lot except as a home occupation approved by the City of Eagle Point as long as it complies with all other provisions of the CC&R's and Bylaws.
5. Article 12.6(b) of the CC&R's prohibits any business unless expressly authorized by and subject to such conditions as may be imposed by the Board. If a homeowner is considering any type of home based business, the Board must be consulted to ensure that the proposed business is in full compliance with the community CC&R's, and to identify any conditions which will be imposed on the operation of the business as part of the approval process. Information about the approval process and the necessary form can be found on the Association's website.

Landscaping Guidelines

6. Within 30 days after completion of a Dwelling Unit, owners are required to construct sidewalks along the front and side (corner lot) of the Lot in conformity with the standards set forth by the City of Eagle Point.
7. It is the responsibility of each Owner to retain the Lot on the uphill and downhill side of said Lot with suitable material to assure the stability of the Lot being retained if any excavation alters grade in such a manner that retaining becomes necessary. All retaining walls must be approved by the Modification Committee and, if required, by the City of Eagle Point and be completed prior to occupancy. An extension may be granted if the retaining wall is part of the landscape plans and landscaping is underway on said Lot.

8. New homes must be completely landscaped (front, sides & back) within six (6) months of occupancy. New owners of existing homes have three (3) months to bring the existing landscape up to the community-wide standards (if needed).
9. No artificial turf of any kind, style, composition, or material may be used for front or side yard landscaping. Artificial turf means any synthetic carpet-like material, including but not limited to, materials manufactured from synthetic fibers, recycled materials, rubber, or any other material designed to resemble and replace natural grass. For installation of artificial turf in backyards (not including golf course adjacent lots) please refer to the Artificial Turf Resolution location on the Association's website.

Modification Committee Review Required

10. Homeowners must obtain approval from the Modification Committee before beginning any projects involving additions, removal (which includes tree removal) or changes to the originally approved construction or landscaping anywhere on the Lot including front, sides and backyards. The Committee will review the proposed plans to ensure that the community's appearance is maintained in accordance with the CC&R's and the Community-Wide Standards (see Definitions). Information about the Committee, the approval process, published guidelines and the necessary forms can be found on the Association's website,

Maintenance

11. Each owner shall maintain the Lot and all improvements thereon in a manner consistent with the Community-Wide Standards and all applicable covenants and resolutions. Maintenance shall include, without limitation, repair and replacement as needed along with such other duties as the Board may determine necessary or appropriate to satisfy the Community-Wide Standards (see Definitions).
12. After completion of a Dwelling Unit and the completion of landscaping improvements on the Lot, the Lot shall be maintained in the same manner as required for vacant lots; i.e., kept in a neat and orderly condition and free of brush, vines, weeds and debris and the grass thereon cut or moved at sufficient intervals to prevent the creation of a nuisance or fire hazard (which also includes proper trimming of shrubbery, plants and trees).
13. Each owner shall be responsible for notifying neighboring homeowners when working with or having work done with chemicals that can cause odor or residue to neighboring properties. All OSHA instructions must be followed with application of those types of chemicals.

Nuisances & Unsightly Conditions

14. No noxious or offensive activity shall occur on any Lot or shall anything be done thereon which may be, or may become, an annoyance or nuisance to the neighborhood. This does not refer to noise complaints. Owners will need to contact the appropriate City or State entity in which an ordinance may exist.
15. No commercial operator shall conduct activity in the community on Sundays or holidays. This shall include builders, contractors, sub-contractors, landscapers, etc. Holidays include New Year's Day, Martin Luther King Jr. Day, Presidents Day, Memorial Day, Independence Day, Labor Day, Columbus Day, Veterans Day, Thanksgiving Day and Christmas Day.
16. Trash, garbage, or other similar waste shall be kept in sanitary, covered containers. In no event shall trash containers be stored so as to be visible from a neighboring property.
17. No lot shall be used or maintained as a dumping ground for rubbish (including grass clippings, yard trimmings, excess cement, lumber, and similar waste materials). Lot owners are not permitted, nor may they allow others, to dump rubbish/debris on their Lot,
18. No inflated plastic enclosures, permanent pool enclosures or above ground pools of any kind are allowed within the community. The one exception is "kiddie pools" which are defined as small and plastic or inflatable pools and may be used only in the backyard and only if screened by a fence and put away seasonally when no longer in use. This exception does not apply to the golf course properties.
19. No poles shall be permitted except poles that are installed by the City of Eagle Point as street light standards.
20. No overhead wires shall be erected or used for any purpose and no outside radio antennae shall be allowed. This restriction shall not restrict the installation of one local tv antennae or satellite dish, provided that said dish or receiver unit is small in size (39.37" or less), there are no more than 2 satellite dishes, and the location(s) are approved by the MC. All inoperable dishes or dishes not in use must be removed.
21. Landscape lighting, including but not limited to spotlights, torches, walkway lamps and mini-lights, shall be subject to Modification Committee approval.
22. For the purpose of the CC&R's that restrict the display of holiday ornamentation to "normal holiday periods", those periods shall be considered to be 30 days before and 10 days after the holiday.
23. Fireworks shall be allowed only on the 4th of July, as permitted by State, City or County Laws or Ordinances. They must be used in a safe manner in the driveway or immediate street area in front of the homeowner's property, until no later than 11 PM, and debris cleaned up by the next morning (to respect the neighbors).
24. Homeowners should limit the use of tarps or plastic to cover items or landscape that is in public view on their property. Blue or other bright colored tarps are not allowed. If a tarp cover must be used, it should be a neutral color such as green, brown or clear.

