

Policy Resolution #8-19 Screening Requirements

West Hill Estates Homeowners Association (WHEHOA)

Interpretation of Bylaws, CC&Rs and Policy Resolutions Pertaining to Screening Requirements

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 #8-19 Screening Requirements be and hereby is adopted, ratified and confirmed.

The Board of Directors hereby adopts Policy Resolution #8-19 Screening Requirements, attached hereto as Exhibit A and by this reference incorporated herein.

The Board of Directors also repeals West Hill Estates Homeowners Association Policy Resolution #6-18 Screening of Items as it Addresses Parking on Streets 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

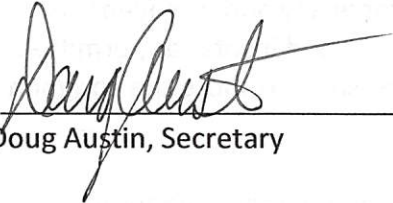
ATTEST:



Scott Gilbert, President

December 11, 2019

(date)



Doug Austin, Secretary

December 11, 2019

(date)

Exhibit A:**Policy Resolution #8-19 Screening Requirements****Interpretation of Bylaws, CC&Rs and Policy Resolutions Pertaining to Screening Requirements****BACKGROUND AND PURPOSE (CC&R Section 7.6, 7.7)**

CC&R Sections 7.6 and 7.7 outline the requirements for parking and screening of vehicles, waste receptacles and other equipment on the streets and lots of the neighborhood. The purpose of these restrictions is to preserve the aesthetics, value, desirability and livability of our neighborhood by avoiding the clutter associated with leaving these things in public view. In order to recognize the practical reality of how some of these items are used, the following rules include a reasonable time window during which they may be left unscreened.

The following list is not all-inclusive, but adds clarity to the most common screening issues.

- Trash, rubbish, garbage and other waste shall be kept in appropriate sanitary containers for proper disposal and screened from public view EXCEPT on the scheduled day prior to and the day of trash/recycling pickup.
- All boats, trailers, recreational vehicles, equipment, campers and the like, must be parked off the streets of the subdivision and must be screened from public view from the streets and adjoining lots EXCEPT during short periods of time not to exceed any part of three (3) days in any consecutive seven (7) day period for loading, unloading or cleaning.
(NOTE: "Equipment" includes things such as, but not limited to, any equipment used for household and grounds maintenance, barbeques, temporary storage units, pressure washers, dog pens, toys, etc.)
- Play and sports equipment
- "Screened from public view" and "screened from public view from the streets and adjoining lots" means they cannot be seen from ground level from the street or adjacent property. This may be accomplished by placing the items inside the garage or behind approved fencing/hedges. While fencing cannot exceed six feet in height and may not completely screen larger items from public view, this level of screening is considered adequate to meet the CC&R standard.

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 enforcement procedures in the ***Rules Enforcement Policy and Procedures*** resolution.

*Certified True Copy
Doug Austin
WHEHOA Secretary*