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ASSOCIATION POLICIES AND PROCEDURES FOR USE AND  
ENJOYMENT OF THE RIDGE AT EAGLE CREST BY ITS OWNERS



THE RIDGE AT EAGLE CREST OWNERS ASSOCIATION  
**(MASTER ASSOCIATION)**

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## **POLICIES AND PROCEDURES FOR THE USE OF THE RIDGE AT EAGLE CREST**

To maximize the use and enjoyment of your community, the following Policies and Procedures have been established for all Ridge at Eagle Crest Owners and their guests. This statement of Master Association Policies and Procedures is intended to familiarize you with the concept of the Planned Community, to summarize some of the important aspects of the Master Association, and to inform you of certain additional rules and regulations adopted by the Board of Directors when they approved this statement for issuance. These policies supplement the Declaration of Protective Covenants, Conditions, Restrictions and Easements for The Ridge at Eagle Crest ("Master Declaration") but do not change your obligations as an Owner under either the Master Declaration or the other Governing Instruments. Please keep in mind these policies were approved at the time of printing and that they may be amended from time to time by the Board of Directors for The Ridge at Eagle Crest Owners Association.

### ***Definitions***

To assist you in reading the Policies, the legal terms used in the Master Declaration have been dispensed with here in favor of plainer language. The context should make the meaning clear. To the extent there is any conflict between any provision of these Policies and any provision of the Master Declaration, the provisions of the Master Declaration shall control.

### ***General Information***

The Ridge at Eagle Crest Planned Community is operated under the jurisdiction of The Ridge at Eagle Crest Owners Association.

### ***Membership in the Master Association***

As an owner of any property interest within The Ridge at Eagle Crest Planned Community, you are automatically a member of The Ridge at Eagle Crest Owners Association, also referred to as the "Master Association". As an owner of property within a specified "neighborhood", you will also receive a statement of the policies and procedures for that neighborhood which are in addition to the Master Association Policies and Procedures stated in this document.

### ***Association "Neighborhoods" or Communities***

At this time, The Ridge Planned Community includes a number of "Neighborhoods" or communities, specifically Eagle Creek (chalet-style homes), Eagle Ridge Home sites and Highland Ridge Home sites (single-family residential home sites), Forest Greens (a townhome community on

Golden Pheasant Drive and Court), Forest Ridge (a townhome community on Cinnamon Teal Drive and Forest Ridge Loop), Eagle Springs (a private residential community of 21 homes), Scenic Ridge (a private residential community of 8 homes), Creekside (a townhome community on William Lyche Drive), Highland Parks (a residential community planned for 41 homes on Eagle Crest Boulevard), DesertSky (a residential community on William Lyche Drive), and The Falls (a “55 or Over” active adult community). The Falls is managed by The Falls Owners Association as a sub-association to The Ridge at Eagle Crest Owners Association. All other communities are managed by The Ridge at Eagle Crest Owners Association.

### ***Architectural Review Committee***

The Master Declaration establishes the Architectural Review Committee (“Committee”) to assure quality of workmanship and materials, harmony of external design with existing improvements and as to location, topography and finished grade elevations. The Committee has jurisdiction over all new construction, rehabilitation, remodeling or major repairs to any improvement built on a lot within The Ridge at Eagle Crest, except for that work done by the Developer as initial construction. If you contemplate constructing, repairing, remodeling, or rehabilitating any improvements located in The Ridge at Eagle Crest, including any landscaping improvements or changes, you are required to submit to the Committee:

- (i) written description of the proposed work;
  - (ii) plans and specifications;
  - (iii) schematics;
  - (iv) elevations;
  - (v) landscaping and tree preservation plans; and
  - (vi) a plot plan showing the location of the proposed improvements on the building site;
- along with the application forms and fees as may be required from the Committee from time to time.

The Committee may also require that the exterior finish and color and the architectural style or character shall be such as in their discretion may be deemed suitable. In the case of any lots adjoining the Golf Course, the Committee will submit the plans to the Golf Course owner for review and approval. If rejected by the Golf Course Owner, the Committee will similarly reject the plans.

