



EAGLE POINT GOLF COMMUNITY HOMEOWNERS ASSOICATION

HOMEOWNERS GUIDE 2019

"A Beautiful Place to Live and Play"



New Homeowners:

Welcome to the Eagle Point Golf Community HOA!

This reference guide is meant to provide you with important information about our Homeowners Association, its management company and the governing documents that exist to enhance our community. Our goal is to ensure owners have access to this information and understand their rights and obligations within the community. Owners should have received a copy of the governing documents from the title company at the time of closing. If you don't have a copy, please download them from the HOA website: www.epgcha.com or contact our management company to have them emailed to you. (Tiffany Petree CPM Real Estate Services 541-842-2407 or tpetree@cpmrealestateservices.com)

It is suggested that you visit the Association's website: www.epgcha.com to become familiar with the information it contains as it may answer many questions you have. If not, please do not hesitate to contact CPM with any questions. If you would like to have a meeting with our management company please feel free to contact Tiffany Petree at CPM and she would love to meet you and discuss the HOA with you.

We invite you to attend Board Meetings, get involved, become acquainted with the Homeowners Association, and provide feedback to make our community a better place for all. Again, welcome to the community! We hope you will find our community an excellent place to live and play.

Please watch your mail for an invitation to the next the Meet and Greet, this is your opportunity to have an informal meeting with the Board of Directors, Management Company, a member of the Modification Committee, and get to know some of your neighbors.

Sincerely,

Board of Directors

Eagle Point Golf Community Homeowners Association

Please retain this reference guide for your future use.



EPGCHA Basics

Board Meetings: Board Meetings are scheduled at 6p.m. on the 1st Tuesday of the month and are open to homeowners to attend. Please refer to the calendar on the website (www.epgcha.com) under the calendar tab or the last page of this guide.

Under the tab “Board” your will find the contact information for the Board of Directors, Board Meeting Minutes, and Board Meeting Agendas.

HOA Main Contact:

Our full service management company is CPM Real Estate Services with the primary contact being:

Tiffany Petree

tpetree@cpmrealestateservices.com

HOA Department Manager Assistant | CPM Real Estate Services, Inc.

Ofc: 541.773.6400 | Direct: 541.842.2407 | Fax: 541.776-4589

www.CPMRealEstateServices.com | 718 Black Oak Dr. Ste A | Medford, OR 97504

Please direct any questions, concerns, governing document clarifications or any questions you have if the website information is not sufficient.

HOA Dues:

The HOA fiscal year is January- December. Dues are invoiced quarterly on the first month of each quarter (January, April, July and October) and are due no later than midnight on the 10th of the billing month. **Dues are currently \$78.00 per quarter.**

Sales:

Garage sales, moving sales, rummage sales, estate sales, or similar activities are **only** allowed within the community during the two EPGCHA sponsored community-wide sales held in Spring and Fall each year (see the website calendar for dates). Residents and homeowners are prohibited from placing their own for sale signs and yard sale sign, anywhere in the community.



Trash Containers:

Trash containers may be placed out the evening before trash collection day, and must be taken in before the end of trash collection day. These containers shall be stored so as not to be visible from the street or neighboring properties.

Golf Course

You are only permitted on the golf course if you have paid to play. The course is not to be used for casual walking, walking pets, or play other than golf.

Renting or Leasing Your Home:

In order to preserve the single family, residential character of our community, the Eagle Point Golf Community Homeowners Association's CC&R's have both guidelines and restrictions on renting or leasing a home.

If you are planning on renting or leasing your home please go to the community website www.epgcha.com to review the guidelines and the "Rental & Leasing Tenant Information" Form. Which must be updated annually and when the tenant changes.

The CC&R's do not allow the short term rental of homes Rental/lease agreements must be for a minimum period of one (1) month.

New Home Construction:

Design Review Committee (DRC): The DRC is responsible for reviewing and approving all submittals for new homes to be constructed within the community. Our goal is to maintain our quality Community-Wide Standard; ensuring harmony of esthetics and design amongst the homes and ensuring the property values of Eagle Point Golf Community. 30-days prior to construction, completed application packets must be received by the DRC.

Modifications:

The Modification Committee (MC) is responsible for reviewing and approving all changes or additions to the exterior of all homes. This includes exterior changes to the front, back, and side yards. Along with any changes to the home from the original construction, including but not limited to color changes and door/window changes and landscape updates. The goal is to maintain our quality Community- Wide Standards, ensure harmony of esthetics and design of the homes and to maintain and enhance property values of the Eagle Point Golf Community. The next page is the Modification Process, if you have any questions please contact CPM.



