

EAGLE POINT GOLF COMMUNITY HOMEOWNERS ASSOCIATION

Resolution of the Board of Directors

ARCHITECTURAL DESIGN GUIDELINES - PARKING STRIP LANDSCAPING

- 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 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 and 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 Bylaws 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 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 ARC Declaration.
- H. From time to time the Association receives requests from owners for the installation of trees, plantings, and other landscaping in the parking strips between the street and sidewalk in front of a home, and such requests are anticipated to continue.
- I. The Board deems it in the Association's best interests to adopt design, modification and community guidelines pertaining to the installation, operation, and maintenance of trees, plantings, and landscaping in the parking strips between the street and sidewalk in front of all homes within the Community. Please refer to City of Eagle Point Tree Code 12.24.080 Tree Planting Standards.

IT IS THEREFORE RESOLVED:

The following guidelines are hereby adopted as the architectural design guidelines and standards for the construction and maintenance of all landscaping and plantings in the non-common property parking strips between the street and sidewalk in front of all homes on any Lot within the Community. The provisions of this Resolution replace and supersede the provisions of any previous parking strips resolutions. A copy of this Resolution shall be sent to all owners at their address as shown in the records of the Association.

1. COMMITTEE APPROVAL

1.1 Approval Required. No owner may remove or install trees, plantings, or any other landscaping in the parking strips between the street and sidewalk in front of any home within the Community without the prior written consent of the Modifications Committee. Applications to remove or install trees, plantings, or any other landscaping in the parking strips in front of any home within the Community must be submitted, and will be reviewed, according to the provisions of the ARC Declaration, ARC Supplemental Declaration, and Declarations 1, 2, and 3. An application to install trees, plantings, or any other landscaping in the parking strips must include the following in order to be considered:

- a. A color schematic and/or simulated image of the finished installation;
- b. A plan sheet layout containing the location and number of trees, plants, shrubs, or other plantings, rock, bark, or other materials to be used in the project; and
- c. A description and specification of base material and weed barrier to be used.

2. GENERAL GUIDELINES

2.2 Design Standards. The design of trees, plantings, and landscaping in the parking strips between the street and sidewalk in front of all homes within the Community shall be consistent with any rules, regulations or design guidelines adopted by the Modifications Committee, as well as with the ARC Declaration, Declarations I, 2, and 3, and the Bylaws.

The Modifications Committee shall use the following design standards in determining whether to approve or deny an application to install trees, plantings, or any other landscaping in the parking strips.

2.2.3 Layout. Base must be at a depth of 4-6" below concrete to allow coverage of irrigation tubing, if used, and to contain the base material used. A weed barrier must be installed.

- a. The weed barrier must be fabric. Black plastic may not be used for a weed barrier.
- b. The weed barrier must be of the appropriate fabric type for drainage of the parking strip based upon the trees, plantings, or other landscaping used.
- c. Hills may not be created or built in order to ensure proper drainage.

2.2.4 Base Material. Acceptable materials to use as a base material are bark or rock. Synthetic turf or Astroturf may not be used as a base material.

- a. Bark specifications:
 - 1. Fresh or aged bark
 - 2. Fine or medium sized only
 - 3. No dyed bark
- b. Acceptable rock:
 - 1. River rock approximately 1/2" to 2" in size
 - 2. Decorative rock, such as Mexican black pebble, Pami rainbow rock, etc.
 - 3. Lava rock in natural, red, or black color
- c. Unacceptable rock:
 - 1. Pea gravel
 - 2. 3/4 minus or road grade rock
 - 3. White silica rock or white rock of any kind

2.2.5 Landscape plantings. Materials used to landscape need to be consistent with existing landscape.

- a. Plantings must stay within the confines of the parking strip (typically 52- 56" wide).
- b. Plantings must not exceed 36" in width or 18" in height at full maturity.
- c. Annuals may not be used
- d. Evergreens, small shrubs and perennials are the only acceptable landscape plantings that may be used.
- e. Junipers and bushes with thorns may not be used.

- f. At time of planting, trees must have a trunk caliper no less than one and one-half inches (1.5").

2.2.6 Hardscape. Materials used in hardscape need to be consistent with existing landscape.

- a. Stepping stones may be used.
- b. Decorative figurines may not be used.
- c. Bridges may not be used.
- d. Hardscape may not impede the ability to open car doors parked on the street adjacent to the parking strip.

2.2.7. The Modifications Committee has discretion to deny an application if an owner fails to comply with any applicable building codes and permit requirements.

3. Maintenance.

- a. It is the homeowner's responsibility to weed, water and otherwise maintain the parking strip to the community standard.
- b. Weed barrier must remain covered with base material, as a part of the regular maintenance.
- c. If irrigation tubing is used, the system's central line must remain covered with base material as a part of regular maintenance.
- d. The homeowner must regularly trim any plantings to maintain the specified size at maturity to ensure safe passage of pedestrians on the sidewalk or those entering and exiting cars.

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.

Chobeth M. Vest

14 Dec 2023

President

Date

Kimberly Wood

12.15.23

Secretary

Date