



October 30, 2011

Re: Consent Resolutions 2011-01 and 2011-02

Dear Ceres Gleann Homeowners,

Enclosed are two consent resolutions that were adopted by your HOA Board at their October 13, 2011, meeting. Consent Resolution 2011-01 addresses the "Procedure for Reporting CC&R Violations, Enforcement of CC&R & Assessing Fines" and Consent Resolution 2011-02 clarifies the "Policy on Height of 'Living Fences' on Lots within Ceres Gleann." Both topics were extensively discussed with homeowners at last year's Annual Meeting and at several subsequent Open Forums and should come as no surprise.

Please retain these documents for your future reference. A copy will also be available at the Community Center and TAC will be suggesting to our Communication Committee that they be posted on the secure portion of our Ceres Gleann web page.

We encourage you to contact a member of TAC whenever you have questions about the operation of your Homeowners Association. Thank you.

On Behalf of Your HOA,

A handwritten signature in blue ink, appearing to read 'Mike Stewart'.

Mike Stewart
TAC Chair & Board Member

Consent Resolution Number 2011-01
The Ceres Gleann Homeowners Association, Inc.
Procedure for Reporting CC&R Violations,
Enforcement of CC&R and Assessing Fines

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 PROCEDURE FOR REPORTING CC&R VIOLATIONS, ENFORCEMENT OF CC&R AND ASSESSING FINES (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 considered and unanimously adopted at our **October 13, 2011, Board meeting** as follows:

BE IT RESOLVED, the PROCEDURE FOR REPORTING CC&R VIOLATIONS, ENFORCEMENT OF CC&R AND ASSESSING FINES (Exhibit A), as attached hereto, is approved and adopted by the Board of Directors and shall become effective on **November 15, 2011**. This resolution shall take precedence over all previous resolutions, including portions thereof, that are determined to be in conflict with this resolution.

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

10-30-11

Date



Ronald F. Hannegan, Director

10/30/2011

Date



Michael B. Stewart, Director

10-30-11

Date

Exhibit A

Consent Resolution Number 2011-01 The Ceres Gleann Homeowners Association, Inc. Procedure for Reporting CC&R Violations, Enforcement of CC&R and Assessing Fines

The Board of Directors, of the Ceres Gleann Homeowners Association, strongly encourages all residents to become familiar with the provisions of the Second Amended and Restated Declaration of Covenants, Conditions & Restrictions (CC&R's) as well as the Architectural Design & Review Manual, prepared by the Architectural Review Committee (ARC), so that the enforcement actions outlined in this document will not become necessary.

For purposes of clarity, whenever the term "Board" is used in this document it is deemed to also include any individual or group empowered by the Board to act on its behalf in performing the functions described herein. For example, prior to the final turnover meeting with the declarants, the Transitional Advisory Committee (TAC) will generally be acting on behalf of the Board, except in those cases where the Board must act on its own behalf (e.g. signing official HOA documents and conducting hearings requested by homeowners). The following constitutes the process for addressing CC&R Violations and assessing fines for non-compliance:

1. If a homeowner believes that a violation of the CC&R's exists, it should be brought to the attention of the Board, in writing and preferably by using the "**Ceres Gleann Homeowners Association CC&R Complaint Form/Resident Report.**" Forms are available in the Community Center at the sign-in desk.
2. If the Board determines that a violation has occurred, a member of the Board will have a conversation (face-to-face is preferred) with the homeowner charged with the violation and the homeowner will be given a reasonable amount of time to correct the violation (**1st Notice**). If the Board determines that a violation has not occurred, the complainant will be notified in writing using the response section of the "Complaint" form and the case will be closed.
3. After the notice period has expired on a valid complaint, a member of the Board will check to see if the violation has been corrected.
4. If the violation has not been corrected, the Board will send a letter to the homeowner charged with the violation, referencing the initial conversation, and stating that the homeowner now has until XX-XX-XXXX date (no more than 2 weeks) to correct the violation or a fine will be imposed (**2nd Notice**). The letter will provide that the homeowner may request a hearing before the Board. Such request must be made to the Secretary of the HOA within 10 days of receiving the 2nd Notice.
5. If a fine is to be imposed, a second letter will be sent to the homeowner (**3rd Notice**) stating that a fine will be assessed starting on XX-XX-XXXX (5 days from the date of the letter to allow for mail time) and that administrative charges, re-billing fees and interest charges; along with any legal costs, notices, court costs, collection costs, other applicable fees/charges/costs in reference to the violation will be assessed.

6. The amount of the fine will be determined by the Board and will be stated in: a) A fixed dollar amount not to exceed \$250.00 per 30 day period and/or; b) A daily amount not to exceed \$25.00 per calendar day, until the violation is corrected.
7. If the violation is subsequently corrected, but then is repeated within 90 days, the enforcement process will begin anew with item 5 above (3rd Notice)
8. This procedure shall not limit or restrict the HOA from exercising any other right or remedy permitted by the Declaration, Bylaws or Oregon law available to it for a homeowner's violation of the CC&R or rules and regulations adopted thereunder.

