

1 Senior Estates Golf & Country Club
2 Board of Directors Meeting
3 Tuesday, July 23, 2024 – 1:30 pm
4 Auditorium – Listen In (425) 666-4290
5

6 Call to Order

7 Establish a quorum

8 Pledge of Allegiance
9

10 **Motion A - 2024-0723.Committee.Assignments**

11 President Steve Garner: I move to approve the following committee reassignments for the remainder of year
12 2024:

13 Activities - Jone Drury

14 Architectural – Marilyn Sbardellati

15 Director at large – Dorothy Monnier

16 Golf and RV – Connie Johnson

17 House – Steve Garner
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22 **MOTION B – 2024.0723.Treasurer’s report**

23 Treasurer Allan Lindberg: I move to approve the treasurer's report as presented.
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27 **MOTIONS**

28 **Motion #1A 2024-0723.Activities.Addition**

29 Activities Director Jone Drury: I move to add to the Activities Committee Vicki Shanner-Baker, a member in
30 good standing.
31

32 **Motion #2 2024-0723.Marketing.Logo**

33 Marketing PC Director Kim Farquharson: I move to approve the following as the logo of Senior Estates Golf
34 and Country.

35 *Discussion: The concept that garnered the most approval from the community was the graphic*
36 *featuring Mt Hood, trees, and a golf course. There were nearly 1000 responses with suggestions*
37 *and opinions. As the saying goes, "There is no accounting for taste." This became evident as*
38 *opinions varied widely, with one person loving a certain logo's color while the next person*
39 *despised it. While everyone's opinions are valid, it ultimately comes down to subjective*
40 *perspectives. The Board of Directors approved moving forward with this concept in our last*
41 *meeting. A discussion also took place regarding which font to be used. After receiving 7 different*
42 *font suggestions, the committee struggled to discern the subtle differences between them. To*
43 *streamline our efforts, we categorized the fonts into 'serif' and 'sans serif', ultimately deciding to*
44 *go with the 'sans serif' category. While all options were appropriate, a decision had to be made,*
45 *and this is what we chose. We are now awaiting a yes/no vote from the Board of Directors. If*
46 *the vote is negative, we will return to the committee and continue working on this. If it's a yes,*
47 *we will proceed with a new logo.*

48 Different variations of this logo would be available, including color and black/white versions,
49 with and without taglines, and with or without graphics. All variations would be approved, and
50 the choice of which one to use is at the discretion of the person who is using it.



Senior Estates
GOLF & COUNTRY CLUB



Senior Estates
GOLF & COUNTRY CLUB
Active 55+ Community in Woodburn Oregon

"The hidden gem of the Pacific Northwest"



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Motion #3 2024-0723.Marketing.N&V Publication Schedule:

Marketing PC Director Kim Farquharson: I move to approve the change of the publication schedule of the News & Views to the 1st and 3rd Friday of each month.

Discussion: The current schedule is to publish the 2nd and 4th Fridays of each month. Several times a year, the proof of the N&V goes to print on Monday, the day before the BOD meeting. This means a long delay for folks who rely on the printed N&V for their news. This move would take place on September 6th

Current Schedule			Proposed		
for News & Views 2nd & 4th Fridays			for News & Views 1st & 3rd Fridays		
PROOF DUE MONDAY	PICK UP WEDNESDAY	Date of Paper FRIDAY	PROOF DUE MONDAY	PICK UP WEDNESDAY	Date of Paper FRIDAY
5-Aug	7-Aug	9-Aug	4-Aug	6-Aug	3-Aug
19-Aug	21-Aug	23-Aug	21-Aug	23-Aug	19-Aug
9-Sep	11-Sep	13-Sep	2-Sep	4-Sep	6-Sep
23-Sep	25-Sep	27-Sep	16-Sep	18-Sep	20-Sep
7-Oct	9-Oct	11-Oct	30-Sep	2-Oct	4-Oct
21-Oct	23-Oct	25-Oct	14-Oct	16-Oct	18-Oct
4-Nov	6-Nov	8-Nov	25-Oct	27-Oct	1-Nov
18-Nov	20-Nov	22-Nov	11-Nov	15-Nov	15-Nov
9-Dec	11-Dec	13-Dec	2-Dec	4-Dec	6-Dec
23-Dec	22/25/2024	27-Dec	16-Dec	18-Dec	20-Dec
6-Jan	8-Jan	10-Jan	30-Dec	1/1/2025*	3-Jan
20-Jan	22-Jan	24-Jan	13-Jan	15-Jan	17-Jan
10-Feb	12-Feb	14-Feb	3-Feb	5-Feb	7-Feb
24-Feb	26-Feb	28-Feb	17-Feb	19-Feb	21-Feb
10-Mar	12-Mar	14-Mar	3-Mar	5-Mar	7-Mar
24-Mar	26-Mar	28-Mar	17-Mar	19-Mar	21-Mar
7-Apr	9-Apr	11-Apr	31-Mar	2-Apr	4-Apr
21-Apr	23-Apr	25-Apr	14-Apr	16-Apr	18-Apr
5-May	7-May	9-May	28-Apr	30-Apr	2-May
19-May	21-May	23-May	12-May	14-May	16-May
9-Jun	11-Jun	13-Jun	2-Jun	4-Jun	6-Jun
23-Jun	25-Jun	27-Jun	16-Jun	18-Jun	20-Jun
7-Jul	9-Jul	11-Jul	30-Jun	2-Jul	4-Jul
21-Jul	23-Jul	25-Jul	14-Jul	16-Jul	18-Jul
4-Aug	6-Aug	8-Aug	28-Jul	30-Jul	1-Aug
18-Aug	20-Aug	22-Aug	11-Aug	13-Aug	15-Aug
8-Sep	10-Sep	12-Sep	1-Sep	3-Sep	5-Sep
22-Sep	24-Sep	26-Sep	15-Sep	17-Sep	19-Sep
6-Oct	8-Oct	10-Oct	29-Sep	1-Oct	3-Oct
20-Oct	22-Oct	24-Oct	13-Oct	15-Oct	17-Oct
10-Nov	12-Nov	14-Nov	3-Nov	5-Nov	7-Nov
24-Nov	26-Nov	28-Nov	17-Nov	19-Nov	21-Nov
8-Dec	10-Dec	12-Dec	1-Dec	3-Dec	5-Dec
22-Dec	24-Dec	26-Dec	15-Dec	17-Dec	19-Dec

Proposed change starting September

*holiday conflict

Motion #4 2024-0723.Marketing.MemberRegistry:

Marketing PC Director Kim Farquharson: I move to approve the creation of a system for ‘onboarding’ and ‘offboarding’ members on the website registry, working with Front Desk.

Discussion: As we were discussing a system to create profiles for new members for the website, we realized that we had no process to remove members that move away. We want to create a system that creates a profile for the new members when they buy in. They would receive their username and password when they came into the office to get their key fob. Then, when the member moves away, as their home is transferred, marking them for removal would be an additional step.

Motion #5 2024-0723.Greens.Trees

Greens Director Steve Garner: I move to approve awarding R&R Tree Service, an association-trusted company, the job of tree pruning, tree removal, and stump grinding in the amount of \$24,500 to match the bid submitted.

Discussion: Many members have submitted complaints regarding unsafe trees on our golf course. We have enlisted two tree service companies to examine trees on our course and submit bids for remedial action. We have budgeted \$10,000 for tree service and will need to add money from the Working Capital fund to get this necessary work completed.

79 **Motion #5a 2024-0723.Greens.Trees2**

80 Greens Director Steve Garner: I move to approve the transfer of up to \$19,000 from the Working Capital fund
81 to the Reserve Fund to cover the cost of necessary tree services and miscellaneous costs to purchase and plant
82 replacement trees as required.

83 *Discussion: We are required to plant a new tree as a replacement for every tree we remove from our*
84 *property. We are asking for extra money above the bid to cover the cost of completing our due diligence.*
85

86 **Motion #6 2024-0723.R&R.BylawHousekeeping**

87 Rules Director Andrew Nordby: I move to post 2024-0723 (revised) Bylaw housekeeping as section 4.1-1-D
88 and 4.1-1-E should be section 4.1-1D and 4.1-1E:
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90 **Motion #7 2024-0723.R&R.Bylaw 4.1-1D.**

91 **Director Andrew Nordby:** I move to post 2024-0723 (revised) Bylaw section 4.1-1D:

92 4.1-1D. A member is “not in good standing” whose fees and or fines are in arrears for more than 30 days **or**
93 **has an Association rule violation that has not been remedied.**

94 **4.1-1DA.** A member “not in good standing” is not eligible to request any approval by the architectural
95 committee for any modifications or changes to their property, may have voting rights suspended,
96 may be suspended from use of amenities, and any other consequence the Board **of Directors** sees
97 fit to impose.

98 **Exception: Members “not in good standing” may request an architectural review for work**
99 **necessary to bring their lot into compliance with the Association rules.**
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101 **Motion #8 2024-0723.Rules.Suspend Reading**

102 Rules Director Andrew Nordby: I move to post the complete (revised) Rules & Regulations documents as
103 individual motions stating their section number and title, and to suspend the reading of each section in its
104 entirety for the motions below.
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107 **Motion #9 2024-0723.Rules.Section FORWARD**

108 Rules Director Andrew Nordby: I move to post 2024-0723 (revised) Rules & Regs section FORWARD for the
109 assumed business name.

