

SPRING MEADOW HOMEOWNERS ASSOCIATION
Resolution of The Board of Directors

INTERPRETIVE RESOLUTION:
TYPES OF STRUCTURES ALLOWED

RECITALS

- A. The Spring Meadows Homeowners Association ("Association") is an Oregon Nonprofit Corporation and a planned community subject to ORS 94.94550-94.783.
- B. The Association is governed by the following documents, recorded in the records of Linn County, Oregon:
1. Covenants, Conditions and Restrictions for Spring Meadow, a Subdivision, recorded on February 7, 2000, at Page 507 of Volume 1088 of records.
 2. Covenants, Conditions and Restrictions for Spring Meadow – First Addition, a Subdivision, recorded on June 30, 2000, at Page 863 of Volume 1114 of records.
 3. Covenants, Conditions and Restrictions for Spring Meadow – Second Addition, a Subdivision, recorded on January 2, 2002, at Page 35 of Volume 1251 of records.
 4. Covenants, Conditions and Restrictions for Spring Meadow – Third Addition, a Subdivision, recorded on June 4, 2001, at Page 597 of Volume 1185 of records.
 5. Covenants, Conditions and Restrictions for Spring Meadow – Fourth Addition, a Subdivision, recorded on January 31, 2003, at Page 235 of Volume 1381 of records.
 6. Covenants, Conditions and Restrictions for Spring Meadow – Fifth Addition, a Subdivision, recorded on November 25, 2003, at Page 126 of Volume 1519 of records.
 7. Covenants, Conditions and Restrictions for Spring Meadow – Sixth Addition, a Subdivision, recorded on December 30, 2004, at Page 257 of Volume 1663 of records.
 8. Bylaws of Spring Meadow Homeowners Association, An Oregon NonProfit Corporation ("Bylaws"), recorded on March 14, 2005, at Page 348 of Volume 1687 of records.

Documents 1-7 are referred to collectively herein as the "Declarations."

- C. Pursuant to Article 5 of the Bylaws and ORS 94.640, the affairs of the Association are governed by its Board of Directors ("Board") which shall have all of the powers and duties necessary for the administration of the affairs of the Association.

- D. Article 5, Section 5.4 of the Bylaws and ORS 94.630(1)(a) provide that the Association has the authority to promulgate rules and regulations necessary for the administration of the affairs of the Association.
- E. Pursuant to Article 4 of each Declaration, no building or other structure within the Association may be built or altered without prior approval by the Association's Architectural Control Committee ("ACC").
- F. Each version of the Declaration further specifies that all buildings within Spring Meadow shall be single family residences or ancillary structures customarily constructed in conjunction with a single-family residence.
- G. Because none of the Declarations define what "ancillary structures customarily constructed in conjunction with a single family residence" means, the Board finds it to be in the best interests of the Association to adopt this Resolution setting a definitive interpretation of that phrase.

RESOLUTION

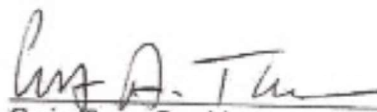
NOW, IT IS THEREFORE RESOLVED THAT, pursuant to the authority granted to the Board in the Declarations and the Bylaws:

As used in the Declarations, "ancillary structures customarily constructed in conjunction with a single family residence" shall only include non-habitable structures, and shall not include any type of accessory dwelling unit (ADU).

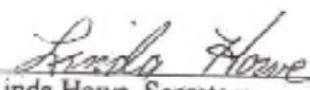
IT IS FURTHER RESOLVED THAT a copy of this Resolution be sent to each Owner. This Resolution is effective as of the date indicated below.

The undersigned President and Secretary certify that this Resolution was approved by the Board of Directors as provided in the Bylaws at a meeting held on: NOVEMBER 12, 2019.

DATED this 10 of DECEMBER, 2019



Craig Tress, President
Board of Directors
Spring Meadow Homeowners Association



Linda Howe, Secretary
Board of Directors
Spring Meadow Homeowners Association