DOMESTIC HOUSEHOLD DOG (City of Dallas Code #5.380 – Dogs at Large)

1. All dog owners or custodians are responsible for obeying all relevant sections of the Dallas City Code/Laws and the Ceres Gleann CC&R's.
2. All dog owners or custodians are responsible for cleaning up after their dog. The Landscape Committee may temporarily suspend lawn service, without prior notice, to any portion of a lot that is not free of fecal matter at the time service is scheduled.
3. No Owner or custodian of a dog shall permit the dog to run loose or be at large and the owner or custodian of a dog shall keep the dog on a leash and under direct control when the dog is not on the private property of the owner or custodian.
4. On private property, which includes motorized/non-motorized vehicles, it is recommended that the dog be restrained in a manner that physically prevents it from leaving the private property.
5. Dogs are not permitted to be a nuisance to neighbors and the community. If a dog is disturbing neighbors, the neighbors may petition the Dallas City Police and request that the dog be removed from the neighborhood. The Board should be notified whenever such a request is made.
6. The Board will give notice and assess fines for dog problems in accordance with this approved policy.

The City Dallas Complaint Process:

Any person can file a complaint with the City of Dallas Police Department (503-623-2338) and the complaint becomes a matter of public record.

Any person can call the City of Dallas and speak to the Community Development Department. Speaking to a City employee, one can request to file a confidential "Nuisance Ordinance" problem. As of March 3, 2011, the City of Dallas phone number is 503-623-2338, and when prompted, hit # 4 (the Community Development and Public Works Dept).

**CERES GLEANN HOMEOWNERS ASSOCIATION
CC&Rs COMPLAINT FORM
RESIDENT REPORT**

Resident Name: _____ Date: _____

Address: _____

Phone # _____ Best time to contact: _____

Concerns: _____

What is the CC&R number that references your concern: _____ # _____

Signature: _____

Date received by Committee Member or TAC: _____

Committee action: _____

Committee/TAC Responder: _____ Date: _____

Please give this form to the appropriate Committee Member or a TAC Member

Consent Resolution Number 2011-02
The Ceres Gleann Homeowners Association, Inc.
Policy on Height of "Living Fences" on Lots within Ceres Gleann

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

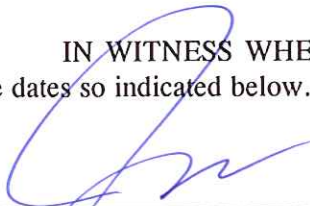
WHEREAS, the Transitional Advisory Committee (TAC), has submitted the POLICY ON HEIGHT OF "LIVING FENCES" ON LOTS WITHIN CERES GLEANN (Exhibit A), as attached hereto, for consideration by the Board of Directors, and if acceptable, approval and adoption by the Board of Directors.

NOW, THEREFORE, we certify that the following resolution was properly considered and unanimously adopted at our **October 13, 2011, Board meeting** as follows:

BE IT RESOLVED, the POLICY ON HEIGHT OF "LIVING FENCES" ON LOTS WITHIN CERES GLEANN (Exhibit A), as attached hereto, is approved and adopted by the Board of Directors and shall become effective on **November 15, 2011**. This resolution shall take precedence over all previous resolutions, including portions thereof, that are determined to be in conflict with this resolution.

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

10-30-11

Date



Ronald F. Hannegan, Director

10/30/2011

Date



Michael B. Stewart, Director

10-30-11

Date

Exhibit A

Consent Resolution Number 2011-02 The Ceres Gleann Homeowners Association, Inc. Policy on Height of "Living Fences" on Lots within Ceres Gleann

Section 7.n. Fences (pages 13 & 14) of the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions (CC&R's) of Ceres Gleann states that, "no fence taller than six (6) feet shall be allowed on any portion of the property, and style, material and color of fences must be approved by the ARC. Unless otherwise approved by the ARC, fences shall not extend forward of the front of a living unit, or on corner lots, shall not extend beyond the front or side of the living unit on the side streets."

While no mention of a living fence is contained in the above cited section, a living fence in and by itself would not meet the "style, material and color" of fence material currently approved by the ARC. Additionally, fence height was intentionally set by the declarants, and later ratified by the Ceres Gleann homeowners in their overwhelming approval of this second amended document.

For purposes of this resolution, a living fence is hereby defined as, "a strip of non-invasive plants, shrubs or low-growing trees, planted in such a manner as to demarcate property boundaries or to provide a sense of privacy."

Therefore, until such time as the homeowners choose to amend these CC&R's, it is the judgment of the HOA Board that it is the will of the Ceres Gleann community to limit fence height to no more than six (6) feet in height, as measured from the finished grade of the high side of the fence. If a living fence is approved for planting, it must be maintained at a height not to exceed six (6) feet or the finished height of the ARC approved primary fence, whichever is higher.

Exceptions to the above:

Golf Lots: Homeowners need to request approval from ARC of the required black chain link fence, no more than three (3) feet in height as measured from the finished high side of the fence, if a fence is wanted. If any vegetation is to be planted along the back property line/fence line it is not to be higher than three (3) feet as measured from the finished high side of the lot.

Urban Growth Boundary Lots: Homeowners need to request approval from ARC of a required black chain link fence no more than four (4) feet in height, as measured from the finished high side of the fence, if a fence is wanted. If any vegetation is to be planted along the back property line/fence line it is not to be higher than four (4) feet, as measured from the finished high side of the lot. This exception may change if there is any development that backs up to the Ceres Gleann existing homes.

Exception Request: Any homeowner may request an exception to any fence requirement by completing an Architectural Review Committee (ARC) application form and submitting it to the ARC. If the fence is to be a living fence, the form should be submitted to the Landscape Committee. If the request is subsequently denied, the homeowner may request a hearing before the Board by submitting a request to the Board Secretary within 10 days of receiving their notice of denial.

Failure of a homeowner to abide by this resolution will be deemed to be a violation of the existing CC&R's and the sanctions and penalties contained therein shall fully apply.