

Policy Resolution #1-19 Flagpole Rules and Regulations
West Hill Estates Homeowners Association (WHEHOA)
Establishment of Rules and Regulations Pertaining to Permitted Flagpoles

WHEREAS, Article 2, Section 2.2(b) and (c) of the West Hill Estates Homeowners Association Bylaws states, in part:

"Powers. The Association has such powers and duties as may be granted to it by the Act, including each of the powers set forth in ORS 94.630, as the statute may be amended to expand the scope of association duties and powers, together with such additional powers and duties afforded by the Declaration, the Articles of Incorporation, these Bylaws and the Oregon Nonprofit Corporation Act, including the following: (12) From time to time adopt, modify, or revoke such Policies and Procedures governing the conduct of persons and the operation and use of the Lots, the Common Maintenance Area or any Common Property as the Board of Directors may deem necessary or appropriate in order to assure the peaceful and orderly use and enjoyment of the Property; (13) Enforcement by legal means of the provisions of the Declaration, these Bylaws and any Policies and Procedures adopted thereunder.

Governance: The affairs of the Association shall be governed by the Board of Directors as provided in these Bylaws. Owners have no authority to act on behalf of the Association and may take action with respect to affairs of the Association as specifically provided under the Declaration, these Bylaws, or the Act."

WHEREAS, Article 2 of the Articles of Incorporation of West Hill Estates Homeowners Association, an Oregon Non-Profit Corporation filed with the Oregon Secretary of State on February 22, 1995, states in part:

"The purposes for which said corporation is organized are: To promote the health, safety and welfare of the residents within the boundaries of WEST HILL ESTATES SUBDIVISION, and for this purpose . . . to fix assessments (or charges) to be levied against the property; to enforce any and all covenants, conditions and restrictions; and agreements applicable to the property; . . . and insofar as permitted by law, do any other things that, in the opinion of the Board of Directors, shall promote the common benefit and enjoyment of the residents of the properties."

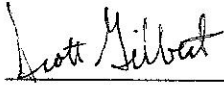
IT IS RESOLVED, the Policy Resolution #1-19 Flagpole Rules and Regulations be and hereby is adopted, ratified and confirmed.

The Board of Directors hereby adopts Policy Resolution #1-19, Flagpole Rules and Regulations and Procedures, attached hereto as Exhibit A and by this reference incorporated herein.

Duly adopted at a meeting of the Board of Directors of the West Hill Estates Homeowners Association held August 29, 2019. The Policy will be effective August 29, 2019.

Board of Directors 2019-2020	Vote
Scott Gilbert, President	YES
Tom Gwynn, Vice President	YES
Lorna O'Guinn, Treasurer	YES
Doug Austin, Secretary	YES
Sami Wright, member at large	YES
Gudrun Hoobler, member at large	YES
Steve Masten, member at large	YES

ATTEST:



Scott Gilbert, President

August 29, 2019

(date)



Doug Austin, Secretary

August 29, 2019

(date)

Exhibit A:

Policy Resolution #1-19 Flagpole Rules and Regulations

Establishment of Rules and Regulations Pertaining to Permitted Flagpoles

As allowed in CC&R Section 7.5(b), the following rules are adopted by the Board of Directors in order to establish criteria under which a flagpole may be installed on any Lot.

Subject to approval by the Architectural Control Committee, an Owner may install one freestanding flagpole on the Owner's Lot solely for the purpose of displaying the American Flag in accordance with flag etiquette as described in the United States Flag Code. Flagpoles may be no more than 30 feet in height, not exceeding the ridgeline of the Owner's roof. The flagpole may not obstruct sightlines at intersections and may not be erected within or upon an easement, set back, or right of way. Exceptions to the setback limitation may be approved by the Architectural Control Committee. A maximum 4' by 6' U.S. flag may be flown during all hours if properly lighted in accordance with flag etiquette. Lighting should be directional so as not to infringe on adjacent property owners. Homeowners are encouraged to use halyard solid braid nylon and neoprene snap covers to avoid excess noise. Designs which allow excessive noise such as thumping and/or metal clanking as determined by the Architectural Control Committee during the approval process will not be allowed. Noise issues after installation is complete will be subject to the CC&R Enforcement Process. Flagpoles and flags must be properly maintained.

Certified True Copy
Doug Austin
WHEHOA Secretary