

Consent Resolution Number 2013-01
The Ceres Gleann Homeowners Association, Inc.
Policy on Backyard Landscape Rules for Golf Course Lots

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

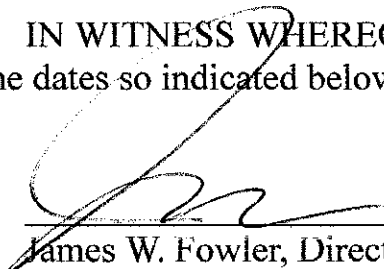
WHEREAS, the Transitional Advisory Committee (TAC), has submitted the POLICY ON BACKYARD LANDSCAPE RULES FOR GOLF COURSE LOTS (Exhibit A), as attached hereto, for consideration by the Board of Directors, and if acceptable, approval and adoption by the Board of Directors.

NOW THEREFORE, we certify that the following resolution was properly reconsidered and adopted at our October 1, 2013, Board meeting as follows:

BE IT RESOLVED, the POLICY ON BACKYARD LANDSCAPE RULES FOR GOLF COURSE LOTS (EXHIBIT A), as attached hereto, is approved and adopted by the Board of Directors and shall become effective on October 31, 2013.

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

10-4-13
Date



Ronald F. Hannegan, Director

10-4-13
Date



Michael B. Stewart, Director

10-1-13
Date

EXHIBIT A

PROPOSED BACKYARD LANDSCAPE RULE FOR GOLF COURSE LOTS

- **All backyards shall only include vegetation that is of a proper scale for the affected lot. That is to say, trees, at maturity, will not grow taller than 15-20' as identified in the species characteristics. Shrubs and flowers shall not intrude into a neighbor's lot or lean against the neighbor's house.**
- **All trees shall be pruned to be free of foliage and branches from ground level up to a height of 5 ½ feet. A lot owner, with the approval of immediately adjacent lot owners, can exempt specific trees from this pruning requirement.**
- **Consistent with 1 and 2 above, lot owners shall be entitled to develop plantings of their choosing. However, immediately adjacent lot owners shall be entitled to an unobstructed view of the golf course as measured by sight lines that extend on a straight angle from the midpoint of the back of the home of each resident to the left and right southern property corners.**
- **In the event a golf course lot owner believes that the landscaping of a neighboring lot owner interferes with his or her protected views, the neighbors shall confer and attempt to reach an amicable resolution.**

If the neighbors fail to reach resolution, either party may bring the matter to the Landscape Committee. The Landscape Committee will review the matter and issue a finding.