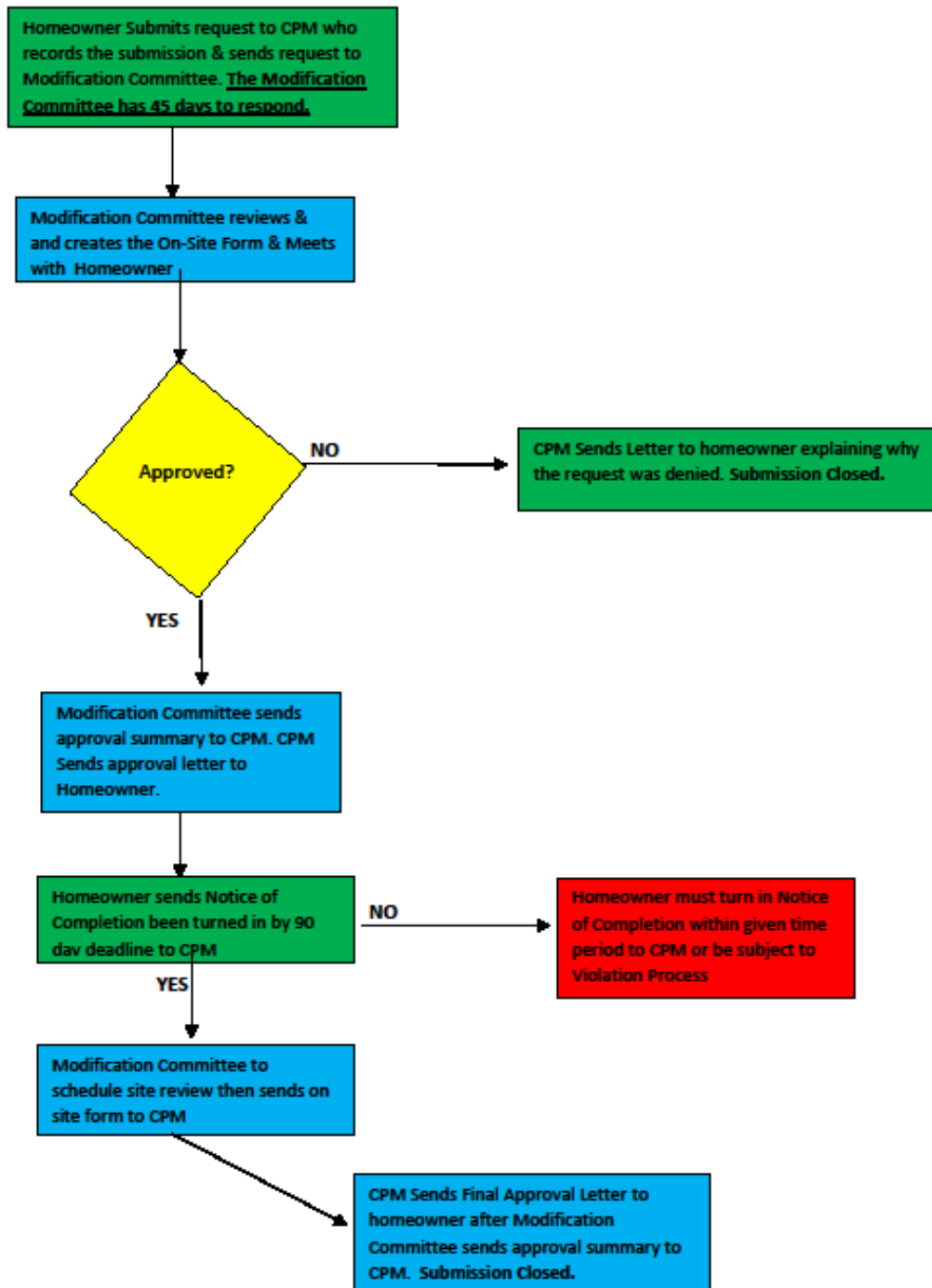
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Eagle Point Golf Community Homeowners Association

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Modification Committee Request Process





Home Offices and Business Restrictions:

The CC&R's for the community restrict the type of commercial business activity that may take place in a home. All business activities must be approved by the EPGCHA Board of Directors, through a formal application "Request for Home Business Review" which can be found on the website (www.epgcha.com) or by contacting CPM Real Estate Services.

