COPY

RESOLUTIONS OF THE BOARD OF DIRECTORS OF COAST VILLAGE
July 31, 1992

WHEREAS the Members of Coast Village Campground Property Owners Corporation held an annual membership meeting on July 11, 1992 at Siuslaw High School in Florence, Oregon, and

WHEREAS the Members directed the Board to establish certain resolutions intended to preserve the value of lots at Coast Village and to preserve the health and safety of lot owners at Coast Village, and to incorporate appropriate resolutions into an amended Declaration of Covenants, Conditions and Restrictions (CC&Rs),

NOW THEREFORE, at a special meeting of the Board of Directors held July 31, 1992, the Board hereby resolves as follows:

1. Reasonable Fees for Use of Common Area by Non-Owners. Effective immediately, the Board may impose reasonable charges for admission and other fees for the use of common area and recreation facilities by any invitee of lot owners (including but not limited to guests, tenants, etc.) and for any extra or other than ordinary use of such common area and recreation facilities by owners or guests.

2. Occupancy Limited to Two Permanent Residents and Unlimited Temporary Residents. Effective upon the adoption of amended CC&Rs, to prevent health and safety hazards due to the small size of dwellings at Coast Village, the occupancy of lots shall be limited to:

a. Two permanent residents. Permanent is defined as three months or longer. This provision may be waived by the Board for good cause, i.e. emergency care of a disabled parent.

b. Unlimited temporary residents, provided that such residents shall not create a health or safety hazard to themselves or others and shall not become a nuisance to other lot owners. Temporary is defined as a total of three months or less in one year.

3. No Commercial Business in Coast Village, including Rental Business. Effective immediately, no owner shall conduct any business or commercial activity within Coast Village. Effective upon adoption of amended CC&Rs, any owner of more than one (1) lot used for the purpose of renting shall be in violation of the commercial activity prohibition. However, an owner may rent or lease one lot provided that:

a. The rental agreement shall be in writing and shall state that the tenant shall be in default if the tenant does not abide by Coast Village covenants, resolutions, rules and regulations.

b. The owner shall inform Coast Village management that renters are present, including the dates and the renter's names and addresses.

c. The owner shall be financially responsible for any damage to common areas by their renters and shall reimburse Coast Village for any repairs and expenses created by their renters, including attorney fees and costs.

d. If an owner refuses to evict a renter who is in violation of Coast Village covenants, resolutions, rules and regulations, then Coast Village may bring eviction proceedings and the owner will reimburse Coast Village for all costs related to the action.

e. An owner shall indemnify Coast Village from any and all claims, legal, financial or otherwise, brought by the owner's renter against Coast Village, its agents or employees.

f. The above-described expenses, if not paid by the owner when due after written notice shall automatically become a lien on the owner's lot(s).

4. The Board May Adopt Reasonable Rules and Regulations. Effective immediately, the Board may adopt additional reasonable rules and regulations, including the imposition of additional fees, security deposits, use restrictions and/or monetary penalties specifically related to owners and their tenants.

5. All Improvements Shall be Approved by the City of Florence. Effective immediately and until further notice, lot owners shall apply directly to the City of Florence for a building permit for any construction or improvement of the property requiring a permit. If such construction meets the codes of the City of Florence, it shall be deemed to meet Coast Village conditions, covenants and restrictions, providing, however, that a five-foot greenbelt must be maintained on the sides and back of each lot.

Lot owners shall provide the management office of Coast Village with a copy of the proper permit before construction begins.

This procedure is intended to expedite the issuing of permits and to ensure that applications are given equal treatment. This procedure may be reviewed at the next membership meeting to determine if the procedure is satisfactory.

6. No Smoking in Common Area. Effective immediately, no smoking small be allowed in common area buildings and pool areas.

7. Coast Village to Eliminate "Campground". Pursuant to a vote of Members at the annual membership meeting, effective immediately Coast Village Campground Property Owners Corporation shall change its name to Coast Village Property Owners Corporation, thereby eliminated "Campground" from its name. The Board shall direct the Corporation's attorney, B. Kay McCurdy, to so amend its Articles of Incorporation.

Nadine Michaelis Sec
Nadine Michaelis, Secretary

APPROVED:

Francis Dover President
Francis Dover, President