

EAGLE POINT GOLF COMMUNITY HOMEOWNERS ASSOCIATION

Resolution of the Board of Directors

ARCHITECTURAL DESIGN GUIDELINES – PAINTING

- A. Eagle Point Golf Community (the “Community”) is a planned community located in 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 Course 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 (“ARC Declaration”) recorded April 4, 2000, as Instrument No. 0012920, and any amendments or supplements thereto;

Architectural Review Committee Supplementary Declaration of Residential Guidelines and Contractor Standards for Eagle Point Golf Community Phase I (“ARC Supplemental Declaration”) recorded November 2, 2000, as Instrument No. 0044546, 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, 3, and the ARC Declaration and the ARC Supplemental 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 2 together shall be known as the “Bylaws.”

- B. ORS 94.630(l)(r) and Article 3.16 of the Bylaws vest the Board of Directors (the “Board”) with all of the powers and duties necessary for the administration of the

affairs of the Association, except such powers and duties which the Declaration or Bylaws specifically reserve for the owners.

- C. ORS 94.630(1)(a) and Section 3.17(f) of the Bylaws empower the Board to adopt rules and regulations for the Association and enforce compliance with the Declaration, Bylaws, and administrative rules and regulations.
- D. 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.
- E. Article XI, Section 11.1 of Declaration 1 provides that no structure or improvement shall be placed, erected, or installed upon any lot without the prior approval of the appropriate committee in charge of the architectural review (i.e., the Design Review Committee (“DRC”) or the Modifications Committee).
- F. 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.
- G. Article XI, Section 11.3 of Declaration 1 authorizes the Modifications Committee to promulgate detailed procedures and standards governing modifications, additions, or alterations of existing structures on or in Units.
- H. For the benefit and protection of the Association and of the individual owners, the Board of Directors deems it necessary and desirable to promulgate architectural design guidelines for use by the Modifications Committee regarding the painting of exteriors of homes, including without limitation, custom painting of the body, trim, and pop-outs of homes located within the Community.

IT IS THEREFORE RESOLVED:

The following guidelines are hereby adopted as the architectural design guidelines and standards for the painting of all homes in any Lot in the Community, by an Owner other than the Declarant, including, without limitation, custom paint colors. The provisions of this Resolution replace and supersede the provisions of any previous painting resolution(s). A copy of this Resolution shall be sent to all owners of the Association.

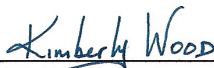
1. **Guidelines Adopted.** The EPGC Painting Guidelines adopted on August 1, 2023 attached to this Resolution as Exhibit A, is hereby adopted as the architectural design guideline and standard for painting of all homes in the Community.

2. **Other Rules and Guidelines.** The painting of homes within the Community, including, without limitation, the use of custom paint colors, shall be consistent with any rules, regulations, or design guidelines adopted by the Modifications Committee, as well as with the ARC Declaration, Declarations 1, 2, and 3, and the Bylaws.

The undersigned President and Secretary hereby certify that the foregoing Resolution was adopted by the Board of Directors at a duly called meeting held on: August 1, 2023.



President, Board of Directors



Secretary, Board of Directors

Exhibit A – EPGC Painting Guidelines

Color Palette Option:

The CC&R's address the color palette for exterior house colors in only general terms. The EPGC Board of Directors, to provide clarity as well as added value for the homeowners, has utilized the professional services of Sherwin Williams to design 36 pre-approved color palettes (base, trim, and accent) for you to choose from when deciding on paint colors. There is no mixing and matching colors, the pre-approved palettes are only for the full palette. Most options will work equally well with most homes. Even if you do not choose Sherwin Williams paint products, most companies can match the colors in the HOA color palette.

You will still need to submit a Painting Request Form when changing the color of your home. With this pre-approved 36 color scheme process, the result is a quicker response time to your request. Please make sure to send in photos of 1) your home 2) the neighboring homes on each side of you and directly across the street.

If you choose to repaint the exterior of your home and the paint color matches the existing paint color exactly, a modification request form does not need to be submitted.

When selecting your color scheme, please consider the following specific locations for your new paint application, as this will be included on the Painting Request Form you will need to submit.

Location Definitions for Painting Request Form:



BODY COLOR	TRIM COLOR	ACCENT
<input type="checkbox"/> MAIN 50%/MAJORITY OF COVERAGE	<input type="checkbox"/> TRIM AROUND DOOR/ WINDOWS	<input type="checkbox"/> FRONT DOOR
<input type="checkbox"/> DECORATIVE SHINGLES-NO GLOSS	<input type="checkbox"/> DECORATIVE SHINGLES-NO GLOSS	<input type="checkbox"/> DECORATIVE SHINGLES-NO GLOSS
<input type="checkbox"/> GARAGE DOOR.	<input type="checkbox"/> GARAGE DOOR	<input type="checkbox"/> SHUTTERS
<input type="checkbox"/> POP-OUTS NO GLOSS	<input type="checkbox"/> POP-OUTS-NO GLOSS	<input type="checkbox"/> POP-OUTS-NO GLOSS
<input type="checkbox"/> GABLES	<input type="checkbox"/> FACIA	<input type="checkbox"/> GABLES
<input type="checkbox"/> COLUMNS	<input type="checkbox"/> COLUMNS	<input type="checkbox"/> COLUMNS
<input type="checkbox"/> GUTTERS	<input type="checkbox"/> GUTTERS	

Exhibit A – EPGC Painting Guidelines

Color Palettes are available at the following Sherwin Williams locations:

1. EPGCHA office at 177 Alta Vista Rd., Suite B, Eagle Point, OR 97524
2. Sherwin Williams 2560 Crater Lake Hwy Ste A, Medford OR 97504
3. Sherwin Williams 1361 Center Dr. Ste. 110, Medford, OR 97501
4. <https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/hoa/eagle-point/or/eagle-point-golf-community-hoa-2020/>