

2013-06

**CONSENT RESOLUTION  
OF  
CERES GLEANN HOMEOWNERS ASSOCIATION, INC.**

WHEREAS, the undersigned are the Directors of **Ceres Gleann Homeowners Association, Inc.**, an Oregon non-profit corporation; and

WHEREAS, the undersigned wish to take the action as hereinafter set forth pursuant to the Oregon Non-profit Corporation Act and the Oregon Planned Community Act; and

WHEREAS, the Board has proposed a **Policy for Selecting and Maintaining Avenue Trees within Ceres Gleann**. A copy of the proposed policy (**Exhibit A**) is attached hereto; and

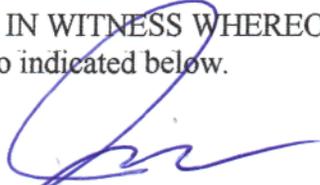
WHEREAS, the Board, having considered the Policy, including the recommendations of the Ceres Gleann Landscape Committee and comments by owners to the policy, wishes to adopt the Policy as a regulation of the Association.

NOW, THEREFORE, the following resolution is unanimously adopted:

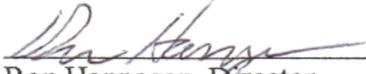
BE IT RESOLVED, the **Policy for Selecting and Maintaining Avenue Trees within Ceres Gleann**, as attached hereto, is approved and adopted by the Board of Directors.

BE IT FURTHER RESOLVED, the officers, agents and Directors of the Corporation are authorized to execute any and all documents and to carry out the appropriate actions, which they may determine to be reasonably necessary, to effectuate such resolution.

IN WITNESS WHEREOF, the undersigned have hereunto executed this document on the dates so indicated below.

  
\_\_\_\_\_  
James W. Fowler, Director

12-5-13  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Ron Hannegan, Director

12-3-13  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Michael Stewart, Director

12-3-13  
\_\_\_\_\_  
Date

## Exhibit A

### Ceres Gleann Homeowners Association Policy for Selecting and Maintaining Avenue Trees within Ceres Gleann

1. The City of Dallas has approved the **Rocky Mountain Glow Maple, Apollo Maple and the Pacific Sunset Maple** as acceptable avenue trees for planting within Ceres Gleann.
2. These three trees now constitute the approved avenue tree list for Ceres Gleann and are intended to provide more size-appropriate options for our lots instead of the **Raywood Ash** that was originally approved as the specified avenue tree for Ceres Gleann.
3. There is nothing in this policy that will require a homeowner to replace an existing Raywood Ash that is in good health.
4. If it becomes necessary to replace or plant a new avenue tree, only a tree selected from Item 1 above may be planted without the prior written approval of the HOA Board.
5. The financial responsibility for maintaining an avenue tree resides with the owner of the property upon which the tree is planted.
6. In the event that an avenue tree is planted in the common area between two homes, the responsibility for that tree shall be determined as follows:
  - a. If the tree is planted in an area with a defined planting easement for one property owner or the other, it shall be the responsibility of the owner with the planting easement. The planting easement area for each property is generally defined as the side of the house opposite the garage (i.e. the primary window side of the house).
  - b. If the tree is planted in an area without a defined planting easement for either property owner, it shall be the joint responsibility of both owners.
7. Avenue tree planting or replacement is to be coordinated with the Ceres Gleann Landscape Committee and must adhere to all permit and planting requirements of the City of Dallas.

1/4/2010