More detailed information on Home Offices and Business Restrictions can be found on the website.

CC&R's and Board Regulations

Homeowners have agreed, when purchasing their home, to abide by the CC&R's that were put in place by the developer of our community, along with subsequent regulations adopted by the Board. Owners should have received a full set of CC&R documents from the title company at the time of closing. The Board realizes these documents are voluminous and can be confusing. Attached are the "Board of Directors Rules and Regulations" which are a concise, simple explanation of the CC&R rules, along with some rules adopted by the Board in the recent years. This document is your quick, easy reference guide to most of the issues that residents need to be aware of. Keep in mind these documents do not contain every CC&R regulation, so owners are obligated to be familiar with the full CC&R documents.

If there are any changes, or additions to these Rules & Regulations, owners will be notified well in advance of the effective date of the change.

CC&R Enforcement Process & Schedule of Fines

The Board hopes all residents will respect and abide by the governing documents. They exist to ensure our community stays attractive and to help maintain property values. There are occasions where these rules are violated and the Board does have a process to correct the violation, and if not corrected, the Board has the authority to levy fines against a homeowner. The next three (3) pages are a summary of the Violation Enforcement Process and the Schedule of Fines that can be imposed. If you receive a courtesy notice please contact our management company (CPM) to inform them on how the violation is going to be remedied, if the notice is inaccurate, or you need clarification on the violation.

For homeowners that rent or lease their home, understand that the violation incurred by the tenant becomes the responsibility of the homeowner. If fines are imposed because the violation is not corrected, the fines are the responsibility of the homeowner, not the tenant.



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Eagle Point Golf Community Homeowners Association

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EAGLE POINT GOLF COMMUNITY HOMEOWNERS ASSOCIATION

C&R Violation Enforcement Process

Effective June 5, 2018

CC&R Violations Identified:

1. Violations are noted by regular site visits of the community by CPM Real Estate Services (CPM)
2. Board members can also report violations to CPM for action
3. Reports of possible violations can come from homeowners, and should be directed to CPM or the Board

First Violation:

4. CPM will issue a "Site Review Courtesy Notice" form. This is considered the 1st warning
5. CPM or Board members will follow up to see if the violation is corrected within fifteen (15) days
6. No further action by CPM required if violation is corrected
7. CPM keeps the Courtesy Notice in their records for future reference

For Repeat Violations or No Compliance after Courtesy Notice:

8. Final warning letter sent by CPM, referring to previous courtesy notice(s)
9. Letter will be sent certified or priority mail to insure receipt by homeowner
10. Letter will indicate CC&R violation reference and fine amount which can be assessed if violation is not corrected
11. Letter will indicate the opportunity for a hearing if requested by the homeowner. Requests for hearing must be in writing or email and received by CPM within ten (10) days of letter date
12. CPM or Board members will follow up to see if violation is corrected within fifteen (15) days
13. CPM keeps violation letters in their records for future reference

If No Compliance after Final Warning Letter:

14. Fine will be assessed to homeowner's account if no hearing is requested
15. Fine amounts are determined by the Board's Enforcement Resolution and Schedule of Fines

Hearings:

16. Hearings are held in an open Board of Directors Meeting
17. CPM will provide background information to the Board and attend the hearing
18. The homeowner has the opportunity to present his/her case regarding the violation
19. The Board has an opportunity to ask questions and clarify all questions & issues regarding the violation
20. The Board tries to make decisions at the hearing but reserves the right to make a decision at a later date

Post - Hearing Follow-up:

21. Following the hearing and decision by the Board, CPM prepares a written response to the homeowner.
22. If the homeowner continues the violation, they are subject to the terms of the Final Warning letter
23. A homeowners has the right to appeal the Board's decision by filing an appeal to CPM within ten (10) days of the hearing date

"Per Occurrence" and "Per Day" Violations

There are some violations that are subject to immediate fines, and are not subject to a final warning as outlined above. These are violations that must be corrected immediately or that have already occurred. These type of violations include (but are not limited to) parking of an RV, boat, trailer, etc.; garbage/recycle bins left out; dumping materials or parking on a lot; pet issues; unapproved garage/yard/estate sales; items shown for sale outside approved community yard sales; and not obtaining modification approval. The Schedule of Fines define these type of violations.



