

EAGLE POINT GOLF COMMUNITY HOMEOWNERS ASSOCIATION

Resolution of the Board of Directors

ARCHITECTURAL DESIGN GUIDELINES - MODIFICATION OF FENCES

- 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 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;

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 together shall be known as the "Declarations";

Bylaws of Eagle Point Golf Community Homeowners Association (which includes Lakeside Park Subdivision) (the "Bylaws") recorded November 2, 2000, as Instrument No. 0044548.

- B. The Eagle Point Golf Community Homeowners Association (the ".Association") is 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. The Association is a Class I Planned Community subject to the provisions of the Oregon Planned Community Act.
- D. Pursuant to Section 3.17 of the Bylaws and ORS 94.630(l)(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.
- 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 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 Modification Committee to promulgate detailed procedures and standards governing modifications, additions or alterations of existing structures on or in the 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 modification design guidelines for use by the Modifications Committee governing the modification of fences within the Property.

IT IS THEREFORE RESOLVED:

The following guidelines are hereby adopted as the architectural design guidelines and standards for the modification and maintenance of all fences within the Property, and to the addition of fencing to any Lot by any Owner other than the Declarant. The provisions of this resolution replace and supersede the provisions of any previous fencing resolutions including the August 8, 2019 Resolution entitled Architectural Design Guidelines-Modification of Fences. A copy of this Resolution shall be sent to all owners of record of the Association.

ARTICLE I

1. COMMITTEE APPROVAL

- 1.1 Approval Required. Owners must receive approval from the Modification Committee (MC) prior to beginning work on any modification, addition or alteration ("modifications") of any fence on a Lot within the Property.
- 1.2 Standards. The MC shall review applications in consideration of the Lot's topography and configuration; the orientation of the home on the Lot; impact on adjoining properties; the general characteristics of the neighborhood; and community standards. Each home is unique and the MC works closely with homeowners to achieve desirable results. These guidelines are provided to assist homeowners in planning their project and preparing the required paperwork for approval by the Modification Committee. The guidelines do not constitute prior approval. The primary purposes of the MC are to:
 - 1.2.1 Ensure cohesiveness in design and construction materials;
 - 1.2.2 Maintain the Community Wide Standard; and
 - 1.2.3 Preserve the value and unique, beautiful characteristics of the the golf community we enjoy.

ARTICLE 2

2. GENERAL GUIDELINES

- 2.1 Materials. The materials allowed for modifications of fencing are wood, vinyl, or wrought iron. However, only wrought iron fencing will be allowed on Lots bordering the golf course.
- 2.2 Setback. Any fence that is attached to a house or structure must be set back two feet behind the corner face of the house. This setback also applies if the fence is supported by a fence or gate post instead of the house itself. Exception will be allowed due to the unique placement of utility meters, doors, windows, drain spouts, neighboring property, etc. However in all cases, attaching the fence flush to the face of a structure is to be avoided.
- 2.3 Location. Fences may not be constructed:

2.3.1 In the front yard of any Lot.

2.3.2 On the side lot lines within two feet (2') of the front building line (corner of house).

2.3.3 On the side lot line within ten feet (10') of the front building line if the Lot abuts a street.

2.4 Height. Fences may not exceed six (6') feet in height.

2.5 Structural Guidelines.

2.5.1 Fences must be securely attached to the structure itself or an adequate fence or gate post. The fencing may not be attached to rain spouts, lattice, etc.

2.5.2 Fence tops are to be constructed level with grade changes occurring at the fence post.

2.6 Style and Aesthetic Guidelines.

2.6.1 No split rail or "dog eared" post or picket style fences are allowed. Lattice top, or decorative top panels and types of wire are not allowed.

2.6.2 Gate design, height, construction materials and stain must match the fencing situated on the property.

2.6.3 The use of a decorative arbor as a design or architectural element instead of a matching gate is subject to approval by the MC. A full schematic with construction details is required.

