

PLAIN-ENGLISH OWNER SUMMARY

Restated CC&Rs for Coyote Springs Homeowners Association

Why you are being asked to vote

The Board of Directors is asking Owners to approve a **Restated Declaration of Covenants, Conditions, and Restrictions (CC&Rs)**. This is a **full replacement** of the original CC&Rs. Once recorded, the new document will **completely replace** the old one.

This update does **not** change the character of Coyote Springs. Instead, it modernizes and clarifies the rules so they are: - Consistent with **current Oregon law (ORS Chapter 94)** - Easier to understand and enforce - Clear about Owner and Association responsibilities

What did NOT change

It is important to understand what this update **does not do**:

- **✗** No change to **single-family, detached-home** use
- **✗** No new HOA control over private property interiors
- **✗** No HOA ownership or maintenance of roads, wells, or fire systems
- **✗** No special developer (“declarant”) rights
- **✗** No expansion of fines beyond what already exists
- **✗** No emergency or forced wildfire entry powers

Coyote Springs remains a **small, owner-controlled, rural community**.

What DID change (and why)

1. The CC&Rs were fully restated

Rather than patching the old document, the Association created a **clean, modern restatement**. This: - Eliminates outdated or conflicting language - Improves legal clarity - Makes the document easier for Owners, Boards, and attorneys to rely on

2. Alignment with Oregon law

The original CC&Rs were written under older legal standards. The new CC&Rs: - Align with the **Oregon Planned Community Act (ORS Chapter 94)** - Follow current requirements for notice, voting, enforcement, and records - Reduce legal risk to the Association and Owners

3. Clear separation of documents

The governing documents now have **distinct roles**:

- **CC&Rs** – Land-use rules, owner obligations, and property-related restrictions
- **Bylaws** – How the HOA is run (meetings, elections, committees, budgets)
- **Fine Schedule** – How violations are handled, including notice and hearing rights
- **Design Rule Guidelines**

This structure is considered **best practice** under Oregon law.

4. Better-defined enforcement and due process

The new CC&Rs: - Confirm the HOA's authority to enforce rules - Require enforcement to follow the **Fine Schedule**, which includes: - Written notice of violations - Time to correct problems when appropriate - The right to request a hearing before fines are imposed

This protects both **fairness to Owners** and **consistency for the Board**.

5. Rural and wildfire-aware language (without overreach)

The CC&Rs now: - Acknowledge wildfire risk common to rural Oregon - Allow the Board to adopt **reasonable defensible-space guidelines** - Make clear that: - Fire protection relies on public fire services - The HOA does not take on firefighting or emergency entry powers

This balances **safety awareness** with **respect for property rights**.

6. Clear statement of what the HOA does (and does not) maintain

The restated CC&Rs explicitly state that the HOA: - Does **not** own or maintain private roads - Does **not** operate wells or water systems - Does **not** own fire-suppression infrastructure

This clarity helps avoid misunderstandings and liability issues.

How approval works

- Approval requires the percentage of Owner votes required by **Oregon law**
- Once approved, the Restated CC&Rs will be **recorded with the county**
- The new CC&Rs become effective on the date of recording

Why the Board recommends approval

The Board believes this update: -

- a. Protects property values –
- b. Reduces legal and financial risk –
- c. Makes the rules clearer and fairer –
- d. Preserves the rural character of Coyote Springs –
- e. Positions the community for stable, long-term governance

Questions?

Owners are encouraged to review: - The **Restated CC&Rs** (full legal document) - The **Bylaws** - The **Fine Schedule** – The Design Rules

If you have questions, please contact the Board before voting.

This summary is provided for convenience only. In the event of any conflict, the recorded Restated CC&Rs and Oregon law control.