



COMPLIANCE

Date

Dear Homeowner,

I am writing to you in my position as the Director on the Oak Hills Homeowners Association (OHHA) Board charged with Internal Affairs and Compliance. While OHHA offers many advantages that we all enjoy, living in a community governed by our Amended Declaration of Restrictions (CC&Rs) imposes some restrictions on us that might not exist in other neighborhoods. As residents of Oak Hills, we must all be considerate of our neighbors, ensuring that we do not infringe on their right to peaceful enjoyment of Oak Hills.

The complete Amended Declaration of Restrictions is available at the Oak Hills website, [oakhillsoregon.com](http://www.oakhillsoregon.com).

Here's a direct link:

http://www.oakhillsoregon.com/uploads/2/9/8/1/29817837/declarations_of_restrictions_2013.pdf

One or more issues have been noted on your property. The back side of this letter contains a courtesy checklist with more information. Please review it.

The OHHA Board of Directors encourages you to take prompt and appropriate action to prevent further concern. **Failure to deal with the violation(s) within 14 days of the date on this letter will result in additional notices which may include fines.**

We recognize that complaints about disturbing activities or situations may be based on subjective perceptions. Sometimes there are special circumstances which are contributing to the situation. If this is the case, I invite you to contact me for a discussion.

Thank you for your attention to this letter. Feel free to contact me if there are any special circumstances that I should know about or if you would like to talk about this letter.

Sincerely,

Terri

Terri Danowski
Oak Hills HOA Board of Directors, Compliance
tdanohha@gmail.com



COMPLIANCE

COURTESY CHECKLIST (14 DAY)

Date: _____

Property Address: _____

Homeowner: _____

Below is a summary of the articles most frequently referenced when addressing community standards.

Article III(a) "Commercial activities that are both evident and objectionable are not permitted."

Article VIII(c) "...Property shall be maintained in a reasonably presentable condition so as not to detract from the value of adjacent parcels...."

Article III(g) "No lot...shall be used...as a dumping ground or waste storage area.

Article V(d) "No trailer, camper, pickup coach, mobile home, boat, other recreational vehicle, or truck (except pickup) shall be parked on Residential or Association property ... except for loading and unloading."

Article V(f) "Abandoned, disabled or unlicensed vehicle shall be parked...only within enclosed garages. They may not be parked...on other Residential or Association Property or on any street within Oak Hills for any purpose at any time."

It has come to the attention of the Oak Hills HOA Board of Directors Compliance Officer that violations may exist at your lot or home. The specific violations(s) are indicated below:

- Failure to Obtain ARB Approval** for Paint / Fence / Shed / Outbuilding / Roof / Window / Door / Siding / Concrete / Remodel or Structural Modification to home. _____
- Garbage or Recycling bins are stored in a location that is visible from the street.**
- Weeds dominating landscape appearance and/or long grass needs mowing. _____
-
- Fences, sheds or other landscape structures in disrepair. _____
- Dead trees or landscaping / dead or dangerous branches / Overgrown landscaping that impedes sidewalk access or intersection visibility. _____
This requires trimming to ensure full sidewalk access to a height of 9 feet and sight lines per Washington County Code: plant material less than 3' high or greater than 10' high within 20' of street intersection.
- Trailers/boat/ RVs in view from the street (except when loading or unloading). _____
- Non-licensed or inoperable vehicles in street or driveway. _____
- Rubbish, tarps, pallets, empty containers, debris is visible from the street.
- Peeling paint, heavy mildew, moss or graffiti on siding or roof. _____
- Commercial activities creating a nuisance or traffic. _____
- Signage in yard (Contractor signs allowed during active work only. One (1) political sign is allowed per lot and it must be removed within 2 days of the election).
- Other: _____