

ARBOR ROSES HOMEOWNERS ASSOCIATION
Rules Resolution No. 12-04

Subject: Usage Rules & Regulations Related to following:

- **Signs – CC&R’s Section 4.12**
- **Side Yard Maintenance & Access – CC&R Section 4.16**

WHEREAS Arbor Roses Homeowners Association Board of Directors is empowered by Statutory Law (ORS 94.630(1)(a), and further supported by the Association documents, including the Declaration of Covenants, Conditions and Restrictions (Article 4, Section 4.25), to create rules and regulations regarding certain actions and activities of the Association and its members, and

WHEREAS Arbor Roses Homeowners Association Board of Directors finds it necessary to set forth restrictions on certain activities within the Association Property, and

WHEREAS Arbor Roses Homeowners Association Board of Directors wishes to enhance the livability of all residents within the Association.

NOW, BE IT THEREFORE RESOLVED, that the Arbor Roses Homeowners Association Board of Directors does adopt the following in regards to (1) the placement of signs on Lots and Building Structures, to further define Article 4, Section 4.12 of the Arbor Roses Declaration of Covenants, Conditions and Restrictions, and (2) the maintenance, access and use of easement areas on Lots described in Article 3, Section 3.5(m), or any annexations, of the Arbor Roses Declaration of Covenants, Conditions and Restrictions:

1. To more specifically define the locations for placement of signs upon Lots, as described in Article 4, Section 4.12 of the Arbor Roses Declaration of Covenants, Conditions and Restrictions, the temporary display of a “For Sale” sign on a Lot, not exceeding twenty-four (24) inches high and thirty-six (36) inches long, may be within the front-yard, or inside of a first floor, front, street facing window of a residential Building Structure. The placement of a “For Rent” or “For Lease” sign, not exceeding twenty-four (24) inches high and thirty-six (36) inches long, may only be displayed inside the first floor, front, street facing window of a residential Building Structure.

2. All Lots defined in Article 3, Section 3.5(m), and such additional Lots through annexation to the Declaration of Covenants, Conditions and Restrictions, shall be subject to the access and maintenance easements described therein and the following usage rules and regulations:

- (i) Lot owners shall not be prevented from accessing the easement area for the purpose of routine maintenance on their building(s).

- (ii) Adjacent Lots shall in no way change the grade of the easement area nor disturb the downspouts or drains located therein.
- (iii) Adjacent Lots shall not engage in actions nor placed items on the easement area that will damage or be detrimental to the property adjoining the easement area.
- (iv) Any disputes arising between two adjoining Lot owners sharing use of the easement herein described, shall be submitted to the Board of Directors of the Arbor Roses Homeowners Association, whose determination shall be final.

This resolution was passed by the Arbor Roses Homeowners Association Board of Directors this 20 day of December, 2004.



President



Secretary