

KC HIGHLANDS HOMEOWNERS ASSOCIATION, INC.

An Oregon Planned Community restricted to residents fifty-five (55) years of age or older.

BOARD OF DIRECTORS RESOLUTION #2009 - 3

AUTHORITY: The Declaration, Articles of Incorporation, Bylaws & CC&Rs of the Association and Oregon law, specifically ORS 94 Oregon Planned Community Act, and ORS 65 Oregon Non Profit Corporation.

SUBJECT: OPERATING POLICY AND PROCEDURE

Whereas, the King City Highlands Homeowners Association, Inc. is an Oregon corporation duly organized and existing under the laws of the State of Oregon;

Whereas, the Oregon Planned Community Act, ORS 94.640 Association board of directors; powers and duties; removal of member; meetings; executive sessions, specifies in Section (1) "The board of directors of an association may act on behalf of the association except as limited by the declaration and the bylaws.";

Whereas, the Amended and Restated Declaration of Covenants, Conditions, and Restrictions of King City Highlands, a Planned Community dated December 10, 1998, specifies in Article IX Association, Section (2) Board of Directors, "The affairs of the Association shall be governed by a Board of Directors as provided in the Bylaws, and in Section (3) Power and Duties of the Association, "The Association shall have such powers and duties as may be granted or delegated to it by law, the Articles of Incorporation, this Declaration, and the Bylaws.";

Whereas, the Bylaws of King Highlands Homeowners Association, Inc. dated August 23, 1998, specifies in Article V Powers and Duties of the Board of Directors, Section 2, Duties and Powers specifies in (c) that the board of directors may "Adopt and publish rules and regulations, including fees, if any, governing the use of the Common Property and facilities, and the personal conduct of the members and their guests thereon.";

Now, therefore be it resolved that in keeping with the Association's fiduciary responsibility, the board of directors does hereby establish an Association Policy and Procedure Manual with the intent that its contents, as determined by action taken by the board of directors, shall serve as guidelines for the conduct of activities therein referenced. This action, the development of this Operating Policy and Procedure Manual, shall supersede any resolution determined or enacted by any prior board of directors, and the contents of this Manual shall likewise supersede any prior determined operating guidelines, rules, regulations, policy, and procedure covered therein.

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As reviewed and approved by Board action this 24th day of February 2009.

KC Highlands Homeowners Association, Inc., an Oregon Planned Community restricted to residents fifty-five years of age or older, and Non Profit Corporation.

By:  Date: 02/24/2009
President

Attested:  Date: 02/24/2009
Secretary