

RESOLUTION OF THE BOARD OF DIRECTORS OF
RIVER VIEW VISTA ESTATES
ADOPTED BY UNANIMOUS WRITTEN CONSENT

The undersigned, constituting all of the members of the Board of Directors of River View Vista Estates, Inc. an Oregon nonprofit corporation (the “**Association**”), adopt the following resolution in lieu of a meeting.

WHEREAS, the River View Vista Estates planned community (the “RVVE Community”) was originally developed with residential units sold in fractional interests pursuant to each unit’s fractional interest co-ownership documents, which documents contained rules and regulations for the use of the units; and

WHEREAS, the RVVE Community now consists of an increasing number of wholly-owned residential units no longer subject to fractional interest co-ownership documents; and

WHEREAS, all residential units in the RVVE Community are subject to the Declarations, Protective Covenants and Conditions for River View Vista Estates and the Bylaws of River View Vista Estates, Inc. (together, the “Governing Documents”); and

WHEREAS, the Governing Documents authorize the Board of Directors to adopt reasonable rules and regulations concerning the use of Common Area and individual units, and the Board of Directors has determined it is now appropriate to adopt Association rules and regulations to uniformly apply to all residential units in the RVVE Community.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Association adopts the River View Vista Estates Rules and Regulations, together with the Fine Procedure and Schedule, attached as “Exhibit 1” (the “Adopted Rules”); and

BE IT FURTHER RESOLVED, that the Adopted Rules are approved to take effect seven (7) days from the effective date hereof and that Eagle Crest Management, LLC, “Manager”, is directed to promptly distribute the Adopted Rules to all owners.

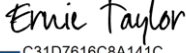
This consent is executed pursuant to ORS 65.341 and may be executed in counterparts, all of which, when taken together, shall constitute one instrument.

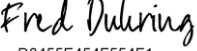
The Secretary of this corporation is hereby directed to file this written consent and the resolution adopted hereby with the Minutes of the proceedings of the Board of Directors.


IN WITNESS WHEREOF, the undersigned have executed this Unanimous Written Consent of Directors to be effective as of the 28th day of April, 2020.


DocuSigned by:

BFE4740C64A3412...
Brett Moshofsky

DocuSigned by:

C31D7616C8A141C...
Ernie Taylor

DocuSigned by:

D0455E454F554F1...
Fred Duhring

DocuSigned by:

671F8AAB0799495...
Shirley Braunstein

DocuSigned by:

47233E789033427...
Steve Sansone

"EXHIBIT 1"

RIVER VIEW VISTA ESTATES RULES AND REGULATIONS

The following Rules and Regulations have been established for the River View Vista Estates Association and adopted by the Association Board of Directors. These rules supplement the Declarations, Protective Covenants and Conditions for River View Vista Estates ("Declaration") but do not change your obligations as an Owner under either the Declaration or the Association Bylaws, together with these rules referred as "Governing Documents". Please keep in mind these rules were approved at the time of issuance and that they may be amended from time to time by the Board of Directors for River View Vista Estates (the "Board").

Definitions

To assist you in reading the rules, the legal terms used in the Governing Documents are generally dispensed with here in favor of plainer language. The context should make the meaning clear. To the extent there is any conflict between any provision of these rules and any provision of the Governing Documents, the provisions of the Governing Documents shall control.

Rules and Regulations

Restricted Activities

Dangerous or unlawful substances may not be stored, introduced or used within the Property (Common Areas and Lots). All obnoxious or offensive activities are prohibited. In addition, you are required to control noise in all of your activities and to monitor your children, guests and pets so that you do not disturb others.

Use of Residential Units

As provided in the Declaration, the use of units is restricted to residential use. No trade or business of any kind may be conducted. The lease or rental of a unit for residential purposes is not a violation of the Declaration as long as the lease is in compliance with rules and regulations adopted by the Board. Any lessee or tenant of any kind is subject to the applicable rules governing the Property.

Noise; Exterior Lighting and Noise-making Devices

Occupants of Residential Units must exercise extreme care not to make noises which may disturb occupants of other Residential Units. Except with the consent of the Board and the Master Association Environmental Control Committee, no exterior lighting or noise-making devices shall be installed or maintained on any Lot within River View Vista Estates. Owners shall not tamper with exterior lighting except to replace expended bulbs with similar new bulbs.

Windows, Decks, Porches, Outside Walls and Yards

In order to preserve the attractive appearance of the community, the Association may regulate the nature of items which may be placed in or on windows, decks, entry porches, outside walls and yards so as to be visible from outside the Residential Unit. Garments, rugs, laundry, and other similar items may not be hung from windows, facades, porches or decks. No outdoor art or other ornamentation, including holiday lights are allowed on Residential Units or in Common Areas.

