

EAGLE POINT GOLF COMMUNITY HOMEOWNERS ASSOCIATION

RULES & REGULATIONS

EFFECTIVE: 2/14/2018 VERSION: 2018-1

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, estate sale or similar activity other than during the two approved events.
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 annual Association-sponsored yard sales.
3. Cars, vans, pick-up trucks and similar types of vehicles are prohibited from being displayed for sale on streets except during the annual 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 and as long as it complies with all other provisions of the CC&R's and By-Laws.
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 insure 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, or within one year after the purchase of the Lot, whichever occurs first, 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 will be the responsibility of each Owner to retain his or her 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 ARC 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 existing landscape up to the community-wide standards (if needed).

Landscaping (Cont.)

9. No artificial turf of any kind, style, composition, or material may be used for front, side, or backyard 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.

Design Review Required

10. Homeowners must obtain approval from the ARC/Modification Committee before beginning any projects involving additions, 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 insure 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 his or her Lot and all improvements thereon in a manner consistent with the Community-Wide Standards and all applicable covenants. 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 until 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 mowed at sufficient intervals to prevent the creation of a nuisance or fire hazard.

Nuisances & Unsightly Conditions

13. No noxious or offensive activity shall occur on any Lot nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the neighborhood.
14. 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.
15. Trash, garbage, or other waste shall be kept in sanitary, covered containers. In no event shall trash containers be maintained so as to be visible from neighboring property.
16. 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 other people, to dump rubbish/debris on their Lot.
17. No inflated plastic enclosures or permanent pool enclosures of any kind may be constructed or installed without ARC approval.

Nuisances & Unsightly Conditions (Cont.)

18. No poles shall be permitted except poles that are installed by the City of Eagle Point as street light standards. Flags, official or decorative, are allowed when mounted on the front, side, or back of the house. Height and size restrictions shall apply and shall be subject to ARC approval.
19. No overhead wires shall be erected or used for any purpose and no outside radio or television antennae shall be allowed.
20. Landscape lighting, including but not limited to spots, torches, walkway lamps, and mini-lights, shall be subject to ARC approval.
21. 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 7 days after the holiday.
22. 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).
23. 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.
24. 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

25. Garage doors shall remain closed when the garage is not in use.
26. 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.
27. The only allowed parking surface is "concrete". Using gravel, stones, or rocks in any area for ancillary parking is not allowed.
28. Equipment, supplies, and other similar materials shall not be stored in front yards and when stored inside yards, shall be screened from view by fencing or shrubbery or as otherwise approved by the ARC. Such items shall include but not be limited to lawn mowers, wheel barrows, rakes, shovels, ladders, tools, lumber and wood piles as well as portable basketball stands, climbing gyms, swing sets, trampolines, toys and other sports and playground items.
29. Portable basketball stands, when not in use, shall not be kept on streets, sidewalks, driveways, or elsewhere in front yards and when stored inside yards, shall be screened (out of sight) from view by fencing or shrubbery or as otherwise approved by the ARC.

Parking & Storage (Cont.)

30. Commercial vehicles (12,000 pounds gross weight, or 133 inch wheelbase) may not parked on a property unless in a garage or behind a fence, and may not be left on any street. This also includes RVs, trailers, boats, buses, and farm equipment.
31. Parking of RVs, boats, and trailers may be permitted for temporary periods of not more than 24 hours each and not more than 72 hours during any 30 day consecutive period, for loading and cleaning purposes. Owners must assure that their visitors who bring RV's, boats and trailers follow these same timelines.
32. 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 before the end of trash collection day.
33. 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 homeowner's property for a maximum of seven (7) days. The storage bin must be placed in the driveway, and not on the street.

Pets & Wildlife

34. 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.
35. All pets must be kept on a leash when on public ways. The owner or caretaker of such pet will be responsible for the cleanup of feces caused by the pet. No animal shall be walked without the caretaker/owner having a litter removal bag in possession and visual to public view.
36. A pet will be considered a nuisance if it:
 - a. Howls or barks, or 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 custodian of the pet.

Rental & Leasing Activities

37. 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

38. No signs shall be erected or placed on any Lot except one “For Sale” or “For Rent” 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. This 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 once the project is completed. The homeowner has the responsibility to see that their contractors abide by this rule.
39. The temporary placement of two “political” election signs on any Lot by the Owner shall be allowed within 30 days prior to an election. All such signs must be no larger than the size allowed for real estate signs and must be removed within 48 hours after the final day of voting for the election.
40. Small family crest or name signs or small security and safety-related signs shall be permitted, subject to ARC approval and restrictions in size, type, number, and location.
41. Flags, official or decorative, are permitted when mounted on the front, side, or back of the house. The Young Marines flag (with double post) is approved for placement in the ground near the house only (not in the yard or toward the street), there can only be one and it must be maintained in good condition.

Vacant Lots

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

DEFINITIONS

1. **ARC**. The Design Review Committee or the Modification Committee, as appropriate
2. **Association**. Eagle Point Golf Community Homeowners Association, an Oregon non-profit mutual benefit corporation, its successors and assigns.
3. **CC&R's**. The Declarations, By-Laws, and Regulations governing Eagle Point Golf Community.
4. **Common Area**. All real and personal property, not including the Golf Course, which the Association owns, leases or otherwise holds possessory or use rights in for the common use and enjoyment of the Owners.
5. **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 ARC and defined by the way Common Areas are designed and maintained. At a minimum, Community-Wide Standards guidelines include the following:
 - a. Lawns shall be watered, fertilized, and sprayed for weeds and/or insects and diseases as needed to keep them healthy and green. They shall be mowed on a regular basis – at least weekly during the growing season, less often in the winter months, but frequently enough to keep the blades under four inches in length.
 - b. Shrubs and trees shall be watered, fertilized, and sprayed for insects or diseases as needed to keep them healthy. They 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 removed and replaced promptly.
 - c. Areas around shrubs and trees shall be barked or mulched or otherwise covered with decorative rock, plantings of ground cover or other appropriate materials, subject to the approval of the ARC, and shall be kept free of weeds and other debris and looking neat and attractive.
 - d. Piping and tubing for irrigation systems shall not be exposed except for the irrigation heads.
 - e. Wood fences shall be painted or stained as approved by the ARC. 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.
 - f. 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 inside yards are to be screened from view with shrubbery or fencing or as otherwise approved by the ARC.
6. **Declarant**. The Holt Group. Originally the Eagle Point Developments, LLC.
7. **Dwelling Unit**. A residential house and all accessory uses associated therewith, such as approved storage sheds, garages, pools, greenhouses, gazebos, etc.
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 record Owner, or Owners, if more than one, of a Lot, including the Declarant and including a vendee under a recorded land sale contract or recorded memorandum of land sale contract.
10. **Properties**. The streets, Lots, and Common Areas that comprise Eagle Point Golf Community, including Fairway Ridge, Pine Lake I and II, Lakeside Park, Glenwood Subdivision I and II, and all the Phases of Eagle Point Golf Community.