SCHEDULE OF FINES – Exhibit A

Eagle Point Golf Community Homeowners Association Effective October 15, 2017

Landscaping and Property Maintenance [Declaration, 5.2, Declaration, 11.9(a), Declaration, 12.6(c)(iv), Declaration, 12.6(c)(v), Declaration, 11.4(a), Supplement Dec. Lakeside Dec 1 (4)]

\$150.00 per week

24. Failure to maintain property and landscape (EX: browning lawn, excessive weeds, grass needs mowing, shrubs need trimming, exposed irrigation lines, fence or roof needs maintenance, house painting, use of unauthorized landscape material.
25. Original landscape installation not completed (front and back) within six months of occupancy.
26. Landscape restoration not completed within three months if property is below the community-wide standard at time of purchase of home.
27. Installation of sidewalks per the City of Eagle Point code and CC&Rs.
28. Failure to mow/maintain vacant lots to City of Eagle Point standard.

Property Modifications [Declaration, 11.4(a), Declaration, 12.6(d)(ii), Declaration, 12.6(c)(v)]

\$150.00 Immediate Fine

- Initiating new construction, landscape project or home improvement without the required Design/Architectural Review Committee or Modification Committee approval.

\$150.00 per week

- Failure to discontinue an unauthorized project or remove unauthorized improvements.

Parking, Vehicle & Equipment Storage [Declaration, 12.6(b)(ii), Regulation of Oct 2013]

\$50.00 per day

- RVs, 5th-wheels, campers, coaches or motor homes, trailers, boats, camper shells, commercial vehicles, etc. parked over 24 hours, or more than 72 hours in one month, on property or adjacent street.
- Extended street parking of vehicle(s); extended parking of temporary storage bins (i.e. PODS without prior Board approval).
- Vehicles parked on gravel.
- Improper storage of equipment, supplies, lawn mowers, wheel barrows, rakes, shovels, portable basketball hoop, and similar items.
- Trash bins left out past the pick-up date or stored where visible from neighboring property.

Miscellaneous Violations [Declaration, 12.6(b)(iv), Declaration, 5.2, Declaration, 12.6(b)(i), Declaration, 12.6(b)(xi), Declaration, 12.6(b)(ii), Declaration, 12.6(b)(x), Declaration, 12.6(b)(vi)]

\$150.00 per week (subject to additional fines if not corrected)

- Signage for the sale of personal items posted on residential property, the street, or common areas.
- Failure to supply rental information or to obtain approval to operate a home business.



Miscellaneous Violations (cont'd)

\$150.00 per week

- Unauthorized signs or flags.
- Holiday lights/decorations displayed outside of “normal” holiday periods.
- Conducting non-compliant business out of one’s home.
- Occupancy and rental violations.
- Unauthorized installation of flagpoles, overhead wires, landscape lighting.

\$150 Immediate Fine

- Nuisance (noise, traffic, offensive odors, fireworks) or any pet related issues
- Parking and/or storing property on a vacant lot or dumping (of any kind) on a vacant lot.

Commercial/ Contractor work, Garage/ Estate Sales [Declaration, 12.6(b)(xi)]

\$500.00 per day – Immediate Fine

- Having any business, trade, garage sale, moving sale, rummage sale, or similar activity (i.e. Estate Sale) anytime other than the authorized Spring and Fall Yard Sale dates.
- Hired contractors working Sundays or holidays

August 1, 2017 - Approved



EAGLE POINT GOLF COMMUNITY HOMEOWNERS ASSOCIATION

RULES & REGULATIONS

EFFECTIVE: 2/14/2018 VERSION: 2018-1

The Rules and Regulations are implemented by the Eagle Point Golf Community Homeowners Association's Board of Directors pursuant to Article 12.2 of the CC&R's. Homeowners are obligated to comply with the Rules and Regulations as well as all provisions of the CC&R's and By-Laws.

Business Activities

1. There are only two allowed community-wide yard sale events each calendar year. The Association publishes these dates well in advance. Individual homeowners or renters may not conduct a garage sale, moving sale, rummage sale, estate sale or similar activity other than during the two approved events.
2. Personal items for sale, including but not limited to motorcycles, boats, RV's, sports equipment, toys, and furniture, are prohibited from being displayed for sale in yards or driveways or on adjacent streets except during the annual Association-sponsored yard sales.
3. Cars, vans, pick-up trucks and similar types of vehicles are prohibited from being displayed for sale on streets except during the annual Association-sponsored garage sales.
4. No trade, craft, business, profession, commercial or similar activity shall be conducted on any Lot except as a home occupation approved by the City of Eagle Point and as long as it complies with all other provisions of the CC&R's and By-Laws.
5. Article 12.6(b) of the CC&R's prohibits any business unless expressly authorized by and subject to such conditions as may be imposed by the Board. If a homeowner is considering any type of home based business, the Board must be consulted to insure that the proposed business is in full compliance with the community CC&R's, and to identify any conditions which will be imposed on the operation of the business as part of the approval process. Information about the approval process and the necessary form can be found on the Association's website.

