

LAKE SHORE ESTATES HOMEOWNERS ASSOCIATION
Resolution of the Board of Directors

REGISTRY RESOLUTION

RECITALS

A. The Lake Shore Estates subdivision (“Lake Shore Estates” or “Community”) is a common interest development located in the City of Eugene, Lane County, Oregon. Lake Shore Estates was established and is governed by the Oregon Planned Community Act (“Act”), ORS Chapter 94, and the documents set forth below, recorded in the Records of Lane County, Oregon:

Declaration of Conditions, Covenants and Restrictions for Lake Shore Estates (“Declaration”), recorded March 10, 1994, as Document No. 94-17750;

Notice of Addition of Territory Subject to Declaration of Conditions, Covenants, and Restrictions For [sic] To Lake Shore Estates, recorded April 3, 1997, as Document No. 97-22521;

Notice of Addition of Territory Subject to Declaration of Conditions, Covenants, and Restrictions For [sic] To Lake Shore Estates, recorded March 7, 2005, as Document No. 2005-015741;

Amendment to Declaration of Conditions, Covenants and Restrictions for Lake Shore Estates, recorded July 21, 2008, as Document No. 2008-042262;

Amendment to Declaration of Conditions, Covenants and Restrictions for Lake Shore Estates, recorded June 10, 2010, as Document No. 2010-027305;

2017 Amendment to Declaration of Conditions, Covenants, and Restrictions for Lake Shore Estates, recorded November 29, 2017, as Document No. 2017-058573;

Plat of Lake Shore Estates, P.U.D., recorded in File 74, Slides 160-164;

Plat of Lake Shore Estates 1st Addition, P.U.D., recorded in File 75, Slides 488-492;

Plat of Lake Shore Estates Second Addition, P.U.D., recorded as Document No. 2004-018770.

Lake Shore Estates is also governed by the Bylaws of Lake Shore Estates Homeowners Association (“Bylaws”), which have not been recorded.

B. “Association” is the Lake Shore Estates Homeowners Association, an Oregon nonprofit corporation formed by Articles of Incorporation, filed January 8, 1996, with the office of the Oregon Secretary of State, Corporation Division, and is additionally governed by the provisions of the Oregon Nonprofit Corporation Act, ORS chapter 65.

C. Under Part VIII, Sections (d) and (e) of the Declaration, the Association's Board of Directors ("Board") has all of the powers and duties necessary for the administration of the affairs of the Association, except such powers and duties as by law, the Declaration, or Bylaws, may not be delegated to the Board by the Owners.

D. Under ORS 94.630(1)(a) and Part VIII, Section (f) of the Declaration, the Board, on behalf of the Association, may adopt, modify, or revoke rules and regulations for the Community governing the conduct of persons, and the operation and use of Lots and Common Areas, as it may deem necessary or appropriate in order to assure the peaceful and orderly use and enjoyment of the Community.

E. Part VIII, Section (e) of the Declaration authorizes the Board of Directors to enforce provisions of the Declaration, Bylaws, and rules and regulations of the Association, and any duty or function required to be done by the Association or Owners set forth in the Declaration.

F. Under ORS 94.630(1)(n), the Board of Directors may levy reasonable fines for violations of the Declaration, Bylaws, and rules and regulations of the Association after notice and an opportunity to be heard, if the fine is based on a schedule of fines adopted by a resolution of the Board.

G. ORS 94.709(5) provides that fees, late charges, fines, and interest imposed pursuant to ORS 94.630(1)(n) are enforceable as assessments.

H. Part IV, Section (w) of the Declaration provides that the Community is designed as a gated community with the primary entrance designed and operated through a gatehouse. It further provides that all bicycle, pedestrian and secondary vehicle access is limited to Owners, their renters, invited guests, invitees, and emergency vehicles.

I. Part IV, Section (x) of the Declaration grants the Association an easement across all Lots for the repair, maintenance, reconstruction or removal of any part of the security enclosure surrounding the perimeter boundaries of the Community. It further provides that no Owner may conduct any repair, maintenance, reconstructions or removal or cause any other changes to be made to a portion of the security enclosure located on the Owner's Lot without the prior written approval of the Association.

J. For the benefit, protection, safety and security of the Association and of the individual Owners and their families, tenants, guests and invitees, the Board of Directors deems it necessary and desirable to establish procedures to ensure that Owners register who will be on the property and who is allowed to enter through the gates into the Community.

K. The information required under this Resolution is to enable the Association to respond to requests for statistical occupancy information related to unit sales, financing of units, insurance and other similar matters and for contact information in the case of emergencies. Under ORS 100.480(8)(b)(G), Statements of Unit Occupancy and specific information contained in the forms are not available for inspection or duplication by owners.