25. When not in use, garden hoses should be either stored out of sight, or if stored in view of neighboring homes, they must be kept rolled up on a suitable reel or hose caddy.

Parking & Storage

26. Garage doors (both street licensed vehicle and recreational vehicle or equipment garages) shall remain closed when the garage is not in use.
27. Vehicles must be parked in the driveway or in the garage, and should not be regularly parked on the street except for short periods of time, and if necessary, should not exceed 72 hours. Inoperable vehicles must be inside the garage; they cannot be parked in the street or on properties. Vehicles may not be parked on any vacant lots. Vehicle maintenance is allowed within the garage area only. After maintenance is complete for the day garage doors must be closed.
28. The only allowed parking surfaces are concrete or professionally laid pavers. Using gravel, stones, decomposed granite or rocks in any areas for ancillary parking is not allowed.
29. Equipment, supplies and other similar materials shall not be stored in front yards and when stored in side yards, shall be screened from view by fencing or shrubbery or as otherwise approved by the Modification Committee. Such items shall include but not be limited to lawn mowers, wheelbarrows, rakes, landscape supplies, shovels, ladders, tools, lumber and wood piles. This also includes portable or permanent basketball stands, climbing gyms, swing sets, trampolines and other sports and playground items. This also includes any inflatable play or shade structure. Any permanent item(s) require Modification Committee approval prior to installation.
30. Portable basketball stands, when not in use, shall not be kept on streets, sidewalks, driveways, or elsewhere in front yards and when stored in side yards or back yards, shall be screened (out of sight) from view by fencing or shrubbery or as otherwise approved by the Modification Committee.
31. Commercial vehicles (12,000 pounds gross weight, or 133 inch wheelbase) may not be parked on a property unless in a garage or behind a six foot fence on an HOA allowable parking surface and may not be left on any street. This also includes RV's, trailers and boats. Parking of these types of vehicles behind a fence is limited to 1 of each (no more than three).
32. Parking of RV's, boats and trailers on the street or driveway may be permitted only for temporary periods of not more than 48 hours each and not more than 96 hours during any 30-day consecutive period, for loading and cleaning purposes. There shall be no human habitation in parked RV's on the property. Owners must ensure that their visitors who bring RV's, boats, and trailers follow these same timelines.
33. Trash containers shall be stored so as not to be visible from the street. Trash containers may be placed out the evening before trash collection day, and must be taken in by noon the following day.
34. Large commercial storage bins that are delivered to a residence for the purpose of filling personal items for storage, and then moved to a temporary/permanent

storage site outside the community; are allowed. However, such storage bins are only allowed on the homeowners property for a maximum of seven (7) days. The storage bin must be placed in the driveway; and not on the street.

Pets & Wildlife

35. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot. Dogs, cats, or other household pets may be kept provided they are not kept for breeding or maintained for any commercial purposes or in unreasonable numbers and do not create a public nuisance.
36. All pets must be kept on a leash when on public property. The owner or caretaker of such pet will be responsible for the cleanup of feces caused by the pet. No pet shall be walked without the owner or caretaker having a litter removal bag in possession.
37. A pet will be considered a nuisance if it:
 - a. Howls or barks, makes or causes noise or creates a disturbance in any other way in such a manner as to deprive any person of peace and quiet.
 - b. Runs at large about the community
 - c. Attacks or interferes with the freedom of movement of persons and other pets in Common Areas
 - d. Trespasses on property not owned by or under the control or custody of the owner or custodian of the pet
 - e. Damages, soils, defecates on or defiles any private property
 - f. Bites a person or shows a propensity to bite a person
 - g. Habitually chases vehicles or persons
 - h. Injures or kills an animal belonging to a person other than the owner or caretaker of the pet.

Rental & Leasing Activities

38. Within ten days of the execution of a lease/rental agreement, homeowners renting or leasing their home must provide information about their tenant(s) per the "Tenant Information" form, which is available on the Association's website.

Signs, Flags and Flagpole Rules

39. No signs shall be erected or placed on any Lot except one "For Sale" or "For Rent/Lease" sign placed by the Owner, the Declarant, or by a licensed real estate agent and shall not exceed twenty-four inches (24") in height and thirty-six inches (36") in width with restrictions concerning mounting and stands. The

restriction shall not prohibit the temporary placement of a professional sign by a builder or contractor during the course of construction, which sign must comply with any applicable City of Eagle Point sign ordinances. A builder/contractor can have only one sign on a property during a project. The sign must be removed immediately once the project is complete. The homeowner has the responsibility to see that their contractors abide by this rule.