Landscaping Guidelines

6. Within 30 days after completion of a Dwelling Unit, or within one year after the purchase of the Lot, whichever occurs first, Owners are required to construct sidewalks along the front and side (corner lot) of the Lot in conformity with the standards set forth by the City of Eagle Point.
7. It will be the responsibility of each Owner to retain his or her Lot on the uphill and downhill side of said Lot with suitable material to assure the stability of the Lot being retained if any excavation alters grade in such a manner that retaining becomes necessary. All retaining walls must be approved by ARC and, if required, by the City of Eagle Point and be completed prior to occupancy. An extension may be granted if the retaining wall is part of the landscape plans and landscaping is underway on said Lot.
8. New homes must be completely landscaped (front, sides & back) within six (6) months of occupancy. New owners of existing homes have three (3) months to bring existing landscape up to the Community-Wide Standards (if needed).



Landscaping (Cont.)

9. No artificial turf of any kind, style, composition, or material may be used for front, side, or backyard landscaping. Artificial turf means any synthetic carpet-like material, including but not limited to, materials manufactured from synthetic fibers, recycled materials, rubber, or any other material designed to resemble and replace natural grass.

Design Review Required

10. Homeowners must obtain approval from the ARC/Modification Committee before beginning any projects involving additions, removal or changes to the originally approved construction or landscaping anywhere on the Lot including front, sides and backyards. The Committee will review the proposed plans to insure that the community's appearance is maintained in accordance with the CC&R's and the Community-Wide Standards (see Definitions). Information about the Committee, the approval process, published guidelines and the necessary forms can be found on the Association's website.

Maintenance

11. Each owner shall maintain his or her Lot and all improvements thereon in a manner consistent with the Community-Wide Standards and all applicable covenants. Maintenance shall include, without limitation, repair and replacement as needed along with such other duties as the Board may determine necessary or appropriate to satisfy the Community-Wide Standards (see Definitions).
12. After completion of a Dwelling Unit and until the completion of landscaping improvements on the Lot, the Lot shall be maintained in the same manner as required for vacant lots; i.e., kept in a neat and orderly condition and free of brush, vines, weeds, and debris and the grass thereon cut or mowed at sufficient intervals to prevent the creation of a nuisance or fire hazard.

Nuisances & Unsightly Conditions

13. No noxious or offensive activity shall occur on any Lot nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the neighborhood.
14. No commercial operator shall conduct activity in the community on Sundays or holidays. This shall include builders, contractors, sub-contractors, landscapers, etc. Holidays include New Year's Day, Martin Luther King Jr. Day, Presidents Day, Memorial Day, Independence Day, Labor Day, Columbus Day, Veterans Day, Thanksgiving Day and Christmas Day.
15. Trash, garbage, or other waste shall be kept in sanitary, covered containers. In no event shall trash containers be maintained so as to be visible from neighboring property.
16. No Lot shall be used or maintained as a dumping ground for rubbish (including grass clippings, yard trimmings, excess cement, lumber, and similar waste materials). Lot owners are not permitted, nor may they allow other people, to dump rubbish/debris on their Lot.
17. No inflated plastic enclosures or permanent pool enclosures of any kind may be constructed or installed without ARC approval.



Nuisances & Unsightly Conditions (Cont.)

