

**EAGLE POINT GOLF COMMUNITY HOMEOWNER'S ASSOCIATION**  
**Resolution of the Board of Directors**

**ARCHITECTURAL DESIGN GUIDELINES-ARTIFICIAL TURF**

**RECITALS**

A. Eagle Point Golf Community (the "Property") is a planned community located in the Jackson County, Oregon. The planned community was established and is governed by the documents set forth below recorded in the Records of Jackson County, Oregon:

Declaration of Covenants, Conditions, Restrictions and Easements for Eagle Point Golf Course Community ("Declaration 1") recorded July 25, 1995, as Instrument No. 95-20209, and any amendments or supplements thereto;

Declaration of Covenants, Conditions, Restrictions, and Easements for Eagle Point Golf Community and Lakeside Park Subdivision ("Declaration 2") recorded April 4, 2000, as Instrument No. 0012919, and any amendments or supplements thereto;

Architectural Review Committee Declaration of Residential Guidelines and Contractor Standards for Eagle Point Golf Community and Lakeside Park Subdivision ("ACC Declaration") recorded April 4, 2000, as Instrument No. 0012920, and any amendments or supplements thereto;

Declaration of Covenants, Conditions, Restrictions and Easements for Eagle Point Golf Community and Lakeside Park Subdivision ("Declaration 3") recorded November 2, 2000, as Instrument No. 0044545, and any amendments or supplements thereto. Declarations 1, 2 and 3 and the ACC Declaration together shall be known as the "Declarations";

Bylaws of Eagle Point Golf Community Homeowners Association (which includes Lakeside Park Subdivision) (the "Bylaws 1") recorded April 4, 2000, as Instrument No. 0013028; and

Bylaws of Eagle Point Golf Community Homeowners Association (which includes Lakeside Park Subdivision) (the "Bylaws 2") recorded November 2, 2000, as Instrument No. 0044548. Bylaws 1 and Bylaws 2 together shall be known as the "Bylaws."

B. Association is the Eagle Point Golf Community Homeowner's Association (the "Association"), an Oregon nonprofit corporation formed by Articles of Incorporation filed April 18, 2000, with the office of the Oregon Secretary of State, Corporation Division.

C. As of January 1, 2002, Eagle Point Golf Community Homeowners Association is a Class I Planned Community and subject to the provisions of the Oregon Planned Community Act, ORS 94.550 to 94.783 (the “Act”), as provided in ORS 94.572.

D. Under Section 3.16 of the Bylaws, the Board of Directors has all of the powers and duties necessary for the administration of the affairs of the Association, except such powers and duties which the Declarations or Bylaws specifically reserve for the owners.

E. Under Section 3.17(f) of the Bylaws and ORS 94.630(1)(a), the Board of Directors, on behalf of the Association, may adopt, modify or revoke rules and regulations for the Property governing the conduct of persons and the operation and use of lots, the common areas and any other portion of the Property as it may deem necessary or appropriate in order to assure the peaceful and orderly use and enjoyment of the Property.

F. Under Section 3.17(i) of the Bylaws, the Board of Directors has authority to enforce rules and regulations adopted under the Bylaws and any duty or function required to be done by the Association or owners set forth in the Declarations.

G. Article XI, Section 11.1 of Declaration 1 provides that no structure, improvement or landscaping shall be placed, erected or installed upon any lot without the prior approval of the appropriate committee in charge of architectural review (*i.e.*, the Design Review Committee or the Modifications Committee).

H. Article XI, Section 11.2(b) of Declaration 1 provides that oversight of architectural design guidelines for modifications, additions or alterations made on or to existing structures or lots with existing structures is handled by the Modifications Committee. It further provides that the Board of Directors is in charge of establishing the Modifications Committee and appointing all members to serve on the Modifications Committee at the discretion of the Board of Directors.

I. Article XI, Section 11.3 of Declaration 1 provides that architectural design and development guidelines and application and review procedures for approval of architectural work subject to the architectural design guidelines shall be developed, adopted, and implemented by the Modifications Committee consistent with the provisions of the ACC Declaration.

J. For the benefit and protection of the Association and of the individual owners, the Board of Directors deems it necessary and desirable to establish architectural design guidelines for use by the Modifications Committee regarding the installation and use of artificial turf as landscaping within the Project.

**NOW, THEREFORE, IT IS RESOLVED** that:


**I.** Except as may be required by law, no artificial turf of any kind, style, composition, or material may be used for front, side, or backyard landscaping at the Project. For purposes of this Resolution, "artificial turf" means any synthetic or 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.


**II.** This Resolution shall amend and supersede any previous resolution of the Board of Directors or Modifications Committee regarding the use of artificial turf as a landscaping material at the Project and any guidelines implementing such material.

**III.** A copy of this Resolution is to be sent to all owners at their address as shown in the records of the Association.

Dated this 6<sup>th</sup> day of March, 2012.

**ATTEST:**

  
\_\_\_\_\_  
President, Board of Directors  
Eagle Point Golf Community  
Homeowners Association,  
an Oregon nonprofit corporation

  
\_\_\_\_\_  
Secretary, Board of Directors  
Eagle Point Golf Community  
Homeowners Association,  
an Oregon nonprofit corporation