## ***Features of Your Planned Community***

### ***Roadway System***

The road network at The Ridge at Eagle Crest is designed to provide easy traffic flow throughout the community. For this reason, all members of the Master Association have free access to all roads within The Ridge at Eagle Crest, with the exception of Residence Club Court and Scenic Ridge Court. Except for those two restricted access cul-de-sacs, roads entering the separate living communities are not restricted-access roads.

Roads at The Ridge at Eagle Crest will be conveyed to the Master Association as common area and will be maintained and repaired as needed by The Ridge at Eagle Crest Owners Association. Funds for this work will be generated by the annual assessments on all lots annexed to the Master Association, with the exception of the restricted roads for which maintenance will be

funded by Neighborhood Assessments on specific lots. Access will be controlled through the use of appropriate signage and a gate at Nutcracker Drive and Cline Falls Road that directs public access to the main entrance on Coopers Hawk Drive.

### ***Golf Course***

Eagle Crest, Inc., the developer, is the owner of the two 18-hole golf courses and adjacent driving range and putting course at The Ridge at Eagle Crest. The developer may, but is not obligated to, offer favorable consideration for golf starting times and rates less than the public posted rates to owners at Eagle Crest Resort and at The Ridge at Eagle Crest. In addition, the operator of the Eagle Crest Resort Golf Course may, but is not obligated to, offer similar privileges at its course to members of The Ridge at Eagle Crest Owners Association. Please contact the golf course pro shops for full details on current rates and policies for reservation of starting times. ***Privately owned golf cars are not allowed at anytime on or around the golf courses.***

### ***Recreational Pathways***

A network of recreational pathways owned by The Ridge at Eagle Crest Owners Association travel throughout The Ridge planned community. Please be aware that the pathways may be used by all members of the Master Association. As an owner and member of the Master Association, you have access to all recreational pathways. Parking of vehicles is strictly prohibited on all recreational pathways.

### ***Sports Center***

Eagle Crest, Inc. owns and operates an indoor sports center and swimming pool at The Ridge at Eagle Crest known as the Ridge Sports Center. In addition, Eagle Crest, Inc. owns and operates a second sports center with outdoor swimming pool and an indoor fitness room known as the Lakeside Sports Center. Both facilities are available for use by members of The Ridge at Eagle Crest Owners Association and Eagle Crest Master Association pursuant to a joint use easement agreement that may be renewed by the parties. Access to the Ridge and Lakeside Sports Centers is through the front door entrance only upon presenting your ownership identification card. Certain guest fees and use policies apply. Complete use policies are posted at the sports centers and may be changed from time to time by the Resort Manager to promote operational efficiency.

As provided in the joint use easement agreement referenced above, members of the The Ridge at Eagle Crest Owners Association may also use the Eagle Crest Resort Sports Center and three outdoor swimming pools at the nearby Eagle Crest Resort, one located adjacent to that sports center, one located on the corner of Redtail Hawk Drive and Ridge Hawk Court, and one located near Kingfisher Road Loop in the Eagle Crest Resort Estate Home site community. The outdoor tennis courts adjacent to this last swimming pool and those nearby the indoor sports center may also be used. Outdoor swimming pools have locked gates for safety purposes and to restrict access to owners and their guests only. You may obtain pool gate keys for pool access by presenting your owner identification card at the Eagle Crest Resort Sports Center front desk. If community gate entrance codes are needed for access, they will be issued when you check out the gate key. You and your guests are asked to carry your Eagle Crest owner identification when

using all sports center, pool and tennis facilities. Hours of operation and policies for use are posted at the pools and courts and must be adhered to. Use rights are subject to change based on continued renewal of the joint use easement agreement with The Ridge at Eagle Crest Owners Association.