18. No poles shall be permitted except poles that are installed by the City of Eagle Point as street light standards. Flags, official or decorative, are allowed when mounted on the front, side, or back of the house. Height and size restrictions shall apply and shall be subject to ARC approval.
19. No overhead wires shall be erected or used for any purpose and no outside radio or television antennae shall be allowed.
20. Landscape lighting, including but not limited to spots, torches, walkway lamps, and mini-lights, shall be subject to ARC approval.
21. For the purpose of the CC&R's that restrict the display of holiday ornamentation to "normal holiday periods," those periods shall be considered to be 30 days before and 7 days after the holiday.
22. Fireworks shall be allowed only on the 4th of July as permitted by State, City or County Laws or Ordinances. They must be used in a safe manner in the driveway or immediate street area in front of the homeowner's property, until no later than 11 PM, and debris cleaned up by the next morning (to respect the neighbors).
23. Homeowners should limit the use of tarps or plastic to cover items or landscape that is in public view on their property. Blue or other bright colored tarps are not allowed. If a tarp cover must be used, it should be a neutral color such as green, brown, or clear.
24. When not in use garden hoses should be either stored out of sight, or if stored in view of neighboring homes, they must be kept rolled up on a suitable reel or hose caddy.

Parking & Storage

25. Garage doors shall remain closed when the garage is not in use.
26. Vehicles must be parked in the driveway or in the garage, and should not be regularly parked on the street except for short periods of time, and if necessary should not exceed 72 hours. Inoperable vehicles must be inside the garage; they cannot be parked in the street or on properties. Vehicles may not be parked on any vacant Lots.
27. The only allowed parking surface is "concrete". Using gravel, stones, or rocks in any area for ancillary parking is not allowed.
28. Equipment, supplies, and other similar materials shall not be stored in front yards and when stored inside yards, shall be screened from view by fencing or shrubbery or as otherwise approved by the ARC. Such items shall include but not be limited to lawn mowers, wheel barrows, rakes, shovels, ladders, tools, lumber and wood piles as well as portable basketball stands, climbing gyms, swing sets, trampolines, toys and other sports and playground items.
29. Portable basketball stands, when not in use, shall not be kept on streets, sidewalks, driveways, or elsewhere in front yards and when stored inside yards, shall be screened (out of sight) from view by fencing or shrubbery or as otherwise approved by the ARC.



Parking & Storage (Cont.)

30. Commercial vehicles (12,000 pounds gross weight, or 133 inch wheelbase) may not parked on a property unless in a garage or behind a fence, and may not be left on any street. This also includes RVs, trailers, boats, buses, and farm equipment.

31. Parking of RVs, boats, and trailers may be permitted for temporary periods of not more than 24 hours each and not more than 72 hours during any 30 day consecutive period, for loading and cleaning purposes. Owners must assure that their visitors who bring RV's, boats and trailers follow these same timelines.

32. Trash containers shall be stored so as not to be visible from the street. Trash containers may be placed out the evening before trash collection day, and must be taken in before the end of trash collection day.

33. Large commercial storage bins that are delivered to a residence for the purpose of filling personal items for storage, and then moved to a temporary/permanent storage site outside the community, are allowed. However, such storage bins are only allowed on the homeowner's property for a maximum of seven (7) days. The storage bin must be placed in the driveway, and not on the street.

Pets & Wildlife

34. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot. Dogs, cats, or other household pets may be kept provided they are not kept for breeding or maintained for any commercial purposes or in unreasonable numbers and do not create a public nuisance.

35. All pets must be kept on a leash when on public ways. The owner or caretaker of such pet will be responsible for the cleanup of feces caused by the pet. No animal shall be walked without the caretaker/owner having a litter removal bag in possession and visual to public view.

36. A pet will be considered a nuisance if it:

- a. Howls or barks, or makes or causes noise, or creates a disturbance in any other way in such a manner as to deprive any person of peace and quiet
- b. Runs at large about the community
- c. Attacks or interferes with the freedom of movement of persons and other pets in Common Areas
- d. Trespasses on property not owned by or under the control or custody of the owner or custodian of the pet
- e. Damages, soils, defecates on, or defiles any private property
- f. Bites a person or shows a propensity to bite a person
- g. Habitually chases vehicles or persons
- h. Injures or kills an animal belonging to a person other than the owner or custodian of the pet.

Rental & Leasing Activities

37. Within ten days of the execution of a lease/rental agreement, homeowners renting or leasing their home must provide information about their tenant(s) per the "Tenant Information" form, which is available on the Association's website.



Signs

38. No signs shall be erected or placed on any Lot except one "For Sale" or "For Rent" sign placed by the Owner, the Declarant, or by a licensed real estate agent and shall not exceed twenty-four inches (24") in height and thirty-six inches (36") in width with restrictions concerning mounting and stands. This restriction shall not prohibit the temporary placement of a professional sign by a builder or contractor during the course of construction, which sign must comply with any applicable City of Eagle Point sign ordinances. A builder/contractor can have only one sign on a property during a project. The sign must be removed once the project is completed. The homeowner has the responsibility to see that their contractors abide by this rule.

