

**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 the 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 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. On March 6, 2012, the Association adopted a Resolution on *Architectural Design Guidelines — Artificial Turf* ("2012 Resolution"). The 2012 Resolution prohibited artificial turf of any kind, except as may be required by law. The Board of

Directors desires to adopt this new Resolution to allow owners to install artificial turfs as permitted under the terms and conditions of this Resolution. The Board intends that this Resolution supersedes and replaces in its entirety the 2012 Resolution.

K. 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 both wood and vinyl fences within the Project.

### **RESOLUTION**

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

- I. The following guidelines are hereby adopted as the architectural design guideline and standard for the installation and maintenance of artificial turfs:

### **ARTICLE 1 COMMITTEE APPROVAL**

**1.1 Approval by Committee:** all use or installation of any artificial turf for any reason, located anywhere on the exterior of the property must be approved prior to start of landscaping by either the:

- (a) Design Review Committee (DRC) if installed when a new home is built, or
- (b) Modification Committee (MC) if installed or utilized later.

**1.2 Modification Committee:** the role of the MC is to:

- (a) Ensure cohesiveness in design and quality of material
- (b) Maintain the Community Wide Standard
- (c) Preserve the value and unique, beautiful characteristics of the golf community we enjoy.

These guidelines do not constitute automatic or prior approval.

### **ARTICLE 2 GENERAL GUIDELINES**

The following guidelines apply to all types of artificial turf:

**2.1 Definitions:** “Artificial turf” is 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.

**2.2 Locations:** artificial turf may not be used, placed, or installed in the following locations:

- (a) The front yard or locations where it is visible from the street.
- (b) Golf Course Adjacent areas, or any areas visible from the golf course.

**2.3 Limitations on Placement:** artificial turf may only be used, placed or installed if:

- (a) It is screened from view, not visible from the street;
- (b) It takes up no more than 75% of the total area of the back yard and side yards; AND
- (c) It does not abut any fence line, property line, or natural grass.

**2.4 Type:** any artificial turf used, placed, or installed must be of high quality, conforming to the following standards:

- (a) Must be made of polyethylene or polypropylene;
- (b) Must be manufactured as a finger system to allow for proper drainage;
- (c) Must be no shorter than one inch (1”) and no taller than one and one-and-three-quarter inch (1.75”);
- (d) Must include a six by six inch (6”x6”) minimum turf sample;
- (e) Must be a natural shade of green; AND
- (f) Must utilize a non-toxic fill.

**2.5 Installation by Vendor:** artificial turf, if utilized as part of your landscaping plan, must be installed by a licensed vendor. The vendor must create a landscape plan with installation details. The vendor must use the following guidelines when creating and executing an artificial turf landscape plan:

- (a) Must address the slope of the property and ensure proper drainage is met with a drainage system and well-draining turf;
- (b) Incorporate a perimeter for the drainage that is setback from the fence or property line at least three feet (3’);
- (c) Must not install over concrete;
- (d) Include a lot map of the back and side yard which includes dimensions of the backyard and dimensions of where the turf will be installed;

Installation should result in seamless, level, artificial turf, which has been properly attached to a base, and initial fluffing of the turf should be included in installation.

2.6 **Total Landscape Plan:** the homeowner is responsible for creating a landscape plan which properly screens the artificial turf. Proper screening includes but is not limited to:

- (a) A planter bed perimeter;
- (b) Fencing or other decorative elements to disguise end seams

2.7 **Maintenance:** the homeowner is responsible for maintaining their artificial turf in like new condition to ensure it remains level, no seams come undone, no holes or folds form, and blades remain upright with regular brushing.

When artificial turf reaches the end of its lifespan, losing its natural color and/or appearance, it must be replaced.

More information can be found on the website for guidance.

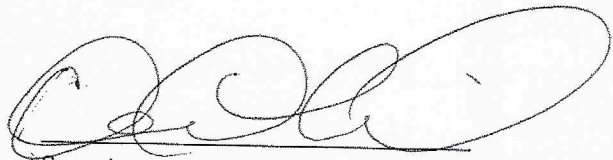
- II. A copy of this Resolution is to be sent to all owners at their address as shown in the records of the Association.

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:

September 7, 2021.



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President  
Eagle Point Golf Community  
Homeowners Association,  
an Oregon nonprofit corporation



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Secretary  
Eagle Point Golf Community  
Homeowners Association,  
an Oregon nonprofit corporation