## ***Miscellaneous Policies and Procedures***

### ***Restricted Use Areas***

The Ridge Planned Community contains several areas owned by the Master Association, the developer, or utility companies which are not generally available to Owners. These include a power substation, water wells and reservoir, waste water treatment plant, golf course maintenance area, and a maintenance/laundry service facility. From time to time, additional areas may be added to this category. For safety reasons, these areas are not available for your use.

### ***Restricted Activities***

Dangerous or unlawful substances may not be stored, introduced or used within The Ridge Planned Community. All obnoxious or offensive activities are prohibited. In addition, you are required to control noise in all of your activities and to monitor your children so that you do not disturb other residents of the Community.

### ***Fire Danger***

Fire danger is a constant concern in this dry climate. Cigarette butts or any other burning materials must be completely extinguished and carefully discarded in an appropriate trash facility. No fireworks are allowed anywhere within The Ridge Planned Community. For the safety of owners, guests and our wildlife as well as preservation of the community's natural beauty, please abide by this policy.

### ***Pets***

Only dogs, cats, or such other household pets as may be approved by The Ridge at Eagle Crest Owners Association may be kept in The Ridge Planned Community. Household pets shall be kept indoors or leashed, or under other positive control of the owner at all times. Such approved pets can be exercised only when accompanied by their owners and then only on a leash no longer than six (6) feet for a fixed length leash or up to a maximum of fifteen (15) feet (when extended) if a retractable leash, one end of which is held in the owner's hand. Pet owners are responsible for the prompt removal of their pet's waste anywhere within The Ridge at Eagle Crest, including their own home site. Compliance with these rules shall be determined by the Master Association on its sole discretion. Pets are not allowed anywhere within the neighboring Eagle Crest Resort community.

### ***Parking and Safe Speeds***

No mobile home, recreational vehicle (including campers) exceeding 1,500 pounds in gross weight, trailer of any kind, trucks with a rated load capacity greater than 3/4 of a ton, or boat shall be kept, placed, maintained or parked for more than 48 hours on any portion of the community, except in enclosed garages, or in areas designated by the Board and screened from view in a manner approved by the Architectural Review Committee. Parking on the streets for more than 6 hours at a time is prohibited, and no vehicles shall be parked on streets between the hours of 2:00 A.M. and 7:00 A.M. At no time will vehicles be allowed to park on bike paths or on turf or other landscaped areas bordering streets. For safety reasons, the Master Association may post from time to time speed limits in the various areas of the Community. The maximum speed limit anywhere in The Ridge at Eagle Crest Community is 15 miles per hour. Please abide by this speed limit at all times to encourage maintaining a safe community.

### ***Vehicle Restrictions***

To preserve the natural setting and environmental values of The Ridge at Eagle Crest, the use of non-street licensed motorized scooters, snowmobiles, off-road vehicles, over-sized vehicles or trucks, or any noisy operated vehicles or devices is not permitted anywhere within The Ridge at Eagle Crest. Further, to promote safety of all Owners and guests, golf cars are not allowed on paths (other than golf cars specifically allowed on golf course paths by the golf course owner) or on roads anywhere within The Ridge at Eagle Crest.

### ***Recreational Pathways***

Bicycles are an enjoyable way to enjoy your community. Bicycles must, however, be kept on the paved pathways or connecting paved roads at all times. Bicycles are expressly prohibited anywhere on the golf course, driving range or other grassy areas. Skateboards and in-line skating activities are allowed on the paved bike paths only, and prohibited for use on paved walkways fronting and connecting residential units, in parking lots, on roadways, and at the entrances to buildings. These limitations are directed at separating cars from skaters and skateboarders, and keeping the activity restricted to appropriate surfaces. Golf cars are not allowed on recreational paths or roadways (other than golf cars specifically allowed on golf course paths by the golf course owner).

### ***Soliciting***

No soliciting is permitted at any time by an owner, guest, or member of the general public within the boundaries of The Ridge at Eagle Crest.

### ***Firearms***

The discharge of firearms within The Ridge at Eagle Crest community is expressly forbidden. Any firearms brought into the community must be unloaded.