39. The temporary placement of two "political" election signs on any Lot by the Owner shall be allowed within 30 days prior to an election. All such signs must be no larger than the size allowed for real estate signs and must be removed within 48 hours after the final day of voting for the election.

40. Small family crest or name signs or small security and safety-related signs shall be permitted, subject to ARC approval and restrictions in size, type, number, and location.

41. Flags, official or decorative, are permitted when mounted on the front, side, or back of the house. The Young Marines flag (with double post) is approved for placement in the ground near the house only (not in the yard or toward the street), there can only be one and it must be maintained in good condition.

Vacant Lots

42. No dumping shall be permitted on vacant Lots: See Nuisances & Unsightly Conditions.

43. Lots must be mowed and maintained so grass and weed do not grow over ten (10) inches tall.



DEFINITIONS

1. **ARC.** The Design Review Committee or the Modification Committee, as appropriate
2. **Association.** Eagle Point Golf Community Homeowners Association, an Oregon non-profit mutual benefit corporation, its successors and assigns.
3. **CC&R's.** The Declarations, By-Laws, and Regulations governing Eagle Point Golf Community.
4. **Common Area.** All real and personal property, not including the Golf Course, which the Association owns, leases or otherwise holds possessory or use rights in for the common use and enjoyment of the Owners.
5. **Community-Wide Standards.** The standard of conduct, maintenance or design and the activity generally prevailing throughout the Properties and more specifically determined by the Board of Directors and the ARC and defined by the way Common Areas are designed and maintained. At a minimum, Community- Wide Standards guidelines include the following:
 - a. Lawns shall be watered, fertilized, and sprayed for weeds and/or insects and diseases as needed to keep them healthy and green. They shall be mowed on a regular basis – at least weekly during the growing season, less often in the winter months, but frequently enough to keep the blades under four inches in length.
 - b. Shrubs and trees shall be watered, fertilized, and sprayed for insects or diseases as needed to keep them healthy. They shall be pruned or trimmed at least once a year or as needed to remove dead or dying limbs and branches and to keep them vigorous and looking neat and attractively shaped. Dead shrubs or trees shall be removed and replaced promptly.
 - c. Areas around shrubs and trees shall be barked or mulched or otherwise covered with decorative rock, plantings of ground cover or other appropriate materials, subject to the approval of the ARC, and shall be kept free of weeds and other debris and looking neat and attractive.
 - d. Piping and tubing for irrigation systems shall not be exposed except for the irrigation heads.
 - e. Wood fences shall be painted or stained as approved by the ARC. All fences shall be kept in good repair; e.g., no leaning sections, no rotting or missing boards, no water marks from sprinklers or other similar defects.
 - f. Side-yard areas are to be landscaped and/or otherwise finished with appropriate ground-covering materials or plantings and kept free of weeds and debris. Any equipment, materials or supplies stored inside yards are to be screened from view with shrubbery or fencing or as otherwise approved by the ARC.
6. **Declarant.** The Holt Group. Originally the Eagle Point Developments, LLC.
7. **Dwelling Unit.** A residential house and all accessory uses associated therewith, such as approved storage sheds, garages, pools, greenhouses, gazebos, etc.
8. **Lot.** That discrete parcel of the Properties conveyed or to be conveyed by the Declarant to an individual Owner in fee simple.
9. **Owner.** The record Owner, or Owners, if more than one, of a Lot, including the Declarant and including a vendee under a recorded land sale contract or recorded memorandum of land sale contract.
10. **Properties.** The streets, Lots, and Common Areas that comprise Eagle Point Golf Community, including Fairway Ridge, Pine Lake I and II, Lakeside Park, Glenwood Subdivision I and II, and all the Phases of Eagle Point Golf Community.