110 **Forward**

111 **For your convenience, this document contains rules from the Association governing documents and some rules**
112 **from the City of Woodburn as they do at times govern the same area.**

113 **These are not a complete set of rules but are to be used for most of the general circumstances that occur at the**
114 **Association.**

115 **The general rule when this happens is: The stricter rule applies. The Association has some rules that are stricter**
116 **than those of the City.**

117 **For further explanation, or more detailed rulings, refer to the Senior Estates Golf and Country Club governing**
118 **documents.**

119 **Our governing documents, in addition to these Rules and Regulations, include Declarations of Restrictions, Articles**
120 **of Incorporation, Bylaws, Standard Operating Procedures, Enforcement Resolution, Fines Schedule, Current Fee**
121 **Schedule and various approved forms and Resolutions, approved by the Board of Directors.**
122

123 **Legal Name:**

124 **Senior Estates Golf and Country Club, registered April 10, 1967**
125

126 **Woodburn Estates & Golf, an Assumed Business Name (ABN) was registered on January 21, 2015, and used until**
127 **December 31, 2024. The 2023 Board of Directors approved the reversion back to use of our corporate name on**
128 **November 28, 2023, with full change over by December 31, 2024.**
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131 Association:

132 References to Association is the same as Senior Estates Golf & Country Club

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135 **Motion #10 2024-0723.Rules.Section 1**

136 Rules Director Andrew Nordby: I move to post 2024-0723 (revised) Rules & Regs section 1 Association
137 Facilities.

138 ASSOCIATION FACILITIES

139 Member Guest(s)

140 Members must register their guest(s) and always accompany the guest(s).

141 Members are responsible for the payment of any applicable fees as listed in the fee schedule or otherwise posted.

142 Smoking

143 Smoking, including electronic cigarettes, is not permitted in the Association buildings.

144 Operation Hours for the Association

145 1.3-1 Business Hours.

146 1.3-1A Posted Hours. The business hours are posted in a glass case near the front entrance doors, and website.

147 1.3-2 Clubhouse. The Clubhouse hours will be posted on the bulletin board located at the main entrance to the office.

148 1.3-3 Pro Shop. The Pro Shop staff will post approved hours at the Pro Shop entrance for golfers and walkers.

149 1.3-3A Exception. The Board of Directors may approve exceptions to the established hours for events approved for other
150 than established hours for the office.

151 1.3-3B Exception. Temporary hours may be adjusted as needed by the Management team, with the approval by the Board
152 of Directors.

153 1.3-4 Closures.

154 1.3-4A Weather Conditions, including frost delays or power outages may cause issues on the golf course, tunnel or at the
155 Association buildings. Closures for safety or damage prevention may be necessary for our members or employees.

156 1.3-4B Cooling Area When temperatures are 95 degrees and above, the Association has rooms available for members only
157 as a cooling area.

158 1.3-4C Maintenance Delay or Closure. Notice shall be posted at the Pro Shop and by Bugle Blast and News & Views, if time
159 allows, for known closures on the golf course due to maintenance.

160 1.3-5 Health Emergency

161 Oregon Health Authority and CDC guidelines will be followed and implemented if a State or Federal emergency or pandemic
162 is declared.

163 Use of Rooms

164 Clubs or groups Use of the Association facilities is limited to pre-registered organized clubs and groups that meet regularly.

165 Organized clubs and groups shall have Bylaws, a set of Rules or mission statement Application for Facility Usage

166 Clubs or Groups must submit an annual application for use of the clubhouse facilities to guarantee a meeting area. The Club
167 or Group Facility Usage Form is on the Association website or may be obtained at the office. The responsibilities of the
168 applicant are listed on the form. Submit to office. See also Section 2 and 3.

169 1.5-1 Annual Events. Annual events approved by the board and certain board functions take priority.

170 1.5-2 Dates. While most requested dates are approved, the office may notify you if a conflict or if allowance cannot be
171 made.

172 1.5-3 No Rent. No rent is required from the Association organized clubs or groups registered at the business office each
173 year or for members of the Association for memorials.

174 Members May Rent Facilities

175 Individual members may rent Association facilities for personal purposes and activities. Commercial or business events are
176 not allowed. See Section 3.

177 Outside Companies Rental

178 Outside companies, organizations or groups may not rent the Association facilities for commercial or business events, even
179 though one (1) or more of the members may be a member of the Association.

180 Board Determines Eligibility

181 The Board of Directors reserves the final right to determine the eligibility of persons, clubs, or organizations to use the
182 facilities.

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188 **Motion #11 2024-0723.Rules.Section 2**

189 Rules Director Andrew Nordby: I move to post 2024-0723 (revised) Rules & Regs section 2 Use of Facilities.

190 USE OF FACILITIES

191 Liability

192 2.1-1 The Association, its officers and employees shall not be liable for injury to persons or damage to property that is
193 sustained by members, guests, or other persons, on the property of Association.

194 2.1-2 Members Use Facilities at Their Own Risk. Members or guests using any of the facilities at the Association, including
195 the Golf Course, assume all risks with such use.

196 Activities Committee

197 The principal responsibility of the Activities Director is the promotion of the Association as a good place for members to live
198 and enjoy themselves through participation in activities for senior citizens.

199 2.2-1 Activity Director Duties. Specific duties are not limited to the following:

200 2.2-1A Coordination of Activities - The Activities Director, in conjunction with the Business office, shall review annual and
201 recurring scheduled outside activities and special events, with the approval of the Board.

202 2.2-1B Advisor – The Activities Director is the key advisor to the Board of Directors concerning usage of recreational facilities
203 and equipment, inconjunction with the House Director.

204 2.2-2 Schedule. After the review, a schedule should be prepared for the coming year and approved by the Board or
205 Directors.

206 2.2-2A The Golf Director shall have preferential use of the facilities from 3:30 PM on Memorial Day, Independence Day and
207 Labor Day and all Mixed Golf Tournaments, approved by the Board.

208 2.2-2B Contact should be made with outside organizations to ensure that certain activities and special events are not lost
209 due to scheduling conflicts.

210 2.2-2C The Club or Group Facility Usage Form must also be submitted for the areas needed to hold the time and date for
211 approved golf and activity committee events.

212 2.2-3 Clubs and groups

213 2.2-3A Organized clubs and groups may reserve a date and time for meetings after completion and approval of the Club or
214 Group Facility Usage Form In the event of a scheduling conflict, the Activities Director shall resolve the conflict, based on
215 completion, submittal date and approval of the application.

216 2.2-3B The dining hall shall be scheduled first, rather than the auditorium if it will accommodate a function.

217 2.2-3C Planned or continuing events shall have *First Right of Refusal*
218 to allow or deny additions to their approved event.

219 2.2-4 Coffee Hour

220 Coffee hour is a regularly scheduled event that happens every Thursday at 10 a.m. in the auditorium with entertainment
221 and information for the members.

222 2.2-4F1 Coffee Hour is under the Activities Director but may be run by a volunteer chairperson/organizer.

223 2.2-4F2 The volunteer chairperson/organizer. must complete an annual reservation of auditorium and confirm that contact
224 information is correct.

225 2.2-4F3 The volunteer chairperson/organizer shall report at least quarterly to the Activity Director, and more often if
226 applicable.

227 2.2-4F4 Money collected at Coffee Hour is taken to the office. 2.2-4F5 Reimbursements are allowed for purchase of regular
228 and usual expenses after submittal of a reimbursement request and receipt of purchase.

229 Use of Phrase "Open to The Public"

230 The phrase "Open to the Public" may be used to promote an Association event if permission is sought from and given by the
231 Board of Directors. Permission may be on a per-event or continuing basis. 2.3-1 Dance`

232 2.3-1A Saturday and Square Dance Clubs may use "Open to the Public."

233 2.3-1B The Dance Committee is granted permission to use the phrase "Open to the Public" to promote events at the
234 Association.

235 Bingo

236 Bingo is a regularly scheduled event that happens every Wednesday in the dining hall. 2.4-1 Guests at Bingo must
237 meet one (1) of the following:

238 2.4-1A Household and Local guests, age eighteen (18), and over, as defined in the Bylaws.

239 2.4-1B Care givers who must accompany a disabled member.

240 New Member Committee

241 The responsibilities of the New Member committee are to foster an increased awareness and understanding of the
242 Association by members, and to promote goodwill and understanding among members.

243 2.5-1 New Member Director Duties: The New Member Director and committee shall welcome, in person, all new
244 residents of the Association and explain the various opportunities for participation in club activities.

245 2.5-2 Other Duties: The New Member Director and committee shall hold regular orientation meetings (receptions) to
246 welcome new members and enable them to meet current Board members, and members of clubs, groups, and committees
247 in the Association.

248 2.5-2A The New Member Director shall ensure that new residents are aware of deed restrictions, and that they have easy
249 access to the governing documents, fees, and fines.

250 Seminars, training sessions & classes

251 The Board of Directors may approve a commercial seminar, training session, class, forum, or service, requested by a
252 member in *good standing* that the Board of Directors considers to be beneficial to members of the Association.

253 Alcohol Rules - Member Groups and Committees

254 The Association has a limited-on-premises alcohol license. (ORS 471.178). The Association will uphold the rules from OLCC
255 (Oregon Liquor and Cannabis Commission) that applies to our license. [4-27-2021].

256 2.7-1 Corking. Wine may be brought to club and organized events but must be
257 *corked* (opened) by Oregon State Certified servers. [5-23-2017].

258 2.7-2 Purchase of Wine and Beer. Wine and Beer must be purchased and opened on site through Country Cottage or the
259 Golf Pro Shop, or as part of an Association event. [5-23-2017].

260 2.7-3 No Hard Liquor. No hard liquor is allowed on the premises. [5-23-2017]. 2.7-4 Two food items. At least two (2)
261 substantial food items must be served. [5-

262 23-2017]. 2.7-5 Outside Servers must comply with all rules under Member Groups and Committee rules above. [5-23-
263 2017].

