

The ACC commonly receives inquiries or complaints about RV and trailer storage in Phases 1 and 3. This note is a reminder of the provisions within the CC&R's and Guidelines and a request for your help if you are storing an RV or trailer year-round on your property and do not meet the parameters. When properties are up for sale; the appearance of the neighborhood and the attempts of landowners to adhere to their deed recorded CC&R's impacts not only the sales economics but enhances the ability of the ACC and WRHA to require CC&R adherence by new purchasers. These concerns are especially important for owners adjacent to phases not under the authority of the WRHA. Though the lots in those phases have similar CC&R's, it is up to the homeowners in those phases to enforce them.

The following are pertinent provisions as reminders of owners' responsibilities:

THIS FIRST AMENDMENT TO PROTECTIVE COVENANTS OF WOODSIDE RANCH, PHASE (this "Amendment") is effective upon its recording in Deschutes County, Oregon.

- E 2. Acknowledgement of Association Powers. The Association has the general powers and duties of a nonprofit corporation pursuant to the Oregon Nonprofit Corporation Act and shall also have the specific powers and duties assigned or delegated to the Association pursuant to the Bylaws including, but not limited to, appointment of the ACC members and enforcement of the Protective Covenants.
- E 6. Parking and Storage. Trailers, truck campers, RVs, boats, boat trailers, snowmobiles, off road vehicles and all other types of vehicles may be parked or stored on individual lots provided they are either kept in a garage or otherwise screened from view from the street and neighboring lots in such a manner so as to not be unreasonably offensive to neighbors. It is acceptable to cover such items with fitted covers or brown or green tarps. Complaints regarding non-compliance with this provision shall be resolved as provided in Section 7 below.
- E 7. Procedure for Handling Non-Compliance, Remedies and Enforcement. The Association and the owners of any lot within Woodside Ranch in Phases 1 and 3 shall have the right to enforce all of the covenants, conditions, restrictions, and dues and assessments now or hereinafter imposed by any of the provisions of the Protective Covenants as hereby amended or the Bylaws by any proceeding at law or in equity. Failure by the Association to enforce any such covenant, condition, or restriction shall in no event be deemed a waiver of its right to do so thereafter. Before undertaking any such action, the procedures set forth below shall first be followed [see Amendment for details]

#### ACC Guidelines

- Site: e: Screening for garbage cans, drying areas, service yards or recreational vehicles, shall be of a height compatible to purpose and compatible to style and material of house.
- Maintenance: d: Parking and Storage - Trailers, truck campers, RVs, boats, boat trailers, snowmobiles, off road vehicles and all other types of vehicles may be parked or stored on individual lots provided they are either kept in a garage or otherwise screened from view from the street and neighboring lots in such a manner so as to not be unreasonably offensive to neighbors. It is acceptable to cover such items with fitted covers or brown or green tarps.

#### CC&R's

Article I Section 2. Uses Prohibited Without the Consent of Committee. Unless the Committee has consented in writing, no parts of said property shall be used in any of the following ways:

- *[Phase 1]* (a) As a parking or storage place for trailers, truck campers, boats, boat trailers, snowmobiles, or other off-road vehicles; *however, such may be stored provided they are garaged or screened from the view of all roads and adjoining lots.*
- *[Phase 3]* (a) As a parking or storage place on a permanent basis for trailers, truck campers, boats, boat trailers, snowmobiles, or other off-road vehicles; [The First Amendment above allows for storage in Phase 3]

## Article II

- *[Phase 1]* Section 12. All driveways must be composed of gravel, cinders, concrete, or asphalt and shall have a maximum width of 12 feet. Only one driveway shall be permitted per lot, except circular driveways will be permitted where practical.
- *[Phase 3]* Section 12. Restrictions. Unless the Committee has consented in writing to a variation, the following restrictions apply:
  - (a) All driveways must be composed of gravel, cinders, concrete, or asphalt and shall have a maximum width of 12 feet. Only one driveway shall be permitted per lot, except circular driveways will be permitted where practical

The ACC and Board tries to recognize owner's attempts to position stored RV's and trailers behind structures, fences or landscaping or to use coverings. While everyone's sense of aesthetics may not be met by such attempts, the action does represent a willingness to meet the intentions of the CC&R's, and honoring neighbors. The ACC may contact you individually if additional remedy is needed.

Thank you for your efforts and considerations.