EPGC Governing Documents Guide

You can find all of these documents on the HOA website (www.epgcha.com) or contact Tiffany Petree at CPM Real Estate Services (541-842-2407) or tpetree@cpmrealestateservices.com)

1. Covenants, Conditions, and Restrictions (CC&R's)
 - a. CC&R Supplemental Declarations (Phase 2)
 - b. CC&R Supplemental Declarations (Phase 3)
 - c. CC&R Supplemental Declarations (Phase 4)
 - d. CC&R Supplemental Declarations (Phase 5)
 - e. CC&R Supplemental Declarations (Phase 6)
 - f. CC&R Supplemental Declarations (Phase 7)
 - g. CC&R Supplemental Declarations (Phase 8)
 - h. CC&R Supplemental Declarations (Phase 9)
 - i. CC&R Supplemental Declarations (Phase 10)
 - j. CC&R Supplemental Declarations (Glenwood Subdivision)
 - k. CC&R Supplemental Declarations (Phase 12)
 - l. CC&R Supplemental Declarations (Phase 13)
2. Architectural Review Committee Declaration of Residential Guidelines and Contractor Standards
3. Architectural Review Committee Declaration of Residential Guidelines and Contractor Standards Phase 1
4. Architectural Review Committee Declaration of Residential Guidelines and Contractor Standards Amendment 1
5. Architectural Review Committee Declaration of Residential Guidelines and Contractor Standards Amendment 2
6. Articles of Incorporation
7. Bylaws
8. Resolutions
 - a. Artificial Turf Resolution
 - b. Collection Resolution
 - c. Enforcement Resolution
 - d. Fence Resolution
 - e. Gate Access/ Traction Surface Resolution
 - f. Painting Resolution
 - g. Parking Strips Resolution
 - h. Pergola & Gazebo Resolution
 - i. PODs Resolution
 - j. Sheds & Outbuildings Resolution
 - k. Solar Systems Resolution
 - l. Xeriscape Resolution
9. Board of Directors Rules and Regulations
10. Schedule of Fines

If you would like a paper copy of any or all governing documents CPM may print them for you at a cost of \$.15 per page.



2019 Eagle Point Golf Community Calendar

MONTH	DAY		TIME	EVENT	LOCATION
January	8	Tue	6:00 p.m.	Board Meeting	EP School District 9 Board Room 11 North Royal Avenue
	Holiday decorations must be taken down by January 8th				
February	5	Tue	6:00 p.m.	Board Meeting	EP School District 9 Board Room 11 North Royal Avenue
March	5	Tue	6:00 p.m.	Board Meeting	EP School District 9 Board Room 11 North Royal Avenue
April	2	Tue	6:00 p.m.	Board Meeting	EP School District 9 Board Room 11 North Royal Avenue
	26	Fri	8:00 a.m. to 5:00 p.m.	Spring Yard Sale	
	27	Sat	8:00 a.m. to 5:00 p.m.	Spring Yard Sale	
	28	Sun	9:00 a.m. to 2:00 p.m.	Spring Yard Sale	
May	7	Tue	6:00 p.m.	Board Meeting	EP School District 9 Board Room 11 North Royal Avenue
June	4	Tue	6:00 p.m.	Board Meeting	EP School District 9 Board Room 11 North Royal Avenue
	Vacant lot mowing to a height of less than 10", and fence maintenance must be completed by June 15th				
	July 4 th decorations may be put up 30 days prior to July 4th, and must be taken down by July 11 th				
July	9	Tue	6:00 p.m.	Board Meeting	EP School District 9 Board Room 11 North Royal Avenue
August	6	Tue	6:00 p.m.	Board Meeting	EP School District 9 Board Room 11 North Royal Avenue
	Board member nominations due to CPM by August 15 th				
September	3	Tue	6:00 p.m.	Board Meeting	EP School District 9 Board Room 11 North Royal Avenue
	24	Tue	7:00 p.m.	<u>Annual Homeowners Meeting</u>	Ashpole Center Eagle Point City Hall
	27	Fri	8:00 a.m. to 5:00 p.m.	Fall Yard Sale	
	28	Sat	8:00 a.m. to 5:00 p.m.	Fall Yard Sale	
	29	Sun	9:00 p.m. to 2:00 p.m.	Fall Yard Sale	
	Vacant lot mowing to a height of less than 10" if necessary				
October	1	Tue	6:00 p.m.	Board Meeting	EP School District 9 Board Room 11 North Royal Avenue
	Halloween decorations may be put up 30 days prior to Halloween, and must be taken down by November 7 th				
	Final vacant lot mowing to a height of less than 10" if necessary by October 31st				
November	5	Tue	6:00 p.m.	Board Meeting	EP School District 9 Board Room 11 North Royal Avenue
December	3	Tue	6:00 p.m.	Board Meeting	EP School District 9 Board Room 11 North Royal Avenue
	Holiday decorations may be put up 30 days prior to the holidays, and must be taken down by January 8, 2020				