

# **MEADOWRIDGE AT TIMBERHILL HOMEOWNERS ASSOCIATION**

## **Private Street/Private Drive Resolution**

### Authority:

ORS 94.630	Powers of the Association
Bylaws Article III 3.1	Association Responsibilities
Bylaws Article IV 4.2	Directors: Powers and Duties
Bylaws Article IV 4.3	Directors: Other Duties
Bylaws Article VI 6.3	Special Items
CC&R's Article I 1	Definitions
CC&R's Article VI Section 3(d)	Private Assessments
CC&R's Article VI Section 4	Private Assessments (cont.)
CC&R's Article IV Section 1 (b)	Reasonable Rules and Regulations
Meadowridge at Timberhill HOA Plat for Phase I	Identification of Private Street/Drive
Meadowridge at Timberhill HOA Plat for Phase II	Identification of Private Street/Drive

The Board of Directors (Board) of the Meadowridge at Timberhill Homeowners Association (HOA) adopts this resolution to determine how Private Streets and Private Drives are to be maintained within the HOA.

The Board defines the word "Equally" as "a uniform, flat rate for each lot."

The Board defines "Contiguous to a Private Drive" to mean those lots designated by the Meadowridge at Timberhill Phase I Plat (Plat I) and Meadowridge at Timberhill Phase II Plat (Plat II) as those lots who benefit from or whose lots are directly adjacent to the Private Drive.

The Board defines "Contiguous to a Private Street" to mean those lots designated by Plat I or Plat II as those lots who benefit from or whose lots are directly adjacent to the Private Street.

Private Streets are defined by Plat I and Plat II as those areas named Tracts S and Tract L within the Plat I, as well as those areas within the Plat II named Tract N and Easement BB, Easement E and Easement F on Tract X, and Easements L, J, and R.

Private Drives are defined by Plat I and Plat II as those easements as having a "private utility and access easement" and are not specifically identified Plat I or Plat II as a Private Street. Lots Contiguous to a Private Drive are responsible to maintain their Private Drives as they shall agree.

A Private Street is to be maintained by the HOA with special assessments made on certain lots, and assessed only against such lots Equally. Units that are Contiguous to a Private Street as platted shall be assessed for the maintenance of such street and its lighting. The Board will assess the maintenance of the Private Streets in advance and as necessary for maintenance based on proposed costs of this routine maintenance at a rate and schedule set by the Board.

The maintenance responsibility of sidewalks adjacent to the Private Streets and Private Drives as well as the painting of "Fire Lane" markings on curbs adjacent to Private Streets and Private Drives remains the responsibility of the HOA.

Additionally, the maintenance of the concrete or asphalt private driveways that terminate into Tract N on Plat II are the responsibility of the HOA. A special assessment will levied against each owner whose private driveway has maintenance performed by the HOA.

Lots Contiguous to a Private Street on Plat I, Tract L are lots 76,77,78,79,80,81, and 82

Lots Contiguous to a Private Street on Plat II, Easement BB and Tract N are lots 22,23,24,25,26, and 27

Lots Contiguous to a Private Street on Plat I, Tract S are lots 53,54,55,56, and 57

Lots Contiguous to a Private Street on Plat II, Easement E and Easement F on Tract X are lots 40,41,42,43, and 44

Lots Contiguous to a Private Street on Plat II, Easement L are lots 45,46, and 47

Lots Contiguous to a Private Street on Plat II, Easement J are lots 38,39,41, and 46  
Lots Contiguous to a Private Street on Plat II, Easement R are lots 12 and 13.

If current maintenance of the Private Drives do not satisfy the Board as being in good order and condition, the Board will perform the necessary maintenance and assess the owners Contiguous to a Private Drive Equally.

Lots Contiguous to a Private Drive on Plat I Easement I are lots 58,59,60,61  
Lots Contiguous to a Private Drive on Plat I Easement K are lots 67,68,69,70  
Lots Contiguous to a Private Drive on Plat I Easement O are lots 64,65,66  
Lots Contiguous to a Private Drive on Plat I Easement M are lots 76,77,78

This Resolution takes effect on 7-1-12.

Adopted June 27th 2012 - J. Fagan, M. Brooks, J. Robinson, J. Graham, S. Patel