

**MEADOWS AT TIMBERHILL
OWNERS' ASSOCIATION
Resolution of The Board of Directors
APPROVAL OF SOLAR PANELS**

WHEREAS, "Declaration" is the Declaration of Covenants, Conditions and Restrictions for Meadows at Timberhill Owner's Association, "Bylaws" are the Bylaws of Meadows at Timberhill Owners' Association, "Act" is the Oregon Planned Community Act, ORS 94.550 - 94.785 and "Association" is Meadows at Timberhill Owners' Association;

WHEREAS, Article 3, Section 3.8 of the Declaration and Article XIV of the Bylaws allows the Association to adopt rules governing the use of Lots as it may deem necessary or appropriate in order to assure the peaceful and orderly use and enjoyment of the property;

WHEREAS, Article 7, Section 7.1.1 of the Declaration provides no Improvements shall be erected or permitted to remain on any Building Lot except Improvements designed for residential living and Improvements normally accessory thereto.

WHEREAS, Article 3, Section 3.9.1(a) of the Declaration provides that the Association shall be responsible for maintenance of the exteriors of all Building Structures.

WHEREAS, Article 4, Section 4.4 of the Declaration provides that the Association may levy against any Owner a Project Assessment equal to the cost and expenses incurred by the Association resulting from and Owners actions.

WHEREAS, Article 5, Section 5.1 of the Declaration provides that no Improvement shall be commenced, erected, placed or altered or maintained on any Building Lot until the design plans and specifications have been submitted to and approved in writing by the Architectural Review Committee ("ARC");

WHEREAS, Article 5, Section 5.2 of the Declaration allows the ARC to set forth guidelines for review and approval of construction on any Lot; WHEREAS, the Association's Board of Directors ("Board") deems it in the Association's best interest to establish the specifications and procedure for the approval of solar panels to be erected on any Lot;

NOW, THEREFORE, IT IS RESOLVED, that pursuant to the authority of the Association as set forth in Article 3, Section 3.8 of the Declaration and Article XIV of the Bylaws and ORS 94.630(1)(a), the Board hereby adopts the following specifications for the procedure and approval of ARC applications involving solar panels:

1. No solar panels shall be erected without the prior written consent of the Board as well as the ARC.
2. Any request to erect or install solar panels on a Lot must be submitted to the ARC in the form of an ARC application.
3. 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. Solar panels must lay parallel to the roof on which they are erected and may not be positioned more than six (6) inches above the roof.
4. Solar panels must be professionally installed.
5. Owners are responsible for properly maintaining all solar panels installed on their Lot.
6. All cost to repair damage and wear and tear of any exterior part of a building lot, caused by solar panel placement, shall be assessed back to the owner. The costs shall be the personal responsibility of the owner to pay and shall be a lien on the home until paid.

7. When any repair or maintenance is needed to be done on a roof where solar panels are located, it will be the financial responsibility of the owner of the solar panels to pay for the removal and replacement of the solar panels so that the work can be performed.

NOW, BE IT FURTHER RESOLVED, that the Board, reserves the right to deny any application of 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 the above specifications be adopted in addition to the requirements set forth in the Declaration, Bylaws, and Rules and Regulations to provide for the uniform and systematic procedure for the review and approval of Architectural Review Control requests involving solar panels.

NOW, BE IT FURTHER RESOLVED, that a copy of this resolution shall be sent to all Owners at their last known address.

Adopted September 19th, 2013 K Gibb, B Egan, R Neary