### ***Power Tools***

No power tools which cause interference with television reception shall be used within The Ridge at Eagle Crest Community unless the prior written consent of the Architectural Review Committee has been obtained.

### ***Debris and Outside Storage***

All refuse containers, wood piles, and other storage areas must be obscured from view of neighboring property, and trash cans and containers shall be allowed to be set out only during the days on which rubbish is collected and after 9:00 P.M. of the preceding evening. Tarps used for covering firewood or other uses which are visible from streets, the golf course or neighboring property are not permitted. No rubbish, trash or garbage shall be allowed to accumulate on any portion of the property within The Ridge at Eagle Crest Community.

### ***Antenna and Exterior Appliances***

No towers, antenna, aerials or other facilities for the reception or transmission of radio or television broadcasts shall be erected or maintained on any portion of the property within The Ridge at Eagle Crest, unless approved by the Master Association Board of Directors. The Board of Directors has approved the installation of exterior satellite dishes not exceeding 18" in diameter, subject to Architectural Review Committee approval regarding location. Also, unless approved by the Master Association Board of Directors, no outdoor basketball courts shall be installed on any property in The Ridge at Eagle Crest except by the Master Association on Master Association property.

### ***Landscaping and General Maintenance***

Landscaping conforming with approved landscaping plans shall be installed on each residential property within one year after the issuance of a certificate of occupancy for the property and shall be in compliance with all sod and planting limitations and tree preservation guidelines as established by the Architectural Review Committee. You must maintain the attractive appearance of your property according to standards applicable to The Ridge at Eagle Crest Planned Community as a whole.

### ***Temporary Structures***

No structure of a temporary character, trailer, tent, shack, garage, barn or other outbuilding shall be used as living quarters, either on a temporary or permanent basis.

### ***Mailboxes, Newspaper Receptacles***

Mail delivery by the U.S. Postal Service is made to a central substation post office box within The Ridge Planned Community. Neither mailboxes nor newspaper receptacles are allowed to be placed on lots or units within The Ridge. If a newspaper carrier delivers to residences, delivery must be made directly to the home front entrance, walkway or driveway.

### ***Exterior Lighting***

Exterior lighting is subject to prior approval of the Architectural Review Committee, and is restricted in any event to low-voltage decorative systems which are in compliance with Deschutes County regulations.

### ***Signs***

As provided in the Master Declaration, no signs of any kind are allowed in any location on a lot or unit (including, but not limited to, signs displayed in windows) with the exception of designated street number signs approved by the Architectural Review Committee and, during the construction period, one construction job site sign approved by the ARC. The ARC has approved a blanket waiver of the sign restriction with respect to the temporary placement of “open house” signs as provided in the attached “Exhibit A”.

### ***Preservation of Property***

Owners must take reasonable care to not destroy, damage or unnecessarily disturb the natural vegetation or wildlife on the property.

### ***Enforcement of the Policies and Procedures***

The Ridge at Eagle Crest Owners Association requires all Owners and their guests to adhere to the requirements set forth in the Master Declaration, the Master Association Bylaws, and these Master Association Policies and Procedures. To assist the Board of Directors in the enforcement of the provisions of these documents, the Board has delegated enforcement authority to the Resort Manager. Any Owner or guest who has been advised by the Resort Manager that they are in violation of the Master Association Policies and Procedures or the Master Declaration or Master Association Bylaws shall immediately cease and desist that activity.

If any owner or his guest, after being notified by the Resort Manager that they are in violation of these governing documents, fails to comply with the Resort Manager's direction, the matter will be referred to the Master Association Board for consideration of enforcement action. The assessment of penalties for certain violations or noncompliance matters has been pre-approved by the Board as provided in the attached “Exhibit B.” If fines or penalties are assessed for noncompliance, the owner against whom such action is proposed to be taken has the right to appear before the Master Association Board to contest such action, all as provided in The Ridge at Eagle Crest Owners Association Bylaws.

## ***ATTACHMENTS:***

***Exhibit A – Open House Sign Waiver***

***Exhibit B – Fine Procedure and Schedule***