



Ridgewater Homeowners' Association
C/O Peterman Inc.
P.O. Box 8748
Bend, OR 97701

Policy Resolution 2007-1 :Commons Fence Maintenance

WHEREAS Article IV, Section 4.1 provides for the construction of the commons fence along Ferguson Road. And,

WHEREAS Article IV, Section 4.5 provides that the Association will maintain the commons fence established in Section 4. And

WHEREAS Article IX, Section 9.12 D. requires that all homeowners shall keep their lots, including all Improvements thereon, well-maintained and in an attractive condition, consistent with the overall development approved within Ridgewater by the ACC. And.

WHEREAS the term maintained is undefined with sufficient specificity. And

WHEREAS previous Boards have interpreted this to mean all lot owners' fences will be sealed or stained frequently enough to maintain an attractive appearance, as defined by the Board. And,

WHEREAS lots 10-12, 39-41, 44-46 and lot 51 have the commons fence bordering one or more sides of their lot which was constructed and paid for by the Association. And,

WHEREAS all lots other than those mentioned above are required to seal or stain and maintain the entirety of their fences, while the lots mentioned above have the Association maintaining the outside of their portion of the commons fence. And,

WHEREAS past Boards have required the owners of the lots previously mentioned above to maintain the portions of the commons fence bordering and facing into their lot so as to help preserve the fence for the longest practical period of time and reduce the cost to the Association and in the interest of **equity** with other lot owners' fence construction costs and maintenance responsibility. And,

WHEREAS the past policy requiring that the owners of the lots previously mentioned above to maintain the portions of the commons fence bordering and facing into their lot has not been placed in writing,

LET IT BE RESOLVED THAT this adopted policy officially affirms the past Board practice of requiring the owners of lots 10-12, 39-41, 44-46 and lot 51 to maintain their portions of the commons fence bordering and facing into their lot by sealing or staining. Also,

LET IF FURTHER BE RESOLVED THAT the Board defines maintain for the lot owners mentioned above to be restricted to the sealing or staining and that the Association will maintain the commons fence so as to maintain its attractive appearance on the side facing Ferguson and will repair and replace the fence when needed.

Recorded in the Minutes: April 10, 2007

Signed: April 11, 2007

Carlton S. Yee
Sec.-Treasurer, HOA Board of Directors