

**GOOSE HOLLOW  
HOMEOWNERS ASSOCIATION**

**Resolution of the Board of Directors**

**APPROVAL OF SOLAR PANELS**

A. As used in this resolution:

1. "Declaration" means Declaration of Covenants, Conditions and Restrictions of Goose Hollow Subdivision, recorded on October 20, 2003, in the records of Marion County at Reel 2219, Page 255.

2. "Act" means the Oregon Planned Community Act, ORS 94.550 to 94.783.

3. "Bylaws" means the Bylaws of Goose Hollow Homeowners Association, Inc., an Oregon nonprofit corporation, recorded on October 20, 2003, in the records of Marion County, at Reel 2219, Page 256.

B. Article III, Section 6 of the Bylaws vests the Board of Directors with the power to exercise, for the Association, all of the powers and duties necessary for the administration of the affairs of the Association.

C. Article V, Section 9 of the Declaration and ORS 94.630(1)(a) empower the Board of Directors to adopt rules and regulations.

D. Article IV, Section 2 of the Declaration provides that no structure or improvement shall be commenced, erected, or maintained upon the Property nor shall any exterior addition to, or change or alteration therein, be made until the plans and specifications have been submitted to and approved in writing by the Architectural Committee pursuant to the procedures outlined in the Architectural Manual.

E. ORS 94.630(1)(n) provides that the Board of Directors may levy reasonable fines for violations of the Declaration, Bylaws, and Rules and Regulations of the Association after notice and an opportunity to be heard, if the fine is based on a schedule of fines adopted by a resolution of the Board.

F. ORS 94.709(5) provides that fees, late charges, fines, and interest imposed pursuant to ORS 94.630(1)(n), are enforceable as assessments.

G. The Board deems it necessary and in the best interest of the Association to adopt rules and regulations regarding the installation and specifications for solar panels to be erected on any Lot.

**NOW, THEREFORE, BE IT RESOLVED THAT** the following rules, regulations and procedures be adopted:

1. Solar panels are an improvement and subject to the Association's architectural control power under Article IV, Section 2 of the Declaration.

2. No solar panels shall be erected without the prior written consent of the Board as well as the ARC.

3. Any request to erect or install solar panels on a Lot must be submitted to the ARC in the form of an ARC application.

4. The size of any proposed solar panels must not exceed more than fifty percent (50%) of the rooftop on which it is to be erected.

5. Solar panels must lay parallel to the roof on which they are erected and many not be positioned more than six (6) inches above the roof.

6. Solar panels must be professionally installed.

7. Upon confirming that an Owner has violated these rules, the Board of Directors may levy a fine against the Owner. The imposition and levying of fines shall be in accordance with the Board's Enforcement Resolution and Schedule of Fines adopted

*June 7, 2011.*

**NOW, BE IT FURTHER RESOLVED THAT** the Board, reserves the right to deny any application for a solar panel that does not meet the specifications listed above.

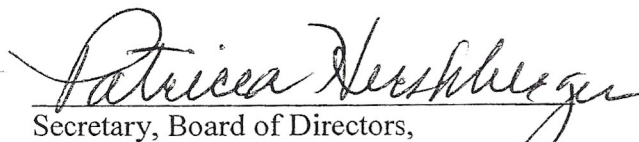
**NOW, BE IT FURTHER RESOLVED THAT** the Board, in its sole discretion, may withhold consent to any proposed work if it finds the proposed work would be inappropriate for the particular Lot or otherwise incompatible with the Declaration, Bylaws or Rules and Regulations.

**NOW, BE IT FURTHER RESOLVED THAT** a copy of this resolution shall be delivered to all Owners at their known or requested mailing address.

Date: June 8, 2011

ATTEST:

  
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President, Board of Directors,  
Goose Hollow Homeowners Association

  
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Secretary, Board of Directors,  
Goose Hollow Homeowners Association