Flags

Flag displays are limited to the State of Oregon or United States of America Flags on a Lot and must be reasonably sized and tasteful displays. When flying the State of Oregon or United States of America Flags, please follow proper flag etiquette: www.usflag.org.

Alterations

Owners are expressly prohibited from painting or changing the exterior of the building or other structure without written permission of the Association and Environmental Control Committee. No structure of any kind may be installed outside of the Residential Unit except structures installed with written approval of the Association and Architectural Review Committee.

No Soliciting

No soliciting is permitted at any time by an owner, guest, tenant or member of the general public within the River View Vista Estates community.

Fire Danger

Fire danger is a constant concern in this dry climate. Cigarette butts or any other burning materials must be completely extinguished and carefully discarded in an appropriate trash facility.

Landscaping

There is no gardening, landscaping or planting allowed in Common Areas or on any Lot, other than those services conducted with approval from the Board or its managing agent. No walls, hedges or barriers will be erected in Common Areas or on any Lot. Cable, chains, or ropes attached to trees for the purpose of securing a pet, fencing, clothes lines, etc. shall not be permitted. Securing a pet to a cable, tree, or stake will not be allowed as it lends to the destruction of the natural vegetation and can be unsightly.

Pets

In units where pets are allowed, only dogs, cats, or such other household pets approved by the River View Vista Estates association may be kept in the community. While on the owner's property, household pets shall be kept indoors, leashed, or under complete control of the owner at all times. While off the owner's property, such approved pets can be exercised only when accompanied by their owners and then only on a leash no longer than six (6) feet for a fixed length leash or up to a maximum of fifteen (15) feet (when extended) if a retractable leash, one end of which is held in the owner's hand. Pet owners are responsible for the prompt removal of their pet's waste anywhere within Property, including their own Lot. Compliance with these rules shall be determined solely by the Board.

Parking and Safe Speeds

Parking is only allowed in designated parking areas. Due to the limited space and for the safety of all, there is no street parking permitted within the River View Vista Estates community. Boats, recreation vehicles, campers and trailers of any kind are only permissible in designated Eagle Crest Master Association overflow parking areas. Camping or overnight sleeping in any parking areas is not allowed within the community. The maximum speed limit is 15 miles per hour. Please abide by this speed limit at all times to encourage maintaining a safe community.

Debris and Outside Storage

All refuse containers, wood piles, storage areas, etc. must be obscured from view of neighboring property. No rubbish, trash or garbage shall be allowed to accumulate on any portion of the Property. The Association arranges for community-wide garbage service and there are community trash and recycling bins located inside walled, gated facilities in the Common Areas. Only those items which reasonably fit into the provided dumpsters and are of appropriate material may be placed in trash bins. No additional items are to be left in or around trash corrals. A recycling center located at 7220 Falcon Crest Dr is available for use by members of the River View Vista Estates community and accepts glass, cardboard and cans/bottles. No individual trash cans or containers are allowed anywhere within the Property.

Antenna and Exterior Appliances

Adopted: April 28th, 2020

No facilities for the reception or transmission of radio, television, and/or internet broadcasts shall be erected or maintained on any portion of the Property, unless approved by the Board with respect to location and other matters permitted by the rules issued by the Federal Communications Commission (FCC).

Policies for Owner Communication with Association, Management Company, HOA Manager or Contractors

All management company employees, independent contractors or other persons or entities providing services to the Association are under the supervision of the management company's HOA Manager and no Owner, tenant or guest shall direct their activities or reprimand or discipline any such person or entity.

Further, Owners and their guests shall not abuse any of the management company employees, HOA Manager, Association directors, officers, committee members or other agents of the Association, verbally or otherwise. Efficient and cost-effective operations at the River View Vista Estates community depend upon the ability of the management company employees, HOA Manager, Association directors, officers, committee members and other agents of the Association to complete their respective work without unnecessary interference or interruption and without verbal or other abuse.

Report an observation or request regarding a common area maintenance condition to the HOA Manager by phone, e-mail or by written notice. Criticisms or suggestions regarding the operations of the Association shall also be addressed to the HOA Manager. If an Owner believes a complaint or criticism has not been addressed by the HOA Manager after a reasonable time period, the Owner shall send a written communication to the Association Board. Please note, however, the Board will not allocate Association resources responding to repetitive complaints, criticisms or requests for information after the Board has already determined appropriate action, if any, or has already responded with the requested information. Owners shall refrain from repetitive or abusive communications directed to the management company employees, HOA Manager, Association directors, officers, committee members or other agents of the Association.

