

SAHHALI SHORES AT NESKOWIN CONSOLIDATED OWNERS ASSOCIATION
Resolution of the Board of Directors
PARKING RESOLUTION

RECITALS

- A. The “**Association**” is the Sahhali Shores at Neskowin Consolidated Owners Association, an Oregon nonprofit corporation. The Association governs the administration, management, and operation of Sahhali Shores at Neskowin (the “**Community**”), a planned community located in Tillamook County, Oregon.
- B. The Community and Association are governed by the Planned Community Act, ORS 94.550-94.783 (the “**Act**”), and the following documents recorded in the Records of Tillamook County, Oregon:
- (1) *Amended Declaration of Covenants, Conditions and Restrictions of Sahhali Shores at Neskowin*, recorded May 26, 1999 in Book 407, Page 762, as Document No. 99380494, including all supplements and amendments thereto (“**Declaration**”).
 - (2) *Bylaws of Sahhali Shores at Neskowin Consolidated Owners Association*, recorded January 6, 2009 as Document No. 2009-000082, including all amendments thereto (“**Bylaws**”).
- C. The Association is also governed by the Oregon Planned Community Act, ORS 94.550 *et seq* (the “**Act**”).
- D. ORS 94.640 and Article VIII, Section 8.1(c) of the Bylaws vest the Board of Directors (“**Board**”) with all of the powers and duties necessary for the administration of the affairs of the Association.
- E. ORS 94.630(1)(a) and Article VIII, Section 8.1(a) empower the Board of Directors to adopt Rules and Regulations.
- F. The Board has determined that it is in the Association's best interest to clarify certain ambiguities regarding guest parking following the May 2011 Amendments to the Amended Declaration of Covenants Conditions and Restrictions of Sahhali Shores at Neskowin, recorded May 2, 2011 as Document No. 2011.002402, in order to assure orderly use of the Property.

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED, the Board adopts the following:

1. “**Occupants**” are individuals who are Members of the Association, tenants of a Living Unit, or any other person authorized by the owner to occupy the premises.
2. “**Guests**” are individuals who visit a Living Unit but are not Occupants.
3. Parking on a Lot is permitted for Occupants and Guests of the corresponding Living Unit only on paved driveways and ARB-approved turnouts from 6:00am to 11:00pm Pacific time.
4. No Parking is allowed on Common Property or the community streets.
5. Occupants may park no more than one vehicle outside of a garage on a Regular Basis. “**Regular Basis**” is defined as overnight for more than one consecutive night. “**Overnight**” is defined as any substantive time period between 11:00pm and 6:00am Pacific time.

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

The undersigned President and Secretary certify that the foregoing Resolution was adopted by the Board of Directors at a meeting held on:

February 6,
_____, 2024

Maria Veltre

Maria Veltre, President
*Sahhali Shores at Neskowin Consolidated
Owners Association.*

Florian Costa

Florian Costa, Vice President
*Sahhali Shores at Neskowin Consolidated
Owners Association.*