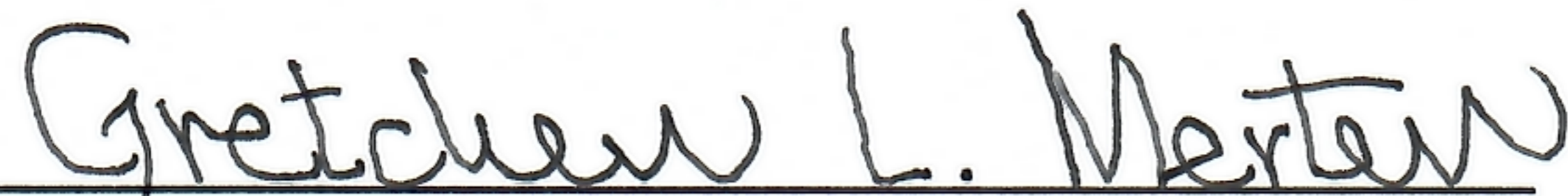
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LAKE SHORE ESTATES HOMEOWNERS ASSOCIATION


NOW, THEREFORE, IT IS RESOLVED that:

- I.** This Resolution revokes any prior resolution or procedure for the handling of requests for a Statement of Lot Occupancy Information Sheet.
- II.** All Owners shall submit a Statement of Lot Occupancy Information Sheet (as provided in **Exhibit A** below) to the Board of Directors. Additionally, all Owners who allow non-Owner occupants to rent or lease the Owner's Lot shall provide the Board with a copy of the lease agreement. Owners may withhold or redact any personal information contained in the lease agreement.
- III.** The Statement of Lot Occupancy Information Sheet shall be on the form attached as Exhibit A to this Resolution.
- IV.** If an Owner fails to comply with any provision of this Resolution, including, but not limited to, the requirements for submitting a Statement of Lot Occupancy Information Sheet, the Board may assess fines against the Owner and Owner's Lot in an amount as provided in this Resolution or pursuant to a schedule of fines adopted by the Board in accordance with ORS 94.630.
- V.** Pursuant to ORS 94.704(8) and ORS 94.719, the Association is entitled to recover from an Owner determined to be in violation of this Resolution its attorney fees and costs incurred for enforcement of the Declaration, Bylaws, rules and regulations, and this Resolution, regardless of whether any lawsuit or other action is commenced. Fines, charges, and expenses incurred in enforcing the Declaration, the Bylaws, rules and regulations, and this Resolution, and any expenses and costs incurred by the Association in connection with any repairs or action under this Resolution, including reasonable attorney fees, are assessments against the Owner and Lot which may be collected and foreclosed by the Association as provided in the Declaration, Bylaws, and ORS 94.709.
- VI.** A copy of this Resolution shall be sent to all Owners at their last known address.

ATTEST:



President, Board of Directors
Lake Shore Estates Homeowners Association



Secretary, Board of Directors
Lake Shore Estates Homeowners Association

DATED: 05-22, 2019.

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**STATEMENT OF LOT OCCUPANCY INFORMATION
LAKE SHORE ESTATES HOMEOWNERS' ASSOCIATION**

PAGE 1 TO BE COMPLETED BY OWNER(S)

DATE: _____

OWNER NAME(S): _____

~~(Circle One)~~

PROPERTY ADDRESS: _____

MAILING ADDRESS (if different from property address):

OWNER PHONE NUMBERS:

HOME: _____

MOBILE: _____

WORK: _____

- ~~Include in LSE Online Directory~~
- ~~Include in LSE Online Directory~~
- ~~Include in LSE Online Directory~~
- ~~Include in LSE Online Directory~~

EMAIL ADDRESS: _____

EMERGENCY CONTACT: _____ PHONE: _____

Emergency contact will only occur in the event of a police, fire, or medical emergency involving occupants and/or physical structures at the above local address.

VEHICLE INFORMATION:

YEAR: _____ MAKE: _____ MODEL: _____ LICENSE: _____ COLOR: _____
YEAR: _____ MAKE: _____ MODEL: _____ LICENSE: _____ COLOR: _____
YEAR: _____ MAKE: _____ MODEL: _____ LICENSE: _____ COLOR: _____

OCCUPANCY/RENTAL INFORMATION:

Do you currently occupy the home? Yes No
Is the home currently being rented? Yes No
If yes, do you have a Property Management Company? Yes No NA
Property Management Company: _____
Property Management Phone Number: _____
Email of the Management Company: _____

SIGNATURE: _____ DATE: _____

Under ORS 94.670(9)(G), this form and the information contained herein is not available for examination or duplication by owners.