

P O Box 231274
Tigard, OR 97223



www.quailholloweast.org

Property Frontage Policy

WHEREAS, Article VI of the Bylaws of the Quail Hollow-East Homeowners Association grants power to the Board of Directors to conduct Association business, and Section 17 of the Declaration of Covenants, Conditions and Restrictions (CC&R's) grants the authority to make rules to govern the Home Association.

Section 13 of the Declaration of Covenants, Conditions and Restrictions states:

HOME AND YARD MAINTENANCE. The maintenance, upkeep and repair of individual homes shall be the sole responsibility of the Owner who shall maintain their Lots, homes and all appearances thereto at all times. All lawns shall be adequately watered, kept mowed and properly trimmed. Each Owner shall be obligated to maintain all landscaping, including lawn, on Owner's Lot in a healthy, attractive state and in a manner comparable to that on the other Lots in Quail Hollow-East. No Owner shall use the front yard or driveway of the Lot as a source of storage for tools, furniture or any other object that a reasonable and prudent person would deem detrimental to property values within Quail Hollow-East Homeowners Association. After notice to an Owner from the Association of such Owner's failure to so maintain said property, the Association, at its sole discretion, shall have the right, through its agents and employees to enter upon such Lot in order to repair, maintain and/or restore the landscaping and/or remove any offending items. The cost of such work shall be an assessment on such Owner and its Lot only, and the provisions of this Declaration regarding collection of assessments shall apply thereto. In this Section, each Owner is responsible for the operation, repair and maintenance including winterization and spring start-up of their own private front yard sprinkler system installed by Declarant during home construction.

LET IT BE RESOLVED THAT these procedures shall be followed:

1. Definitions
 - a. *Member* - Owner of the property
 - b. *Yard* - the ground that immediately adjoins or surrounds a house, public building, or other structure
 - c. *Lawn* - Description of the *yard* of each property as seen from the public street/sidewalk.
 - d. *Frontage* - the front of a homeowner's lot
 - e. *Violation* - failure to water and maintain the *frontage* and landscaping in a healthy and attractive state comparable to that on other lots in Quail Hollow-East including placement of basketball hoops or other materials on the sidewalk or in the street in violation of City of Tigard Municipal Code 6.02.310 and/or 10.32.200.
 - f. *Complaint* - Verbal or written notification to the Board of Directors of a *violation* as defined above.
2. Upon notification to the Board of a *violation*, a letter will be sent via first class mail to the *member* as defined above, advising of the *violation*, asking the *member* to comply with CC&R's section 13 within 10 days of the date of the letter (sample attached).
3. If in a noncompliance after that date, a landscape company will be hired to bring the property into compliance at the *member's* expense.
4. If the *member* immediately notifies the Board of a circumstance beyond the *member's* control exists which precludes bringing the property into compliance, the Board will determine if an extension and the amount of time that should be given to bring the property into compliance.

Recorded in the Book of Minutes: May 17, 2005 [Amended April 22, 2013][Amended April 29, 2015][Amended September 13, 2017]

Date: _____

President, Board of Directors
Quail Hollow-East Homeowners Association

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Date

HOA Member Name
Address

The appearance of your frontage does not meet the specifications required under Section 13 of the Declaration of Covenants, Conditions and Restrictions, to which you agreed at the time you purchased your property. Section 13 states:

HOME AND YARD MAINTENANCE. The maintenance, upkeep and repair of individual homes shall be the sole responsibility of the Owner who shall maintain their Lots, homes and all appearances thereto at all times. All lawns shall be adequately watered, kept mowed and properly trimmed. Each Owner shall be obligated to maintain all landscaping, including lawn, on Owner's Lot in a healthy, attractive state and in a manner comparable to that on the other Lots in Quail Hollow-East. No Owner shall use the front yard or driveway of the Lot as a source of storage for tools, furniture or any other object that a reasonable and prudent person would deem detrimental to property values within Quail Hollow-East Homeowners Association. After notice to an Owner from the Association of such Owner's failure to so maintain said property, the Association, at its sole discretion, shall have the right, through its agents and employees to enter upon such Lot in order to repair, maintain and/or restore the landscaping and/or remove any offending items. The cost of such work shall be an assessment on such Owner and its Lot only, and the provisions of this Declaration regarding collection of assessments shall apply thereto. In this Section, each Owner is responsible for the operation, repair and maintenance including winterization and spring start-up of their own private front yard sprinkler system installed by Declarant during home construction.

If you have a problem, maybe we can be of assistance to you, please let us know right away.

You must bring your frontage into compliance with the CC&R's or notify the Board of Directors as to why you can not comply within 10 days of the date of this letter. You can make notification by calling (503) 579-6880.

If you do not bring your property into compliance or notify the Board of Directors as to why you can not, the Board will hire a landscape company to bring your property into compliance at your expense.

Sincerely,

Quail Hollow East Homeowners Association
Board of Directors

P O Box 231274
Tigard, OR 97223



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Date

HOA Member Name
Address

The basketball hoop located on the [sidewalk or street] in front of your home is a violation of the City of Tigard Municipal Code 6.02.310 and/or 10.32.200 stated below and must be removed.

6.02.310

Streets and Sidewalks

A responsible party shall keep a public street and/or sidewalk abutting their property free from earth, rock and other debris and other objects that may obstruct or render the street or sidewalk unsafe for its intended use. (Ord. 12-02 §1)

10.32.200

Obstructing Streets

Except as provided by Chapters 10.16 through 10.32, or any other city ordinance, no person shall place, park, deposit or leave upon any street or other public way, sidewalk or curb, any article or thing or material which in any way prevents, interrupts, or obstructs the free passage of pedestrian or vehicular traffic, or obstructs a driver's view of traffic-control signs and signals. (Ord. 78-3 §7(b); Ord. 70-41 Ch. 8 §20)

The basketball hoop may be placed on your driveway, or if there is enough room, beside your driveway or any place you chose on your property but not on the sidewalk or in the street. If you do not remove the basketball hoop obstruction, the City of Tigard will be requested to remove it which may result in fines from the City of Tigard.

Sincerely,

Quail Hollow East Homeowners Association
Board of Directors