2.7 Walls Prohibited. Walls are generally not allowed in place of fencing. (This does not apply to retaining walls).

2.8 Maintenance. All fences are to be well kept. They should not appear mildewed or leaning. The homeowner constructing the fence is responsible for maintenance unless their neighbor agrees to do so or makes use of the fence to enclose their own property. Then it becomes a party structure in which all owners who make use of the party structure shall share the cost.

ARTICLE 3

3. WOOD FENCES

3.1 Materials. Wooden fences shall be well constructed of suitable lumber, either cedar or redwood.

3.2 Structural Guidelines. Wood fences should conform to the following Specifications:

3.2.1 Fence is to have a 2" x 4" top plate.

3.2.2 Posts should be 4" x 4" pressure treated lumber or approved metal posts. Posts should be placed 6'-8' apart and spaced equally apart depending upon the total length of fence run.

3.2.3 Metal fence posts must be capped with the wood fencing material or powder coated with the color to be approved by the Modification Committee.

3.2.4 Gate posts must be set in concrete.

3.3 Style and Aesthetic Guidelines. Fences must be stained with a clear, transparent, semi-transparent, or solid color wood toned stain, subject to MC approval.

3.3.1 Owners should note that that clear or transparent stain may not be suitable for older or aged fences that have darkened or grayed.

3.3.2 Exterior house paint may not be used on fences as it is not designed for fence use.

3.3.3 Fences must be stained on both sides with an HOA approved stain; please visit the association website for stain colors (epgcha.com).

3.3.4 Gate design, height, construction materials and stain must match the fencing situated on the property. Hinges should not be used as decorative elements. The top plate requirements for wood fences also apply to gates.

ARTICLE 4

4. VINYL FENCES

- 4.1. Materials. Only vertical, solid panel fencing is allowed.
- 4.2. Dimensions. Panels are to be six feet (6') wide (the distance between posts). If circumstances require a longer panel, it cannot exceed eight feet (8') and requires special approval by MC. Panels exceeding six feet (6') require a lower support rail with a steel insert.
- 4.3. Structural Guidelines.
 - 4.3.1. Fence posts are to be set in two feet (2') of concrete or secured to concrete. Posts secured to concrete also need to be supported with an appropriate steel insert.
 - 4.3.2. Drip holes or drain ports are required in lateral rails top and bottom.
- 4.4. Style and Aesthetic Guidelines. Gate design, height and construction materials and stain must match the fencing situated on the property. Hinges should not be used as decorative elements. Gate post toppers are to be basic flat style caps. Colors are subject to approval by the MC and must blend to the best extent possible to the neighbors' fence colors or as approved.
- 4.5. Maintenance. Vinyl fences must be cleaned at least every three (3) years for accumulated dirt, mold or mildew, or more frequently as needed.

ARTICLE 5

5. GOLF COURSE LOTS

- 5.1. Required Fences for Golf Course Lots. Four-foot wrought iron fences are required to run the lot width bordering the golf course and 15 feet up both side lot lines prior to increasing to the allowable six foot (6) Elevation. Pointed style fence finials are required.
- 5.2. Review and Approval. Modifications or additions of any fencing visible from the golf course must be approved by both the MC and golf course management to ensure all fences are in keeping with the aesthetic and community wide standards for these properties.

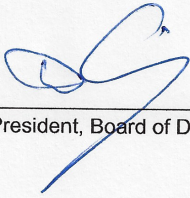
ARTICLE 6

6. MISCELLANEOUS FENCING MATERIALS

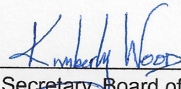
- 6.1 Chain link fencing is generally not allowed and shall only be approved in cases where the fence runs along the back property line, if not visible from street and if abutting property is not designated as part of EPGCHA Planned Unit Development. In all cases, the MC will require that chain link fencing be powdered coated and/or utilize vertical slats. Colors are subject to MC approval.

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: March 8, 2023

Effective Date: May 1, 2023



President, Board of Directors



Secretary, Board of Directors

Resolution

Modification of Fences

7