264 2.7-5A Events that bring in outside servers MUST provide the following to the office BEFORE THE EVENT. [5-23-2017].

265 2.7-5B Names of Servers and proof of a valid server's permit.

266 2.7-5C Temporary Sales License signed by the City of Woodburn.

267 2.7-5D A list of at least (two) (2) substantial food items that will be served, as required by OLCC rules. [6-27-2017].

268 MEMBER EVENT - RENTAL

269 **Motion #12 2024-0723.Rules.Section 3**

270 Rules Director Andrew Nordby: I move to post 2024-0723 (revised) Rules & Regs section 3 Member Events –
271 Rental.

272 MEMBER EVENT - RENTAL

273 Application

274 Members must complete an Application to Rent Facilities form to rent and reserve a room, including set-up and clean-up
275 time.

276 Security/Cleaning Deposit

277 The members shall submit a security/cleaning deposit with the Application to Rent Facilities form. See Fee Schedule for this
278 security/cleaning deposit. [8-22-2023].

279 3.2-1 The security/cleaning deposit will be refunded if the used facility is returned to the same condition as before the
280 event.

281 3.2.2 Members must allow up to ten (10) days to return the security cleaning deposit so that verification of the check
282 clearing the banking institution can be done by the association office.

283 3.2-3 The security/cleaning deposit is subject to loss:

284 3.2-3A If an event is cancelled less than seventy-two (72) hours before the date of the event. [5-23-2018]

285 3.2-3B In the event the facility is not returned to a proper condition or vacated as scheduled.

286 3.2-4 Determination. The Association office manager shall determine if the security/cleaning deposit shall be refunded
287 based on a final review of section 3.3-1 through 3.3-3 and whether the check-off statements on the Application to Rent
288 Facilities form were complied with.

289 3.3-4A In the event the office manager is unavailable, the Board of Director president shall make the determination.

290 Suspension – Use of Facilities/Amenities

291 Members are subject to suspension from use of the amenities, including, but not limited to reserving use of the facilities if:

292 3.3-1 A member is not in *good standing*. See Bylaws 4.

293 3.3-2 A member violates use of the facility rules as stated in the Association governing documents or on the application
294 form.

295 3.3-2A Violations include non-attendance of member, sub-letting, and violation of the on-site alcohol rules. 3.3-3 Damage
296 to the facilities.

297 3.3-4 Members are subject to additional fines and charges if the facility is left in disarray, or the facility is damaged.

298 Labor and materials, billed at the current rate necessary to repair or cleanup will be charged to the member.
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Motion #13 2024-0723.Rules.Section 4

Rules Director Andrew Nordby: I move to post 2024-0723 (revised) Rules & Regs section 4 Political Events and Candidates.

POLITICAL EVENTS and CANDIDATES

Political events. Partisan political events are not permitted at the Association.

Allowed Appearance. Elected Officials may make an appearance for an informational or Town Hall meeting under the following conditions:

4.2-1 Not running for Political Office. A declared candidate for an elective office may not make a political appearance at the Association.

4.2-2 Information. To provide community non-partisan information beneficial to our community.

4.2-3 Activity. As part of a non-partisan activity or coffee hour event. (example – Golf cart parade).

Motion #14 2024-0723.Rules.Section 5

Rules Director Andrew Nordby: I move to post 2024-0723 (revised) Rules & Regs section 5 Facilities.

FACILITIES

House Committee Director

The House Director reports monthly to the Board of Directors on the operation of the clubhouse complex, including any plans for changes or expenditure.

House Committee Duties

5.2-1 Oversees Maintenance. Maintains all physical aspects of the clubhouse complex, golf course, and RV lot including structures, parking lot, walkways, furniture, fixtures, equipment and supplies, heating, cooling, and the utilities. [2-26-2019]

5.2-2 Association Restaurant. Coordinates with the Activities and Golf Directors on the operation and condition of the restaurant in matters that affect the structure and operating systems.

5.2-3 Facility Structure and Operating Systems. Coordinates all matters affecting the clubhouse structure and operating systems through the Association management.

5.2-4 On-Going Plan. Develops and maintains an on-going plan for major repairs and replacement of structures and equipment.

5.2-5 Emergency. Familiar with Emergency procedures and maintains an “in- house” standard operating procedure.

Cooking in the Facilities

Food may be cooked in the Restaurant and Kitchen, as part of the function or event.

5.3-1 Additional non-commercial cooking devices or equipment may be used on the premises with authorization prior to the event. (Example, personal barbeque units).

Groups using Facilities

5.4-1 Must have a member(s) that is responsible for set-up, cleanup including replacement of chairs and tables to the proper storage area, lights, thermostats, windows, and doors at the end of the event.

Kitchen

5.5-1 Clean-up of Kitchen:

5.5-1A The refrigerator must be emptied and cleaned after use.

5.5-1B Garbage cans must be emptied into outside garbage containers, the liner replaced, and the lids replaced.

5.5-1C Stoves, ovens, and countertops must be cleaned and emptied after use with detergent or other cleaning materials. Scouring powder shall not be used.

5.5-1D The Kitchen fan must be used when food is heated or cooked. 5.5-1E Kitchen sinks must be cleaned and wiped dry after use.

5.5-1F Used towels will not be hung to dry before being placed in containers under the sink.

5.5-1G The kitchen floor must be swept, and damp mopped. 5.5-1H Empty dishwasher.

5.5-2 Items Left after Event: Items in appliances and on counters may be removed and disposed of if left after an event.

5.5-3 Sound System. Members shall request use of the sound equipment at the office before the event.

Borrowing Association Equipment

A member in *good standing* may borrow approved equipment from the Association for an event for a limited time when approved by a staff member.

Books and Puzzles

Books in the Association library and puzzles from the Puzzle Room, located near the dining hall may be borrowed without a checkout system by members. [4-27-2021].

Drones

Drones are only allowed on the Association common grounds with prior written approval of the Activity Director, the chairperson for each event and the Association President or Association manager.

- 359 5.8-1 Drones Prohibited. Members or groups that bring drones on the common property without permission as stated in
360 5.9 above will be asked to take down the drone.
361 A second request may include a request to leave the common area.
362 5.8-2 Drones Authorization. Drones may be used on common grounds, as approved by the Board of Directors for
363 professional use by the Association, under the following conditions only.
364 5.8-2A Trained individual(s) approved by the Association.
365 5.8-2B Professional company hired by the Association with liability and business insurance and an Oregon CCB number.
366 (10-25-2016)
367

368 **Motion #15 2024-0723.Rules.Section 6**

369 Rules Director Andrew Nordby: I move to post 2024-0723 (revised) Rules & Regs section 6 Health Center.

370 HEALTH CENTER

371 The Health Center includes the swimming pool and exercise room. Members and associates, along with their guests are
372 required to sign in at the area as you walk in the door.

373 6.1-1 Members must register their guest(s) and always accompany the guest(s).

374 6.1-2 Members are responsible for the payment of any applicable fees as listed in the fee schedule or otherwise posted.
375 Under Age 18

376 6.2-1 Guests under the age of eighteen (18) are limited to the hours of 11 am to 2 pm in the Swimming pool only.

377 6.2-2 Guests under the age of eighteen (18) are not permitted in the spa or to use the exercise room or exercise
378 equipment.

379 6.2.3 Guests Under Age Four (4). Guests under the age of four (4) are not permitted in the swimming pool or spa.
380 Pets

381 Pets are not permitted in the Health Center.

382 Dress code for Swimming Pool

383 People using the swimming pool or spa must wear bathing suits. Cut-offs or street clothes are not permitted.

384 Bathing Suits in Exercise Room

385 Bathing suits are not permitted in the exercise room.

386 Prohibited Health Issues

387 Persons with a communicable disease, an open sore or wound, or a bandage of any kind are not permitted to use the
388 swimming pool or spa.

389 6.6-1 Diapers are not permitted in the swimming pool or spa.

390 Shower

391 6.7-1 Members and guests must take a soapy shower before entering the swimming pool or spa.

392 6.7-2 Suntan lotion or oil must be removed before entering the swimming pool or spa.

393 Lifesaving equipment

394 Lifesaving equipment is for emergency use only.

395 Lap swimmer

396 Lap swimmers have priority over casual swimmers in the designated area.

397 Prohibited Use

398 6.10-1 Food and beverages are not permitted in the Health Center or the swimming pool sundeck area.

399 6.10-2 Diving, running, and horseplay is not permitted in Health Center or swimming pool sundeck areas.

400 6.10-3 Toys, Inner tubes, surf boards, etc. are not permitted in the Health Center.
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402 **Motion #16 2024-0723.Rules.Section 7**

403 Rules Director Andrew Nordby: I move to post 2024-0723 (revised) Rules & Regs section 7 Game Room
404 (Billiards/Pool).

405 GAME ROOM (Billiards/Pool)

406 Sign In. Members and associates, along with their guests shall all sign in.

407 7.1-1 Members must register their guest(s) and always accompany the guest(s).

408 7.1-2 Members are responsible for the payment of any applicable fees as listed in the fee schedule or otherwise posted.

409 Game Tables

410 Clean the tables by only brushing from the head toward the rack end, and only in that direction.

411 7.2-1 Prohibited: Masse shots, jump shots, and shots that may damage the pool table surface are prohibited.

412 7.2-2 Prohibited: Sitting on the pool tables.

413 Game Play

414 7.3-1 Time Limit. Play is limited to one (1) hour whenever there are players waiting.

415 7.3-2 Number. Play must be open to at least four (4) players per table when all the pool tables are in use.

