

Resolutions of the Board of Directors of the

Hidden Grove/Green Valley Homeowners Association

“Our mission is to provide for the safety of our residents, maintain the common property and protect our home values.”

Resolution 2013.07.01 – For residents that leave their trash cans in an unapproved area, there shall be one 10-day notification followed by a \$10.00 fine if the can is out on the Monday following trash pick-up. After 6 \$10.00 fines, the fine shall be \$20.00 per offense.
(passed 07/15/13)

Resolution 2013.10.01 – (RESCINDED – no longer in governing documents)

Resolution 2013.10.02 – (RESCINDED – addressed in Resolution 2014.04.02)

Resolution 2013.10.03 – (RESCINDED – covered in new governing documents)

Resolution 2013.10.04 – Residents shall not park trailers or inoperable vehicles (including vehicles which are not registered) on any part of any lot or on streets except within the confines of an enclosed garage, or behind a screening fence or shrubbery tall enough to screen the vehicle from view. When residents park such vehicles on any part of any lot or on the streets for more than 5 days, the Lot owner shall receive a one-time notice to remove the vehicle within 5 days. **(passed 10/21/13 and amended 01/20/14, 03/16/16 and 07/19/17)**

Resolution 2014.01.01 – When there is a vacancy on the Board of Directors, the Association Manager shall make notification by putting an announcement in the newsletter and on the Association website.

Lot owners who wish to be a candidate for the position shall submit their intentions in writing to the office at least 7 days before the meeting during which the election shall be held. Candidates shall also submit to a background check. If there is not a quorum of voting owners at the meeting during which the election shall be held, the candidate with the vote of the most voting owners present shall be elected to the Board of Directors. **(passed 01/20/14 and amended 10/21/15 and 07/19/17)**

Resolution 2014.01.02 – RVs and boats may be parked within the confines of an enclosed garage, or behind screening fence or shrubbery tall enough to screen the vehicle from view, which shall in no event project beyond the front walls of any dwelling or garage. They may also be parked on the streets or lots for up to twenty-four (24) hours to accommodate loading and unloading. When RVs and boats are parked on lots except as allowed above, the Lot owner(s) shall receive a one-time notice to remove the vehicle within five days. **(passed 01/20/14 and amended 03/16/16 and 07/19/17)**

Resolution 2014.04.01 – If the Association receives a complaint about a car being parked on the streets for an extended period of time, the Association Manager shall place a note on the car that there has been a complaint, and observe the car for 5 days. If the car does not move during those 5 days, a tow sticker shall be placed on the car, and it will be towed pursuant to ORS. **(passed 04/28/14 and amended 10/21/15)**

Resolution 2014.04.02 – When a property is in violation of the Governing Documents, the Association Manager shall send the Lot owner a 14-day notice to have the property brought back into compliance. If the violation continues past 14 days, the Lot owner shall receive a 7-day notice to have the property brought back into compliance. If the violation still continues after the deadline, the Lot owner shall receive a fine, and be fined again for each 30 days it continues. If the property is brought back into compliance with the Governing Documents, but the violation re-occurs within 6 months of

the last violation, the Lot owner of record shall receive additional fines without further warning. As an exception, a 14-day warning will be sent if a front light fails within 6 months of being fixed. **(passed 04/28/14 amended 07/28/14 and 07/19/17)**

Resolution 2015.01.01 – (RESCINDED AS IT IS NOW PART OF THE GOVERNING DOCUMENTS)

Resolution 2015.01.02 – (RESCINDED AS IT IS NOW PART OF THE GOVERNING DOCUMENTS)

Resolution 2015.01.03 – The cost of renting the clubhouse shall be \$50.00 for all events. The deposit shall be \$50.00 but can go up to \$100.00 at the discretion of the Association Manager **(passed 01/21/15 amended 1/18/17 and 07/19/17)**

Resolution 2015.01.04 – Repealed and replaced with resolution 2017.05.01

Resolution 2015.10.01 – When a property is out of compliance, the Association shall assess a \$100.00 fine for non-compliance. The fine will double after 3 such fines in a calendar year. After 2 infractions at the double rate, the primary rate will quadruple until resolved. In addition, once a non-compliance fine is charged, the resident(s) will lose privileges to the pool, tennis court and clubhouse until the property is brought back into compliance and the fine is paid. **(passed 10/21/15 and amended 07/19/17)**

Resolution 2016.01.01 – No resident or guest shall stop or park a vehicle so as to obstruct clear vision areas for vehicular or pedestrian traffic or with the front or rear of such vehicle, as the case may be, within less than twenty-five feet from the center of the intersection. **(passed 01/20/16)**

Resolution 2017.01.01- Pursuant to Article IV, Section (e) of the Covenants and Restrictions, the Association has the right to suspend any member's voting rights. As representatives of the Association, the Board of Directors hereby resolves that members who are more than \$500.00 past due on their association dues and/or assessments shall have their voting rights suspended. Unanimously approved. If voting rights of members are withheld, the remaining number of eligible voters counts as 100% of the voting membership. **(passed 01/18/17)**

Resolution 2017.05.01 – The RV parking rate shall increase to \$35.00/month beginning September 1, 2107. **(passed 07/19/17)**

Resolution 2017.07.02 – When a notice is sent to a Lot owner regarding violations to the rules described in the HOA Governing Documents, including but not limited to post lights, large trucks, commercial vehicles, trailers, RVs, boats, or other parking violations, a \$10.00 fine shall be assessed pursuant to the timeline outlined in the notice. To read: The fines for the first offense will increase \$10 progressively each day up to \$100 per day until violation is abated. Lot owner(s) will receive a one-time only notice with their first fine. After that, they will only receive a fine. **(passed 07/19/17 and amended 11/15/17)**