Enforcement of the Rules and Regulations

River View Vista Estates requires all Owners, tenants and their guests to adhere to the requirements set forth in the Association Rules and Regulations, Bylaws, and the Declaration. To assist the Board of Directors in the enforcement of the provisions of these documents, the Board has authorized the management company to initiate and manage the enforcement procedures, including notifications described in the Fine Procedure and Schedule attached as "Exhibit A". Any Owner, tenant or guest who has been advised by the HOA Manager that they are in violation of the Association Rules and Regulations, Bylaws, or the Declaration is asked to immediately cease and desist that activity.

If any Owner, tenant or guest, after being notified by the HOA Manager that they are in violation of the Rules or other Governing Documents, fails to comply with the HOA Manager's direction, the management company has been authorized to proceed with the steps outlined in the Fine Procedure and Schedule and may refer the matter to the Association Board for consideration of additional enforcement action. The assessment of penalties for violations or noncompliance matters has been pre-approved by the Board as provided in the Fine Procedure and Schedule. If fines or penalties are proposed for noncompliance, the Owner against whom such action is proposed to be taken has the right to a hearing as provided in the Association Bylaws and Fine Procedure and Schedule.

**EXHIBIT A TO ASSOCIATION RULES AND REGULATIONS
RIVER VIEW VISTA ESTATES
FINE PROCEDURE AND SCHEDULE**

(Adopted by the Board of Directors on April 28th, 2020)

1. Fines and penalties may be imposed for violations of the governing documents, including but not limited to the Declarations, Protective Covenants and Conditions for River View Vista Estates (the “Declaration”), the Bylaws, and the Rules and Regulations. Violations are subject to a fine ranging from \$100 to \$250 per violation (see Note 1).
2. The Board of Directors directs and authorizes the management company to initiate and manage this Fine Procedure as described herein for each violation. If the management company fails to act for any reason, a majority vote of the Board of Directors shall initiate the procedure.
3. Prior to imposing a fine or penalty, the management company or Board of Directors, as applicable, shall give the Owner written demand to cease and desist from an alleged violation specifying the violation, the action required to abate the violation and the time period during which the violation must be abated or cured. If the violation is not abated within the specified time period or reoccurs or continues anytime within 12 months of the first demand, the management company will give written notice to the Owner of the option for a hearing before the Covenants Committee¹ as provided in the Bylaws. The notice will offer the time and place of the hearing opportunity, which time will be no less than 10 days from giving the notice, and the proposed fine or penalty. The Association Board is not required to provide notice and opportunity to be heard for recurring or continuing violations, unless at least 12 months have passed from the time of the previous violation.
4. At the hearing, following the opportunity for the Owner to present any statement, evidence and witness on his/her behalf, the Covenants Committee will vote on the matter and announce the decision and fine or penalty imposed, if any. In the event the Owner did not attend the hearing, the management company will notify the Owner of the decision within 3 business days of the hearing date. If the fine or penalty is imposed, the monetary penalty becomes an assessment on the Owner’s account to be due and payable 10 days after the date of the hearing.
5. In the case of a continuing or persistent violation, each day the violation continues after written demand to cease and desist from the violation, shall be deemed a separate and distinct violation and shall be subject to separate daily fines up to a maximum of thirty (30) daily fines per violation. The Board may also require the Owner to post a bond or other form of security in order to ensure future compliance. For any violation that cannot be cured immediately, no further fines shall be levied after such time as the Owner begins a good faith cure of said violation.
6. The fine or penalty shall be considered an assessment as provided in the Governing Documents and shall be collected as provided in those documents (including the addition of late fees for nonpayment, as applicable). As such, if the fine or penalty is not paid by the offending Owner, the Association may take all allowable steps to collect the amount due, including but not limited to, filing a lien on the Owner’s property and filing a claim in small claims court if appropriate. The Association shall apply all partial payments by the Owner to the outstanding balance owed in the following order:

Attorney fees and costs
Late fees and interest
Assessed fine

¹ In the event members have not been appointed to the Covenants Committee, the Board of Directors will act as the Covenants Committee.

7. An election by the Association Board of Directors to pursue any particular remedy, such as a monetary penalty or fine, shall not prevent concurrent or subsequent exercise of another remedy permitted under the Declaration, the Bylaws and applicable law.
8. The violating Owner shall be liable for all attorney fees, costs and expenses of any nature incurred by the Association incident to the levy or collection of the fine, including appellate proceedings.

Note 1: Fine amounts shall be within the range stated in Section 1 above. The amount of the fine shall be determined by the management company or Board of Directors within such range and may be acted upon in accordance with this Fine Procedure. Fine amounts may be determined based upon the type and nature of the violation, the length of time or repeat nature of the violation, the responsiveness of the Owner to the requests to cure the violation, and any other factors deemed appropriate. The Board of Directors, in its sole discretion, may increase or decrease such fine or penalty within the stated range upon notice to the Owner.