

**EAGLE POINT GOLF COMMUNITY HOMEOWNERS ASSOCIATION
Resolution of the Board of Directors**

**ARCHITECTURAL DESIGN GUIDELINES-SHEDS AND
OUT-BUILDINGS**

RECITALS

- A. Eagle Point Golf Community (the "Property") 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 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 Homeowners 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.

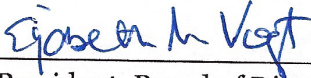
- I. Article XI, Section 11.3 of Declaration 1 provides that architectural design and development guidelines and application and review procedures for approval of architectural work subject to the architectural design guidelines shall be developed, adopted, and implemented by the Modifications Committee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

NOW, THEREFORE, IT IS RESOLVED that:

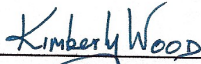
- I. The Guidelines for Sheds and Out-Buildings within the Eagle Point Golf Community, dated July 5, 2011 were adopted as the architectural design guideline and standard for construction and maintenance of all sheds and out-buildings within the Project. Those guidelines were then amended on March 6, 2012.
- II. The Guidelines for Sheds and Out-Buildings within the Eagle Point Golf Community, dated December 1, 2023, and attached to this Resolution as Exhibit A is hereby adopted as the architectural design guideline and standard for construction and maintenance of all sheds and out-buildings within the Project.
- III. This Resolution shall amend and supersede any previous resolution of the Board of Board of Directors or Modifications Committee regarding shed and out-buildings guidelines.
- IV. A copy of this Resolution, including the attached Guidelines, is to be sent to all owners of record of the Association.

Dated the 1st day of December, 2023.

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

3-BOD Resolution-Architectural Design Guidelines-Sheds and Out-Buildings
 Eagle Point Golf Community Homeowners Association

Guidelines for Sheds & Out-Buildings within the EP Golf Community

EXHIBIT A

Amended December 1, 2023

Definition: A shed/out-building is defined as an enclosed (solid walled) structure, not for human or animal habitation.

1. The exterior perimeter (footprint) of the shed/out-building is not to exceed 120 sq. feet.
2. The maximum height of the shed/out-building at the plate line is not to exceed seven (7) feet.
3. The maximum height of the shed's roof at its peak is not to exceed nine (9) feet as measured from the shed/out-building floor.
4. The shed/out-building must maintain a setback of a minimum of ten (10) feet from the front of the dwelling.
5. The shed/out-building must be located at least four (4) feet from the side and back of the property line. If a four (4) foot setback cannot reasonably be achieved, the Modification Committee will have the option to adjust to a three (3) foot setback.
6. A foundation under the shed/out-building is required with (i.e.) $\frac{3}{4}$ " minus, cinderblock, cement block, or other suitable method. This will provide drainage under the shed/outbuilding and help to maintain its longevity.
7. The shed's/outbuilding's color/siding and the shed's/outbuilding's roof material must match the dwelling's color/siding and the dwelling's roof color/material. Stucco homes will be evaluated on a separate basis. Vertical siding is allowed for sheds/out-buildings only.
8. Shed/out-buildings must be effectively screened from street view and neighbor's view by use of fence or shrubbery.
9. No more than one shed/out-building is allowed per residence unless otherwise approved by the Modification Committee.
10. Flat roofs are not allowed. Single pitch (slant roofs) are allowed on a case by case basis only when installed directly against the home.

11. Roof gutters should be considered, and run-off prevented from flowing to neighboring properties.

12. Golf Course Lots:

- a. Due to the uniqueness of the golf course lots and fence line requirements, the MC will base their decision on each specific location/submission.
- b. Sheds are prohibited within the 25' "golf course area" (measurement from property line to home).
- c. Those properties that exceed the 25' golf course area in the back yard may submit an MRF for review based on the following criteria:
 1. The shed must be installed against the home and the roof must be of a single pitch (slant) that matches the home/roof.
 2. The shed must be effectively screened from the golf course and neighbor's view by use of fence or shrubbery.