416 Under age 18

417 Persons under the age of eighteen (18) are not allowed to play pool or snooker.

418 ADVERTISEMENTS and SIGNS

419 It is not the intent of the Board of Directors, nor the association to endorse any commercial product or service in our
420 publications, use of our bulletin or reader boards or in the *News & Views*.

421 Bulletin Boards

422 8.1-1 Members and Established groups or organizations of the Association may post ads and signs 3½ x 5", or 8 ½ x 11" on
423 bulletin boards. Larger ads and signs, and those from non-members must be approved by the Activities Director of the
424 Board of Directors before posting.

425 8.1-2 Members' ads no larger than 8 ½ x 11 must contain the member's number, be signed, and dated, and may be
426 posted or displayed for no more than thirty
427 (30) days.

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430 **Motion #17 2024-0723.Rules.Section 8**

431 Rules Director Andrew Nordby: I move to post 2024-0723 (revised) Rules & Regs section 8 Advertisements and
432 Signs. ADVERTISEMENTS and SIGNS

433 It is not the intent of the Board of Directors, nor the association to endorse any commercial product or service in our
434 publications, use of our bulletin or reader boards or in the *News & Views*.

435 Bulletin Boards

436 8.1-1 Members and Established groups or organizations of the Association may post ads and signs 3½ x 5", or 8 ½ x 11" on
437 bulletin boards. Larger ads and signs, and those from non-members must be approved by the Activities Director of the
438 Board of Directors before posting.

439 8.1-2 Members' ads no larger than 8 ½ x 11 must contain the member's number, be signed, and dated, and may be
440 posted or displayed for no more than thirty
441 (30) days.

442 Common Grounds

443 8.2-1 No sign, placard or other written or printed material may be posted on the windows, glass cases at the entrances,
444 or doors except for the "hours of operation sign", emergency phone numbers, or signage required by law.

445 8.2-2 No outside signage on common area is allowed unless it is an approved sponsored event. See 8.1-1 for exception
446 [12-8-2015].

447 8.2-3 The Restaurant operator will post a sign on the restaurant entrance door showing the hours the restaurant is open
448 and may post signs that display the restaurant menus and events.

449 Business Solicitations and Advertising

450 8.3-1 Marketing Materials in the Clubhouse. Commercial enterprises may place business cards, pamphlets, or other
451 promotional material on the business card rack and/or bulletin board located near the restaurant..

452 8.3-1A 30-Day Posting Limit. All posted material must be dated and may be displayed for a period of up to thirty (30) days
453 on the bulletin board.

454 8.3-1B Offensive Materials. Materials deemed to be offensive will be removed by the Activities Director or Manager.

455 8.3-2 Homeowner Lots

456 8.3-2A Signs: No sign including political sign or other advertising device shall be erected on any Lot, Building Site, or Unit.
457 Exception: One (1) sign indicating the name of the owner or occupant not larger than 6 x 24 inches. [12-13-2011] [11-23-
458 2021]

459 Exception: A sign may be posted advertising the company working on a member's lot while work is in progress. The sign
460 must be removed when the job is completed. [12-8-2015]

461 Exception: One (1) sign not larger than 18 x 24 inches advertising that property for sale.

462 Exception: One (1) sign not larger than 18 x 24 inches advertising that property for rent. Rentals are allowed only under
463 strict rules as outlined in Declarations, Article II.

464 Exception: Occasional Association event signs, erected on an owner's property, with owner permission erected shortly
465 before an Association event and removed immediately following the event.

466 8.3-2B Discrimination. No sign, flag, banner, or other unnamed device shall be posted on the property nor visible from the
467 street, which discriminates based on race, color, creed, religion, sex, age, and national origin, source of income, political
468 affiliation, disability, sexual orientation, or marital status.

469 Marketing Publications/Communications Committee

470 8.4-1 *News & Views*. The Marketing Publications/Communications Committee, also known as Marketing PC, oversees the
471 content and publication of *News & Views* (N&V) the official publication of the Association.

Articles for publication must be submitted by the deadlines given by the *News & Views* office. Articles will be printed as submitted, although spelling, or grammar may be corrected with approval of the N&V Editor or Marketing PC Director.

8.4-1A News & Views Editor is approved by the Board of Directors and shall remain in the position until replaced or resignation.

8.4-1B Distribution is by volunteers of the Association under the management of volunteer Distribution Chairperson(s)/organizer(s).

8.4-1C Advertisers. *News & Views*. Association advertisements can be placed in *News & Views* twice monthly. Advertisers provide the ads and decide how often they will appear. The terms for payment are due upon receipt, with late fees accruing at 1.5% per month (simple). Statements are sent out on the last day of the month for published ads.

8.4-2 Phone Directory. The Association Phone Directory is an annual publication.

The phone directory is managed by the Project Manager who updates and compiles the directory.

8.4-2A The Project Manager is responsible for obtaining advertising to support the publication of the annual Association Phone Directory.

8.4-2B Member updates, changes to telephone numbers, personnel updates, new and deleted activities will be updated and provided by the Association Office.

8.4-3 Bugle Blast. Marketing PC will oversee and coordinate the publication of announcements on the Association e-blast named Bugle Blast. The Bugle Blast is used for communications to members and associates.

8.4-4 Reader Boards. The Association committees and groups provide Marketing PC information to be posted on the Reader Boards. The posts must be informative, relevant to the Association members, appropriate in content for members and the viewing public, timely, and at the conclusion of events, removed from the Reader Boards.

8.4-5 Marketing Assistance. Marketing PC will assist in the Association marketing programs by promoting and displaying content provided for the *News & Views*, Bugle Blast, Reader Boards, Facebook, and other media.

8.4-6 Social Media. Marketing PC will oversee and post to the bulletin and reader boards, approved social media. Posts are of general interest and special events. Marketing PC reserves the right to approve requested posts as to applicability for the platform.

8.4-7 Website. Marketing PC will oversee the content and maintenance of the current website. The general content of the website requires committee approval and, if required, the Board of Directors. Verification must be made to ensure items posted on the website do not violate copyright restrictions. Timely updates will be made to ensure current and correct content.

8.4-8 Advertising. All advertising materials including, but not limited to, posters, banners, brochures, and flyers will be approved by the Marketing Communications/Publications Committee prior to distribution. The approved Association logo, where possible, must be on the advertising material.

REWRITE: 8.4-8A The Association at the discretion of the Marketing PC Director, the Editor of the *News & Views*, or the Project Manager of the annual Phone Directory, reserves the right to deny advertising to advertisers which have attained an unsavory reputation through their business practices.

8.4-8B Board Review – The Board of Directors will make a final decision on an advertiser if additional support is required for the decision.

8.4-8C Oregon Construction Law (OR 70) requires anyone who works for compensation in any construction activity involving improvements to real property needs license from the Oregon Construction Contractors Board (CCB). This includes, but is not limited to roofing, siding, painting, carpentry, floor covering, concrete, heating, and air conditioning, electrical, plumbing, tree servicing, repair of attached appliances, land development, home inspection and most other construction and repair services. [6-27-2017] For more information call Oregon Contractors Board at (503) 378-4621.

8.4-8D Oregon Landscape Contractors Law (OR 671) – For more information on what is allowed with and without a Landscape license contact the Oregon Landscape Contractors Board (LCB) at (503) 967-6291.

8.4-8E Association Restaurant advertisements in the *News & Views*, the Phone Directory and on the Digital Screens will be free of charge. The restaurant is the Association operating department leased to a manager for the convenience and enjoyment of the residents of the Association and is maintained in keeping with the Articles of Incorporation.

Motion #18 2024-0723.Rules.Section 9

Rules Director Andrew Nordby: I move to post 2024-0723 (revised) Rules & Regs section 9 Referral Rewards for New Associate Membership.

REFERRAL REWARDS for NEW ASSOCIATE MEMBERSHIPS

The Association will provide gift certificates for new Associate Memberships under the following conditions:

Must be a current homeowner or associate member in *good standing* giving a referral to a new paid associate membership.

528 Member to receive a ten percent (10%) gift certificate to Country Cottage or the Association Golf Pro Shop, based on the total
529 fees paid by the new associate member to the Association.

530 Current homeowner or associate member is not limited to the number of referrals that become associate members.

531 The Referral program will continue as written unless revoked during the annual budget process for the following year.[4-27-
532 2021]

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Motion #19 2024-0723.Rules.Section 10

536 Rules Director Andrew Nordby: I move to post 2024-0723 (revised) Rules & Regs section 10 Renters.

537 RENTERS

538 Age requirement

539 A renter must be fifty-five (55) years of age or older and registered at the office by the owner member or designated agent.

540 Memorandum of Understanding

541 The owner member or designated agent shall cause the renter to complete a *Memorandum of Understanding* for qualifying
542 inherited rental properties and submit it for approval by the Board of Directors before granting occupancy rights to the Renter.
543 [4-25-2021].

544 Use of Facilities

545 Renters must become Associates to use the Association facilities. The fifty (50) year minimum associate age rule does not apply
546 to renters, as renters must be age fifty-five
547 (55) and above to qualify as renters. [4-25-2017].

548 Room

549 The homeowner of the property must also reside in the home where the room is rented. [4-27-2021].

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Motion #20 2024-0723.Rules.Section 11

553 Rules Director Andrew Nordby: I move to post 2024-0723 (revised) Rules & Regs section 11 Vehicles.

554 VEHICLES

555 For the purposes of this section a vehicle is defined as a licensed and Department of Motor Vehicles (DMV) registered street
556 legal and motorized passenger car or pick-up, intended to carry the owner of the vehicle and passengers as designed by the
557 manufacturer. [4-25-2017] Included vehicles may also be a motorcycle or trike. All vehicles must be operable with vehicle
558 stickers properly displayed.