40. The temporary placement of two “political” election signs on any Lot by the Owner shall be allowed within 30 days prior to the election. All such signs must be removed within 48 hours after the final day of voting for the election. One political flag is allowed for the same time period as above and flags cannot exceed twenty-four inches (24”) in height and thirty-six inches (36”) in width.
41. Small family crest or name signs or small security and safety-related signs shall be permitted subject to Modification Committee approval and restrictions in size, type, number, and location.
42. With the exception of section 39 while work is in progress, all trade, marketing or commercial signs, including but not limited to, landscaping, painting, remodeling, business advertising, or in any way pertaining to the exchange or buying and selling of commodities and/or intending to make a profit are prohibited.
43. Temporary decorative and seasonal flags are permitted. US, State, US Military Branch, sports organizations and flags of another country are allowed when mounted on the front, side or back of the house not to exceed two flags.
44. US, State and Military Branch flags are also allowed to be installed on one flag pole in the backyard of lots with the following conditions and only with Modification Committee approval.
 - a. The flag pole's maximum height is 20 feet.
 - b. The flag sizes cannot exceed 3’ x 5’.
 - c. A maximum of two flags may be installed on a flag pole.
 - d. A setback of 7’ is required from any neighboring properties.
 - e. All flags, flag poles and staffs must be maintained in good condition and must be replaced as necessary to prevent wear and tear.

Vacant Lots

45. No dumping shall be permitted on vacant lots: See Nuisances & Unsightly Conditions.
46. Lots must be mowed and maintained so grass and weeds do not grow over ten (10) inches tall.

DEFINITIONS

1. MC. The Modifications Committee which is a group of volunteer homeowners in the community.
2. Association. Eagle Point Golf Community Homeowners Association, an Oregon non-profit mutual benefit corporation, its successors and assigns.
3. Common Area. All real and personal property which the Association owns, leases or otherwise holds possessory or use rights in for the common use and enjoyment of the Owners. This does not include the Golf Course which is privately owned.
4. Community-Wide Standards. The standard of conduct, maintenance or design and the activity generally prevailing throughout the Properties and more specifically determined by the Board of Directors and the Modification Committee and defined by the way Common Areas are designed and maintained. At a minimum, Community-Wide standards guidelines include, but are not limited to, the following:
 - A. Lawns shall be watered, fertilized and sprayed for weeds, insects and diseases as needed so that the lawn is healthy and green. Lawns shall be mowed on a regular basis - at least weekly during growing season, less often in the winter months. Mowing shall be frequently enough to keep the blades of grass under four inches in length.
 - B. Shrubs and trees shall be watered, fertilized, and sprayed for insects and diseases as needed to keep them healthy. Shrubs and trees shall be pruned or trimmed at least once a year or as needed to remove dead or dying limbs and branches and to keep them vigorous and looking neat and attractively shaped. Dead shrubs or trees shall be replaced promptly. If an owner is not replacing due to having other trees that exist in the yard, a modification request must be submitted for Modification Committee review.
 - C. When trees are removed after Modification Committee approval, there shall be no visible tree stumps. Tree stumps need to be removed or cut flush with the ground and covered with wood or rock mulch that matches the existing landscape.
 - D. Areas around shrubs and trees shall be barked, mulched or otherwise covered with decorative rock, plantings of ground cover or other appropriate materials, subject to the approval of the Modification Committee, and shall be kept free of weeds and other debris and look neat and attractive.
 - E. Piping and tubing for irrigation systems shall not be exposed except for the irrigation heads and emitters.
 - F. Wood fences shall be stained as approved by the Modification Committee. All fences shall be kept in good repair; e.g., no leaning sections, no rotting or missing boards, no water marks from sprinklers or other similar defects.
 - G. Side-yard areas are to be landscaped and/or otherwise finished with appropriate ground covering materials or plantings and kept free of

weeds and debris. Any equipment, materials or supplies stored in front or side yards are to be screened from view with shrubbery or fencing or as otherwise approved by the Modification Committee.

5. Declarant. HOLT Homes, also The HOLT Group. Originally the Eagle Point Developments, LLC.
6. Dwelling Unit. A residential house and all accessory uses associated therewith, such as approved storage sheds, garages, pools, greenhouses, gazebos, etc.
7. Governing Documents. The governing documents consist of all of the recorded and Board of Director adopted documents that address the governance of the Eagle Point Golf Community Homeowners Association which consist of: Declaration of Covenants, Conditions, Restrictions and Easements, By-laws, Declaration of Residential Guidelines and Contractor Standards, Rules and Regulations and Resolutions.
8. Lot. That discrete parcel of the Properties conveyed or to be conveyed by the Declarant to an individual Owner in fee simple.
9. Owner. The Owner or Owners of record of a Lot, including the Declarant or a vendee under a recorded land sale contract or recorded memorandum of land sale contract.
10. Properties. The streets (which are owned by the City of Eagle Point), Lots and Common Areas that comprise the Eagle Point Golf Community Homeowners Association, which includes all of the recorded plats for all phases of the Eagle Point Golf Community Homeowners Association.
11. Street Trees. Street Trees refer to any trees in the front yard from the front of the home to the street (inclusive of street and parking strip trees).