

KC HIGHLANDS HOMEOWNERS ASSOCIATION, INC.

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

OPERATING POLICY & PROCEDURE #2013-4

SUBJECT: CITIZEN PARTICIPATION ORGANIZATION (CPO) USE OF CLUBHOUSE

PURPOSE: Grant permission to a non KC Highlands Homeowners Association to use the Clubhouse for its regular monthly meeting.

AUTHORITY: The Declaration, Articles of Incorporation, Bylaws & CC&Rs of the Association, Oregon law, specifically ORS 94 Oregon planned Community Act, and ORS 65 Oregon Non Profit Corporation, and Title VIII of the Civil Rights Act of 1968 (The Fair Housing act) as amended in 1995 (HOPA).

Whereas, Under Section 2 of Article IX of the Declaration, Article V of the Bylaws, and ORS 94.630, the Board of Directors has all of the powers and duties necessary for the administration of the affairs of the Association, except such powers and duties as by law, the Declaration or Bylaws may not be delegated to the Board by the owners;

Whereas, ORS 94.630(1)(a) and Article V, Section 2(a), of the Bylaws empower the Board to adopt rules and regulations;

Whereas, Article XII, Section 1 specifies that each Owner and Occupant shall comply with the Declaration, Bylaws, and rules and regulations adopted thereto.

Whereas, Article VI, Use RESTRICTIONS AND OBLIGATIONS, Section 12 specifies that the Board may grant variances and/or waivers to any person of any of the Use Restrictions and Obligations set forth in this article on such terms as the Board, in its sole discretion, deems appropriate or necessary.

THEREFORE BE IT RESOLVED THAT:

- I. The Citizen Participation Organization (CPO) shall be permitted to use the KC Highlands clubhouse one time each month for their regular meeting at no charge.
- II. The CPO shall adhere to all Clubhouse usage policy and procedure.

The provisions contained in this document shall be formally reviewed and approved or rescinded by the Board of Directors at the beginning of each successive three (3) year period effective January 2014.

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As reviewed and approved by action of the Board of Directors of the KC Highlands Homeowners Association, Inc an Oregon Planned Community restricted to residents fifty-five (55) years of age or older, and Non Profit Corporation.

By: Mary Davis Date: 11-13-13
President

Attested: Darlene Whitten Date: 11-13-13
Secretary