559 On Street Parking

560 Street parking in the Association comes under the authority of the City of Woodburn and any assumed violations are to be
561 reported to the Woodburn Police.

562 Storage Unit

563 Vehicle(s) shall not be used as storage unit(s) in the driveway.

564 Parking

565 Parking is prohibited on lawns, sidewalks, or unpaved parking surfaces. Consideration may be given to paving blocks with prior
566 completion of an Architectural Review Form, and approval of the Architectural Committee. [4-25-2017]

567 Temporary Parking

568 The unit, with or without motor power, which is designated for recreational purposes and/or human occupancy for recreational,
569 work or emergency purposes may be stored temporarily on the lot.

570 11.4-1 The unit may not be parked or stored in the driveway, or anywhere on a member's lot, exclusive of the garage,
571 longer than 72 hours.

572 11.4-2 The unit includes but is not limited to a converted van, camping trailer, motor
573 home, travel trailer, utility trailer, truck camper, tow-dolly, watercraft, a commercial vehicle with or without trailer and with or
574 without a Logo.

575 Day Parking Permits

576 Travel agencies or other organizations must fill out an Extended Day Parking Permit form at the office so that the Association will
577 have notice of Day-only parking. The form must be completed with the date and time of the event by the contact company. The
578 Activities Director will review the annual approved Association schedules to confirm there are no conflicts with Association
579 activities in conjunction with other board chairs, as is appropriate (e.g., Golf Director) and the business office.

580 11.5-1 No Overnight Parking will be permitted.

581 11.5-2 If there is a conflict with an Association event, the DAY Permit will be denied, including pick-up and drop-off due to
582 possible congestion issues.

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Motion #21 2024-0723.Rules.Section 12

Rules Director Andrew Nordby: I move to post 2024-0723 (revised) Rules & Regs section 12 Walking on Golf Course.

WALKING on the GOLF COURSE

Members may walk on the golf course cart paths during hours established by the board of directors. See Rules & Regulations 1.3.

Guests

Members must accompany guests

Register

Members and guests must register (sign-in). There are three options: 1) Use QR Code on Lanyard, 2) call the Pro Shop, or 3) sign the sign-in sheet in the golf lounge before walking.

Lanyard

The Association will provide the lanyards and members are required to wear them while on the course. Lanyards shall not be shared.

Dress code

Appropriate clothing is required on the golf course. Appropriate in this section means clothing that is suitable for the situation, including weather.

Bicycles, Trikes and more

Bicycles, trikes, hoverboards or skateboards are not permitted on the golf cart paths under the walking rules.

Pets

Pets are allowed on the course with members. 12-6A Pets must be on a leash.

12-6B Pet walking is restricted to the golf cart path, plus (5) five feet off the side of the path in the grass area.

12-6C All waste must be picked up and taken home. Do not place in the golf course or Association garbage receptacles.

12-6D No aggressive dogs.

12-6E Do not allow dogs to dig.

Motion #22 2024-0723.Rules.Section 13

Rules Director Andrew Nordby: I move to post 2024-0723 (revised) Rules & Regs section 13 Recreation Vehicle (RV) Lot.

RECREATIONAL VEHICLE (RV) LOT

The Association will not be responsible for loss or damage caused by fire, vandalism, theft, weather, or the act of other person(s), including acts of natural disaster. [11-28- 2023]

RV Lot Committee

The RV Lot Committee Director will be responsible for board oversight in the management of the RV Lot including:

13.1-1 Maintaining a list of current owner registration of stored property, in conjunction with the office.

13.1-2 Establishing guidelines for how, when, and by whom the RV Lot is to be used and for making recommendations pertaining to fees and usage of the RV Lot including storage units.

13.1-3 Responsible for the security and monitoring of the RV Lot and recommendations for improvement or changes.

13.1-4 Familiar with Emergency procedures and maintains an "in-house" standard operating procedure.

Renting Space

Only homeowner members, family of homeowner, and associates may obtain lot space or storage unit space on an annual basis with priority to homeowner, then family of member and finally, associate.

Owner Responsibility

13.3-1 Storage at Owner's Risk. All properties by owner stored inside or outside the owner's unit(s) are at the owner's risk. It is up to the owner to provide their own insurance to cover such loss or damage. [11-28-2023]

13.3-2 DMV registration – the owner must check for possible DMV registration. 13.3-3 The owner must have an emergency contact on file who may move the unit if

the owner is unable to move the unit in a situation requiring a move. [10-24- 2017]

13.3-4 RV Lot and or Storage Unit users are expected to follow Rules and Regulations for usage. The Association member will be responsible for compliance, usage, and fees. [11-28-2023]

13.3-5 Security key card. Do not allow another member to enter or leave the RV Lot on your recorded entry.

13.3-6 Pets must be on a leash when in the RV Lot.

13.3-7 Children are to be supervised and are not allowed to roam or play in the RV Lot.

Allowed RV Lot vehicles:

RV or Motorhome, 5th Wheel, Travel Trailer. [11-28-23].

Pickup Camper, personal use and off-road vehicle and trailer. 13-4-3 Watercraft and Trailer.

Automobiles and Pick-up Trucks.

641 Personal Storage Trailers. [5-25-2021]
642 Auxiliary towing dollies. [8-22-2023].
643 Moveable
644 The unit(s) stored must be identified on the form and/or photo may be attached. Ownership must be verified at the time of
645 application along with proof of insurance and registration of ownership.
646 13.5-1 The Unit must be moveable by the owner or designated party, in case of a disaster or improvements to the RV Lot.
647 A unit, as referred to in these Rules and Regulations shall include self-propelled, tow-able unit and/or
648 utility/canopy/camper/travel trailer and/or canoe/boat trailer combinations.
649 Rent Fees and Agreement
650 All lot sizes and storage unit sizes are defined in the Fee Schedule. [11-28-2023]
651 Lot Space and Storage Unit agreement
652 This RV Lot space agreement must be renewed every year on a full-year basis. Proof of Insurance and Proof of Current
653 Registration of Ownership will be required.
654 13.7-1 The prorated RV Lot fee will be for the first-time RV Lot rental by a member, member family member or associate
655 only. [11-28-2023]
656 13.7-2 The Individual Storage Unit agreement must be renewed – see Fee Schedule.
657 Proof of Insurance will be required. No alteration to the unit door, walls, ceiling, or floor. [11-28-2023]
658 Deny Access and/or Terminate a Space Agreement
659 The Association reserves the right to deny access and/or terminate a space agreement. This is in addition to other actions
660 that may be taken for violation of governing documents.
661 Clean-up Fee
662 The clean-up charges effective 1-1-2021 will be treated as a fee. There will be a clean- up fee for the space obtained. [3-2-
663 2021]
664 13.9-1 Exemption: The refund of clean-up deposits of \$50 that were paid by RV Lot storage Homeowners prior to 1-1-2021
665 will be refunded when the space is clear of any debris or hazardous material.
666 13-9-1A For qualifying homeowners under 13.9-1, this exemption does not apply if they return to rent.
667 Termination
668 If the lot space or storage unit fee is not paid within thirty (30) days of the due date, or if the member does not clean out
669 their storage unit and or remove their unit(s) immediately upon termination of this agreement, their access will be denied.
670 13.10-1 All costs associated with cleanup, including hazardous materials or environmental clean-up costs will be the
671 responsibility of the member.
672 13.10-2 The renter will be invoiced for disposal, cleanup, and labor that the Association must incur if the renter does not
673 leave the rented space clean.
674 Placement on Space
675 13.11-1 Orderly Appearance. Member or Associate will be responsible for orderly appearance of the obtained space and
676 their unit(s). Upon notification of violation(s), no more than thirty (30) days will be allowed for correction(s).
677 13.11-2 Centered in Space. RV unit(s) must be parked centered side to side in RV Lot space and nothing may be stored
678 within four (4) feet of the fence.
679 13.11-3 Unit may be covered but not anchored to the ground or fence. Individual tire covers are allowed for the protection
680 of the unit(s). No self-supporting structure will be permitted.
681 Prohibitions
682 13.12-1 Toxic or hazardous chemical, flammable, corrosive, or explosive materials.
683 13.12-2 No major mechanical or major body work may be done on stored vehicles in the RV Lot at any time. Due to
684 hazardous material rules engine and transmission oil changes are considered major work. Tires must be kept inflated due to
685 safety reasons and all stored vehicles must always be moveable. [5-25-2021]
686 Violations and complaints
687 All perceived violations and complaints are to be immediately reported to the office in writing or on the approved Complaint
688 Form and submitted to the Rules Director.

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691 **Motion #23 2024-0723.Rules.Section 14**

692 Rules Director Andrew Nordby: I move to post 2024-0723 (revised) Rules & Regs section 14 Golf Course Rules
693 and Etiquette.

694 GOLF COURSE RULES and ETIQUETTE

695 Hours of Operation or Closures. Hours are set by the board of directors. See Rules and Regulations Operation hours 1.3.

696 Golf Hours and Priority or Golf Times

697 Golfers may not start on the golf course before the opening hours, as approved, or directed, by the board except for
698 scheduled tournaments that may require earlier tee times.

699 14.1-A Priority of golf times -The Pro Shop staff is responsible for directing the priority of play on the golf course and shall
700 maintain a Tee Time sheet.

701 Reciprocal Play

702 Oregon Trail Program Senior Estates Golf & Country Club is a member of The Oregon Trail Golf Program (OTSP) which is a
703 revenue neutral program allowing our members to play at participating member clubs. Information is available at the Pro
704 Shop. Prior contact with other clubs must be made through our Pro Shop staff.

