

Policy Resolution #7-19 Walks and Driveways

West Hill Estates Homeowners Association (WHEHOA)

Interpretation of Bylaws, CC&Rs and Policy Resolutions Pertaining to Walks and Driveways

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 #7-19 Walks and Driveways be and hereby is adopted, ratified and confirmed.

The Board of Directors hereby adopts Policy Resolution #7-19 Walks and Driveways, attached hereto as Exhibit A and by this reference incorporated herein.

The Board of Directors also repeals West Hill Estates Homeowners Association Policy Resolution #5-18 Walks and Driveways, adopted on June 28, 2018.

Duly adopted at a meeting of the Board of Directors of the West Hill Estates Homeowners Association held December 11, 2019. The Policy will be effective December 11, 2019.

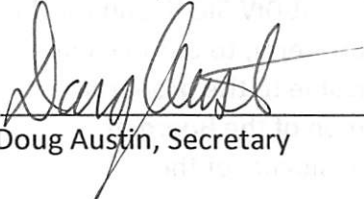
Board of Directors 2019-2020	Vote
Scott Gilbert, President	Yes
Tom Gwynn, Vice President	Yes
Lorna O'Guinn, Treasurer	Yes
Doug Austin, Secretary	Yes
Sami Wright, member at large	Absent
Gudrun Hoobler, member at large	Yes
Steve Masten, member at large	Yes

ATTEST:



Scott Gilbert, President

December 11, 2019
(date)



Doug Austin, Secretary

December 11, 2019
(date)

Exhibit A:**Policy Resolution #7-19 Walks and Driveways**

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BACKGROUND AND PURPOSE (CC&R Section 6.4(c))

CC&R Section 6.4(c) Walks and Drives requires not less than 75% of all walks and drives on any lot be constructed of exposed aggregate concrete, unless other materials are approved by the Architectural Control Committee. The following rules are made in order to clarify how parking pads and areas leading to a parking pad are to be handled within this requirement.

1. A parking pad and the area leading to a parking pad are considered to be part of the drive and shall be paved with exposed aggregate concrete or other materials approved by the Architectural Control Committee. These areas will be included in the total area of walks and drives used to calculate the 75% requirement.
2. Parking pads and/or areas leading to a parking pad are exempt from the 75% requirement provided they are screened from public view from the street.

ACTIONS FOR FAILURE TO COMPLY

Homeowners who do not comply with these requirements, or allow occupants of their property to violate these provisions, will be subject to the Rules Enforcement Fine and collection procedures in the ***Rules Enforcement Policy and Procedures*** resolution.

Certified True Copy
Doug Austin
WHEHOA Secretary