

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

ARCHITECTURAL DESIGN GUIDELINES – GATE ACCESS/TRACTION SURFACES

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 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;

Declarations 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(f) 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 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 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 gate access – traction surfaces within the Project.

NOW, THEREFORE, IT IS RESOLVED that:


I. The Guidelines for Gate Access – Traction Surfaces within the EP Golf Community, dated 16 July 2013 and attached to this Resolution as Exhibit A is hereby adopted as the architectural design guideline and standard for construction and maintenance of all such areas within the Project.

II. This Resolution shall amend and supersede any previous resolution of the Board of Directors or Modifications Committee regarding gate access – traction surface guidelines.


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

DATED this 1 day of October, 2013.

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

Guidelines for Gate Access / Traction Surfaces
Approved 16 July 2013

Background:

The EPGCHA has observed an increased appearance of gravel, stone or brick materials being used for additional parking or "driveway access" to gated back yard storage areas, etc. It is important for all homeowners within the Eagle Point Golf Course Community to know that the only allowed driveway parking surface is "concrete". **You may not use any area, gravel or otherwise as ancillary parking.**

In the past however, gravel has been allowed for the sole purpose of providing a traction surface leading to a gate and then only covering the least amount of area necessary. Such use is subject to prior approval under the Modification procedures. When considering the addition of a traction surface for access to a side or backyard gate, be advised that the EPGCHA Board has adopted the following standards (Guidelines) for such landscape areas and Modification requests shall address each of the following:

Preparation:

1. A dug base at a consistent minimum depth of 4 to 6 inches is required. The soil in this area should be packed or tamped down.
2. Install a fabric weed barrier to deter weeds and assist in appropriate drainage. (Plastic is not an acceptable barrier.)
3. Install an edging material to separate the traction area and the surrounding landscape (grass, bark, driveway, etc). Brick and concrete are acceptable edging materials, while plastic, wood or metal, for example, are not.
4. Drainage must be considered and appropriate plans integrated into site preparation.

Base Layer:

1. A minimum base layer of 3 to 4 inches is required. Start with at least three (3) inches of $\frac{3}{4}$ " minus, compacting after each inch you lay down with either a compactor or some other heavy equipment. A slight crown in the center can aid in drainage.

Top Layer:

1. Spread a minimum of 1 inch of clean (no sand or small particles of dust) blue ridge gravel or similar including decorative stones. Color is subject to Modification Committee approval. This layer is also to be compacted as noted above.

Maintenance:

Maintain the area by periodically filling low spots and raking high spots, removing weeds, grass, or other unsightly debris. Rock or gravel that become embedded outside the perimeter of the area must be removed. Unsightly conditions may be cause for fines and/or a requirement to remove or redo the area at the owner's sole expense.