705 14.2-A Reciprocal play - OTSP participating clubs may play Senior Estates Golf and Country Club under the same terms.

706 14.2-B Additional Reciprocal Play. Reciprocal play with other golf clubs is allowed

707 whereby members of these clubs may play with permission from the Pro Shop staff and payment of green fees consistent
708 with rates established with OTSP fees.

709 Player Responsibility

710 14.3-1 Register. Members and guests must register (sign-in) at the Pro Shop before golfing. Guest(s) must be accompanied
711 by a member in *good standing*, and guest(s) must purchase a daily bag tag that will be displayed during play.

712 14.3-2 A first-time or beginner golfer is encouraged to attend a clinic or take a golf lesson prior to playing.

713 14.3-3 First Tee. Golfers must start from the first tee unless otherwise approved or directed by the Pro Shop staff, or as
714 part of a game with designated start holes.

715 14.3-4 Golf Group: More than four (4) people are not allowed to play as a group except with explicit permission from the
716 Pro Shop staff.

717 14.3-5 Golfer's golf bag and clubs. Golfers must have their own golf bag and a set of golf clubs, unless the pro shop staff
718 grants a waiver. The pro shop has sets of golf clubs available for use.

719 14.3-6 Golfers to show proof. Golfer(s) will show their bag tag or receipt for green fees upon request of the Pro Shop staff
720 or authorized Course Marshall. If such proof is not provided the offender will be reported to the Pro Shop staff.

721 14.3-7 Licensed Driver. A golf cart must be driven by a person at least 16 years of age, with a valid driver's license, and may
722 be occupied by no more than the number of people as designed by the cart manufacturer.

723 14.3-8 Dress Code. Appropriate clothing is required on the golf course. Appropriate clothing in this section means clothing
724 that is suitable for the situation, including weather.

725 Golf Course Play

726 14.4-1 Start. Golfers that start on holes other than hole one (1) or ten (10), with permission of the pro shop, must let
727 golfers on the field play through first.

728 14.4-2 Preference on Tenth Tee. Golfers coming from the number nine (9) hole will have preference on number 10-tee.
729 Golfers stopping between nines for refreshments, except for items to be carried and consumed during play lose their
730 preference.

731 14.4-3 Playing Through. If one (1) full hole is empty ahead of you, and players are waiting behind you, invite players to
732 play through. Do not resume playing until the team has moved to the next hole or is completely out of your range.

733 14.4-4 Golf Ball marks and Divots. Golfers are requested to carry sand and seed mix on their golf cart or pull cart as they
734 play.

735 14.4-4A Do not replace divots on tee boxes. Reseed tee box divots with the sand and seed mixture provided at each tee
736 box, or from sand and mix that you carry.

737 14.4-5 Sand Trap Rakes. Replace sand trap rakes in the holders located in the sand trap. Do not place or throw the rakes in
738 the trap.

739 14.4-6 Golf Carts. A golf cart is identified as a vehicle that is self-propelled. A golf cart must not be driven within 30 (thirty)
740 feet of the putting greens, onto the apron, onto the tee or into a sand trap.

741 14.4-7 Handicap Flag Program. Any golfer who needs to take advantage of the Handicap Flag Program must submit to the
742 office one (1) of two (2) pieces of documentation; a letter from attending physician regarding the health condition that
743 warrants the golfer this compensation or their government issued Handicap Placard. They will be issued a Handicap Flag
744 and a pole to attach to their golf cart and guidelines that will be adhered to, upon arrival.

745 14.4-7A Golfers approved under the Handicap Flag program must comply with ordinary and reasonable rules of the course.

746 14.4-7B Golf cars bearing a Handicap Flag may drive to the side of the approach to the green, not closer than ten feet from
747 the green and not on the approach to the green.

748 14.4-7C Pro shop staff has discretion to not allow Handicap Flag play in certain weather conditions that may damage the
749 course.

750 14.4-7D Handicap Flag program is open to owners and associate players. 14.4-7E Handicap Flag program is open to
751 owner guests playing with

752 owners with proof of Oregon State issued Handicap placard for day.

753 14.4-8 Registration. Any Golf cart(s) operated on the premises must be registered by owners with the Association and
754 purchase an annual golf cart registration sticker that must be displayed on the windshield of the golf cart.

755 14.4-8A Street Legal. DMV licensed, street legal carts with the State of Oregon are considered street legal in the City of
756 Woodburn, where speed is posted 35 MPH or less.

757 14.4-9 Tires. The tires of golf carts, and scooters, must be at least eight (8) inches wide with non-aggressive treaded tires.

758 14.4-10 Golf Cart Routes. Golf cart drivers should always use the streets north of HWY-214. A citation (by law
759 enforcement) may be issued for using HWY- 214 without a DMV licensed golf cart. Street licensed Association house
760 maintenance vehicles should also use the same route, whenever possible rather than the golf cart paths. [4-27-2021]

761 14.4-11 Hand Golf Cart Restricted Areas on Course. All push carts whether self- propelled or hand operated must not be on
762 the putting greens, tee box, or into sand bunkers or across any other posted designated areas of the golf course.

763 Men and Women's Golf

764 14.5-1 Tuesday - Nine (9) holes of the golf course are reserved for Men or Women golfers who play in the nine-hole group.
765 The men and women will play alternate nine
766 (9) holes unless playing together.

767 14.5-2 Wednesday - Eighteen (18) holes of the golf course are reserved for the 18-hole women golfers and shall have
768 preference, provided they are a twosome or more

769 14.5-3 - Thursday - Eighteen (18) holes of the golf course - are reserved for the 18-hole men golfers and shall have preference,
770 provided they are a twosome or more

771 14.5-4 The Pro Shop staff have the discretion to allow other players on the course if the times allocated for the Men's Club
772 and Women's Club are not being used.

773 14.5-5 If Men's Day or Women's Day falls on a holiday, the days are open to all players unless already part of a scheduled
774 and approved tournament.

775 Golf Tournaments

776 The Board of Directors will approve a schedule of golf tournaments, usually in the fall of year, before golf events the
777 following year.

778 14.6-1 Updates. The tournament schedule may be updated as needed by the board. 14.6-2 Holding a tournament.
779 Members may not hold a tournament with guest(s)
780 without first obtaining permission from the Pro Shop staff in consultation
781 with the Golf Chair of the Board of Directors.

782 14.6-3 Invitational. An invitational is made up of members and invited guests. An event organizer may request a free
783 practice round which may be granted by the golf chair at their discretion, on a case-by-case basis. However, it is
784 recommended that event organizers for established events request the free practice round approval at the time of the
785 Tournament Schedule by the Association Board.

786 14.6-4 Restrictions During Tournaments. A member cannot play on the golf course during reserved tournament play if the
787 member is not a participant in the tournament. The Pro Shop will allow play by non-participating players when there is no
788 chance of interference in the game.

789 Golf Practice Areas

790 Golf Practice areas are the driving range near the golf cart sheds, the sand bunker near the gazebo, the putting green near
791 the gazebo, the putting green in front of the clubhouse near the Pro Shop, and the putting green near the golf maintenance
792 shed.

793 These areas shall be open for practice to any Association member in *good standing* and their guests regardless of age. The
794 guest must be accompanied by the member in *good standing* and always supervised.

795 14.7-1 Practice is not permitted on the golf course, except as part of an approved tournament practice round.

796 14.7-2 Be aware of other golfers on the course.

797 14.7-3 Pick-up Golf Balls. Golfers are responsible for picking up their own golf balls.

798 14.7-3A When a golfer is ready to pick up balls, other golfers must stop hitting balls and allow the pick-up of golf balls.

799 14.7-3B Shag Bag. Shag bags are inside the bench and must be returned after use.

800 14.7-4 Tournament Practice. Golfers will be restricted to fifty (50) yards on the practice field on tournament days.

801 14.7-5 Woods and hybrids may be used only into the net on the west end of the practice area (over one hundred yards).
802 Exceptions may be made under the supervision of a teaching golf professional in coordination of the Golf Pro Shop staff.

803 Player Responsibility for Rule Violations or Complaints

804 14.8-1 Responsibility. Players assume responsibility to inform or remind other players about the rules of golf and
805 etiquette. See also 14.3.

806 14.8-2 Report rule violations or Complaints. Member(s) should report golf rule violations or complaints to the Pro Shop
807 staff.

808 14.8-3 Complaints other than Golf Rule Violations. Violations of Association rules shall be reported on the Association
809 Rules Review and Complaint form available on the Association website or at the office.

810 14.8-3A Complaints. The Pro Shop staff shall direct Association complaints to the proper form or the Rules director.

811 14.8-3B The Rules committee chair is allowed use of an Association golf cart to investigate filed complaints and or
812 violations, upon request, and if not in use.

813 14.8-4 USGA and Local Golf Rules.

814 14.8-4A The Association operates under United States Golf Association (USGA) Rules and Local Golf rules established by the
815 Green Committee of the Association.

816 14.8-4B Handicap The men and women's golf clubs at the Association access their handicap index through the Oregon Golf
817 Association (OGA), an allied golf Association of the USGA. The "Handicapping Policy" is posted in the Golf Lounge.

818 14.8-4C Rules Books - USGA and Local Rules "Green" book are available in the Pro Shop.

819 Pets on Course

820 No domestic animals of any sort, unless authorized by the Pro Shop staff, are allowed on the golf course or in the golf cart
821 on the course during play. If an allowance is made the animal must remain in the cart. Owners are allowed to have pets in
822 the golf cart while riding on the golf cart paths, and while traveling to and from the Association, while not playing golf, if the
823 pets remain in the cart.

824 14.9-1 Animal Feeders or Water Containers - For safety reasons, homeowner personal animal feeders or water containers
825 are not allowed on the golf course nor attached to golf course trees.

826 Other Cart Riders

827 Riders, spectators, and spouses may ride or walk along with a golfer in *good standing* to help assist in caddying, locating
828 errant golf shots, delivery of selected golf club as needed, moving golf cart, and tending the flag, etc.

830
831 **Motion #24 2024-0723.Rules.Section 15**

832 Rules Director Andrew Nordby: I move to post 2024-0723 (revised) Rules & Regs section 15 Property.

833 PROPERTY

834 Definitions:

835 Property in this section is the property of the owner. City in this section is the City of Woodburn, Oregon.

836 Lot in this section means a platted or partitioned lot within Senior Estates Golf and Country Club so designated in any
837 declaration annexing the property to Senior Estates Golf and Country Club, but not including any Common Area now or
838 hereafter owned by the Association. For further information, refer to Declaration of Restrictions (September 1, 1999).

839 Architectural Review Committee

840 The Architectural Review Committee Director has authority over all matters pertaining to deed restrictions, including
841 changes to home/garage exterior or property landscaping.

842 15.1-1 Architectural Review Requests. Once work on a project approved by the Architectural Review Committee is
843 complete, a re-inspection will be performed to ensure the work conforms to the original plan.

844 15.1-1A Copies of the application, approval or denial, and re-inspection will be placed in the Lot File as a permanent record.

845 15.1-2 Compliance Certification Requests. Prior to closure of home sales, a Compliance Certification inspection must
846 ensure the property and existing structure follow current governing documents of the Association.

847 15.1-2A If non-compliant issues are found, they will be reported to the property owner or agent for resolution. Once the
848 issues are resolved, closure of the sale may proceed.

849 15.1-3 Transfer of Title. A property that does not fully comply with the governing documents of the Association must be
850 changed to comply with those documents before a Certificate of Compliance is issued for the transfer of title.

851 15.1-4 Guidance. This Committee is guided by the provisions of the current

852 governing documents of the Association and local City Ordinances. Questions concerning interpretation of Association
853 governing documents will be

854 resolved at the level of the Board of Directors. Questions pertaining to City Ordinances will be resolved at the City Building,
855 Planning, or Public Works Departments.

856 15.1-5 Committee Meetings. The Architectural Review Committee meets weekly to assign inspections to committee
857 members, discuss questions brought before the committee, and to identify areas that should be referred to specific City
858 departments for clarification. Results of assigned inspections are normally available within ten (10) days of receipt in the
859 office. Committee members will visit the property to perform their inspections and if access to required areas is not
860 available (e.g., the owner is not at home), completion of the
861 inspection might be delayed.

862 Owner Responsibility

863 15.2-1 Owners are responsible for maintaining the dwelling house, garage, fence, wall, hard surfaces, such as sidewalks
864 and add-ons, such as a deck, or any unnamed structural changes to the lot.

865 15.2-2 Failure to maintain the exterior of dwelling and/or garage, including siding, roof, windows, and paint may incur
866 fines, as detailed in the Fine Schedule.

867 15.2-3 The owner is responsible for obtaining prior approval before changes are made to structures as listed in 15.2-1. For
868 further information, refer to the Declaration of Restrictions. The owner shall:

869 15.2-3A Complete Architectural Review Request form and submit to the office for prior approval or work to be performed
870 at your home. Forms are available on the Association website or business office.

871 15.2-3B Must obtain any necessary building or mechanical permits from the city.
872 15.2-3C Must obtain any necessary electrical or plumbing permits from Marion County.
873 15.2-3D Project shall be pursued with reasonable diligence from the time of commencement until fully completed.
874 15.2-3E Notify Architectural Review Committee that job is ready for re- inspection upon completion or a change in plan.
875 15.2-3F All building materials associated with the project shall be cleaned up after the project is completed.
876 Exterior
877 15.3-1 Exterior building materials and colors must be consistent with exterior building materials and standardized
878 colors. A color guide is available in the office for reference.
879 15.3-2 Exterior building products new to the construction market must be approved by Architectural Review Committee
880 before installation within the Association. A roof other than Hip or Gable design is not
881 permitted
882 15.3-3 Roof Styles not allowed: Plain concrete, corrugated metal, plywood, press board, shakes or tile.
883 15.3-4 Add-Ons. A patio, patio cover, deck roof or additional construction may not be built in a setback area. A deck is an
884 outdoor area raised above grade level with standard wood or wood composite construction; it is part of the house. A patio is
885 an outdoor living area at grade level constructed of any paving materials.
886 Driveways
887 Lots are limited to one (1) driveway. A golf cart or wheelchair access, not to exceed forty-eight (48) inches in width with
888 curb cut is allowed on comer lots. [12-13-2011]
889 Hedges, Fences and Walls
890 15.5-1 No hedge, fence, wall, or similar structure shall be permitted, unless written plans and specifications have been
891 approved in writing, by the Architectural Review committee. The City of Woodburn requires review and a fence permit
892 before a fence is built.
893 15.5-2 Hedges (barrier) are restricted to a maximum of seven (7) feet. 15.5-3 Shrubbery are restricted to a maximum of
894 six (6) feet.
895 15.5-4 Fences and Walls are restricted to a maximum of six (6) feet behind the setback lines of the property; all
896 measurements are to be made from curb height.
897 15.5-5 Hedges (barrier), Fences, and Walls must not extend beyond the street setback line of the house.
898 15.5-6 The curb is not the property line. Most property lines are 7 – 15 feet inside the curb line.
899 15.5-7 Fences and/or Walls on the Property line, (see city diagram) starting at the curb will not exceed:
900 15.6-7A - 3.5 feet in height for the first six (6) feet. 15.6-7B - 4.5 feet in height for the next six (6) feet. 15.6-7C - 5.5 feet in
901 height for the next six (6) feet. 15.6-7D - 6.5 feet in height for the next six (6) feet.
902 15.6-7E - then not to exceed seven (7) feet to back property line.
903 15.5-8 EXCEPTIONS to Hedges, Fences, and Walls:
904 Hedges (barrier), Fences and Walls defining the perimeter of the Association may be a maximum of seven (7) feet above the
905 curb line.
906 Hedges (barrier), Fences, and Walls are permitted on lots that abut side streets to the vision clearance area to the front
907 setback line.
908 Hedges (barrier) at the house line shall not exceed seven (7) feet in height. Decorative lattice, rail, or picket fences:
909 15.5-8A Defining a landscape feature not to exceed twenty-four (24) inches in height.
910 15.5-8B In front and side yards within the Vision clearance area not to exceed forty-two (42) inches in height.
911 15.5-8C In front yard outside the Vision clearance area not to exceed forty- two (42) inches in height.
912 15.5-8D Golf Course Homes - Rear property lines of lots that abut the golf course are limited to a four (4) foot high
913 unobstructed, open style fence.
914 15.5-8E Houses on the golf course – For further information, refer to Declaration of Restrictions, Article IV.
915 Landscape Maintenance
916 15.6-1 Owners are responsible for maintaining their yards and lawn free of weeds and in a neat and orderly manner. [12-
917 13-2011].
918 15.6-1A Ground covers, including clover, planted in lieu of a lawn shall maintain the area to no more than six (6) inches tall.
919 15.6-2 Owners are responsible for all sides of their shrubbery and foliage to ensure that it does not invade their dwelling,
920 garage, and their neighbor’s property. For further information, refer to the Declaration of Restrictions. [6-28-2022].
921 Trees
922 15.7-1 City Easement. City permission is required to plant, cut, or remove a tree in the city easement portion of a lot.
923 Trees planted in the city easement portion of a lot become the property of the city and the property owner is responsible
924 for its care.
925 15.7-2 Tree Maintenance - With the exception of normal tree maintenance, members may not top, intentionally damage,
926 cut, carve, transplant, or remove any private tree, common grounds tree, or street tree, nor attach or place any rope
927 or wire (except to support the tree itself), sign, poster, handbill, or other thing to it, without approval of the Association's
928 Architectural Review Committee, unless specifically authorized in writing by the City of Woodburn Public Works Director.

15.7-3 Trees in rear lots of those member's properties that abut the golf course (Section No.3, Block 31; Section No.5, Block 44; Section No.6, Block 56, and Lots 1 through 16 of Block 59 and Section No.7, Blocks 65, 66, 67, 72 and 73) shall be trimmed to offer unobstructed and open view of golf course. [12-13-2011]

15.7-4 Dead or dying trees and shrubs shall be removed from the property, including the stump.

15.7-4A All tree stumps shall be removed below the surface of the ground. 15.7-4B For more information contact the City of Woodburn Planning Division.

Lot Structure (Dwelling)

15.8-1 Dwellings. See City Building Division. Any lot structure(s) shall not occupy more than forty percent (40%) of the total area of a lot.

City of Woodburn Vision Clearance

(THIS DIAGRAM WILL BE FULL SIZE in Final Document)

This diagram is a city guide, outlining the development standards and other considerations for constructing a fence or free-standing wall on private property.

Fencing and wall zoning regulations may be found at the City of Woodburn website or call the city.

Accessory Storage Units/Cabinet

This section refers to an accessory storage unit only, and not a shed or the Storage Units at the RV Lot.

15.10-1 Storage units/cabinets no larger than two hundred (200) cubic feet with Architectural Review Committee approval may be installed against the side or rear of the house. (Example 7' wide x 7' high x 4' deep).

15.10-2 Prior to installation color, materials, and placement must be approved by the Architectural Review Committee.

15.10-3 If you have an existing storage unit and it meets the above criteria it will be approved by submitting an Architectural Request Form to the Architectural Review Committee.

15.10-4 For one (1) attached to the house it must meet all the criteria of the City of Woodburn Planning Department and the Architectural Review Committee.

Over the Air Reception

15.11-1 Over-the-air reception devices (OTARD) is allowed under Federal Communication Commission (FCC) rule as follows:

15.11-2 Property owners or tenants may install, maintain, or use an antenna to receive

video programming from direct broadcast satellites, broadband radio services, and television broadcast stations in areas within the owner's or tenant's exclusive use.

15.11-3 The OTARD rule also applies to certain customer antennas that receive and transmit fixed wireless signals.

15.11-4 Antennas shall be installed in such a manner to be visually non-offensive, as much as possible, consistent with good signal reception.

Ham Radio Towers

15.12-1 Free-standing or guyed Ham radio or communications towers are not allowed.

15.12-2 Inverted "V" Ham antenna with a maximum height of thirty-five feet above ground level are allowed.

15.12-3 Verticals or trapped verticals maximum height such as 4BTV with a maximum height of thirty-five (35) feet above ground level are allowed.

Light Trespass

Light trespass is under the authority of the City of Woodburn – City Ordinance 2338 Please call the non-emergency phone number (503) 982-2345 or visit www.woodburn-or.gov/ordinances.

Noise Trespass.

Noise trespass is under the authority of the City of Woodburn – City Ordinance 2312 Please call the non-emergency phone number (503) 982-2345 or visit www.woodburn-or.gov/ordinances.

15.14-1 Noise, as defined by the City of Woodburn "unreasonably disturbs, injures, or endangers the comfort, repose, health, peace, or safety of reasonable persons of ordinary sensitivity. Please call the non-emergency phone number (503) 982-2345 or visit www.woodburn-or.gov/ordinances.

Video Camera Surveillance

It is understood and reasonable that homeowners may use security cameras on their property.

15.15-1 Quiet Enjoyment. Owners must not point their cameras at their neighbors' windows, backyards, or any other areas where *privacy is expected* nor

interfere with another owner's quiet enjoyment of their home and property. For further information, refer to Declaration of Restrictions.

Garage Sales

Garage sales are under the authority of the City of Woodburn. Please call the non-emergency phone number (503) 982-2345 or visit www.woodburn-or.gov/ordinances.

15.16-1 Ordinance 2.07 - Garage Sales

15.16-1A Woodburn residents may use their property to host garage, estate, or yard sales up to three (3) times per year.

- 15.16-1B Sales are limited to three (3) consecutive days.
- 15.16-1C Hours are limited to 8am through 8pm.
- 15.16-1D All signs must be removed on the last day of each sale.
- 15.16-2 Cleanup After Sale
- 15.16-2 Items remaining after the sale shall be removed from curb and yards within three (3) days after sale.

Motion #25 2024-0723.Rules.Section 16

Rules Director Andrew Nordby: I move to post 2024-0723 (revised) Rules & Regs section 16 Refuse Containers/Uncontained Garbage/PODS.

REFUSE CONTAINERS/UNCONTAINED GARBAGE/PODS

Refuse Containers

Refuse Containers include Recyclable Items, Perishable Garbage, Yard Debris or compost, or Glass recycling or any member provided container used for regular pickup.

16.1-1 Shall be removed before it becomes offensive and shall not accumulate on or about the residence.

16.1-2 When not being emptied or filled, containers shall be closed. 16 1-3 The containers shall have no overflow issues.

16 1-4 After container pick-up, all containers must be out of the city right-of-way within 24 hours after collection and placed flat against the side or back of the dwelling. (i.e., not side by side at corner of house).

16.1-5 Exception - Members who have specially marked disabled containers from the local collector may store those containers in front of the garage. [6-27- 2017].

16.1-5A Exception may be denied by the Association if the member stops collection or has overflow issues.

Uncontained Garbage

Uncontained items listed in 16.1 stored around the owner’s home or lot may be subject to fines if left to accumulate or if the smell is such that it attracts vermin or creates a smell that is offensive.

Portable on Demand Storage

Portable on Demand Storage (PODS) or trash containers may not be parked or stored on a member's lot for longer than 72 hours without permission of the Association.

Vehicles, PODS, or trash containers, including dumpsters, which may pose a safety hazard to adjacent driveways or streets may not be parked in the street, driveway or anywhere on a member's lot. [Vehicles 12-31-2011]

Motion #26 2024-0723.Rules.Section 17

Rules Director Andrew Nordby: I move to post 2024-0723 (revised) Rules & Regs section 17 Pets.

PETS

No Raising Animals

No animals, reptiles, livestock, or poultry, of any kind shall be raised, bred, or kept or permitted, excepting domestic dogs, cats, fish, and pet birds. None of the mentioned animals shall be raised as a business. [12-8-2015]

All Dogs and Cats

All dogs and cats, when outside their owners' property boundaries, must be restrained by leashes. Owners are responsible for ensuring that their pets do not disturb the peace and comfort of any residents, and for cleaning up all droppings made by the animals.

17.2-1 Pets Posing a Threat - Owners whose pet has threatened, bitten or otherwise harmed another pet, member or guest are subject to fines by the association and may be reported to authorities.

17.2-2 Common Grounds – Pets considered to pose a threat through the association complaint process or by Woodburn City ordinance are not allowed on the Common Grounds.

Motion #27 2024-0723.Rules.Section 18

Rules Director Andrew Nordby: I move to post 2024-0723 (revised) Rules & Regs section 18 Incidental Business at Dwelling.

INCIDENTAL BUSINESS at DWELLING

Incidental Business Permitted

Under the Following Conditions. Incidental business activity in a home or “home office” is permitted under the following conditions:

042 18.1-1 The home must be the place of residence of the member conducting the business activity and may not be
043 construed to prevent or prohibit an Owner from:
044 18.1-1A Maintaining the owner’s professional personal library. 18.1-1B Maintaining the records of the owner’s business.
045 18.1-1C Managing personal and business professional phone calls.
046 18.1-1D Occasionally conferring with business or professional associates, clients, or customers. [12-8-2015].
047 18.1-2 There may be no employees or other persons engaged in the business activity, other than the residents of the
048 home.
049 18.1-3 There may be no signs advertising or identifying the business activity.
050 18.1-4 Business activity, including storage of goods and materials, shall be indoors. 18.1-5 There may be no noise or
051 lights, caused by the business activity, discernible
052 outside the home.
053 18.1-6 The “home office” must comply with local ordinances and regulations, including city licenses, if applicable. If
054 complaints arise, the owner shall present upon request a copy of the license to the Association board or board
055 representative.
056 18.1-7 The “business” must not interfere with neighbors’ quiet enjoyment of their homes.

057
058
059 **Motion #28 2024-0723.Rules.Section 19**

060 Rules Director Andrew Nordby: I move to post 2024-0723 (revised) Rules & Regs section 19 Enforcement of
061 Rules.

062 ENFORCEMENT OF RULES

063 Rules Committee Director

064 The Rules Director should have an understanding of and is the principal Board member in the matter of formulating or
065 revising the various Association governing documents, fees, and fines. [6-28-2022]

066 Rules Committee Duties

067 The Chairperson should ensure that those documents are kept up to date and will coordinate efforts in enforcing the
068 various rules expressed in the governing documents, fees, and fines.

069 19.2-1 To enforce the provisions of the corporation's governing documents, the Rules Director will establish a system for
070 processing notices of alleged violations (from written complaints by members).

071 Enforcement Resolution

072 The Enforcement Resolution document explains the violation procedures to be followed and the method of fines.

073 19.3-1 In those times that the committee feels there is a danger to members of the committee, personal visits may be
074 skipped, with a letter, regular and certified, being the first step.

075 Outside of Scope of Association

076 There may be times that Rules violations are outside the scope of our authority, and members may be referred to the
077 police, City of Woodburn, or the appropriate agency.

078
079 **Motion #29 2024-0723.Rules.Section 20**

080 Rules Director Andrew Nordby: I move to post 2024-0723 (revised) Rules & Regs section 20 Amending the
081 Rules & Regulations.

082 AMENDING the RULES & REGULATIONS

083 Amendments.

084 These Rules and Regulations may be amended by the Board of Directors at any regular meeting of the board after a Motion
085 to Pass is made, seconded and discussed, provided the amendment was proposed at the previous regular meeting,
086 discussed and posted on the Association bulletin board (near the puzzle room) during the period between the two (2)
087 meetings.

088 20.1A All amendments to these rules must be dated and signed by the President, Secretary, and Rules Director.

089 B Rule Changes. The Rules Director is the principal Board member when revising the various Association governing
090 documents. All changes or additions must be reviewed by the rules committee for consultation before it is brought to the
091 Board of Directors by the Rules Director for a vote.

092 Rules Archive. The word document, the PDF of signatures, and only the PDF “on file” with no signature is made available to
093 the members on the Association website. All three (3) documents are archived at the Association office.

094
095
096 **Motion #30 2024-0723.Rules.Section 21**

.097 Rules Director Andrew Nordby: I move to post 2024-0723 (revised) Rules & Regs section 21 Certify the Rules &
.098 Regulations.

.099 CERTIFY the RULES & REGULATIONS

.100 We certify that that these Rules and Regulations were adopted in accordance with the governing documents of the
.101 Association including these Rules and Regulations.

.102
.103 President - Signature is on file ____Date: Secretary - Signature is on file _____Date: Rules Director - Signature is on file ____
.104 _____Date:

.105

.106

.107

.108

.109 **Adjourn to Open Mic – Any Members Comments**

.110 **Reconvene Meeting**

.111

.112 **Announcement for Next Meetings**

.113 **BOD Meeting, August 27, 2024 – 1:30 pm**

.114

.115 **Adjourn Meeting**