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AMENDED: April 28, 2026

Rules & Regulations

Senior Estates
GOLF & COUNTRY CLUB
Active 55+ Community in Woodburn Oregon

Senior Estates Golf and Country Club
1776 Country Club Road, Woodburn, OR 97071

Revised and Approved 12-08-2015.
Revised and Approved 4-26-2016, 7-26-2016, 10-25-2016.
Revised and Approved 3-28-2017, 5-23-2017, 6-27-2017, and 6-30-2017.
Revised and Approved 8-28-2018, 9-23-2018.
Revised and Approved 12-16-2019.
Revised and Approved 2-25-2020, 11-24-2020.
Revised and Approved 3-02-21, 4-27-21, 5-25-21, 6-22-21, 7-27-21, 8-24-21, 11-23-2021.
Revised and Approved 6-27-2022, 8-23-2022, 10-25-2022, 12-20-2022.
Revised and Approved 8-22-2023, 11-28-2023.
Full Review, Revised and Approved 3-25-2025.
Revised and Approved 4-28-2026.

Forward

For your convenience, this document contains rules from the Association governing documents and some City of Woodburn rules, as the City rules might also be applicable.

For further information, refer to the Senior Estates Golf and Country Club governing documents.

Our governing documents, in addition to these Rules and Regulations, include but are not limited to the Declarations of Restrictions, Articles of Incorporation, Bylaws, Standard Operating Procedures, Enforcement Resolution, Fines Schedule and the Fee Schedule approved by the Board of Directors.

Legal Name:

Senior Estates Golf and Country Club, registered April 10, 1967.

Association:

References to Association are the same as Senior Estates Golf and Country Club.

Board:

References to Board are the same as Board of Directors.

Common Grounds are defined in the Declarations of Restrictions, Article 1 D.

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1. ASSOCIATION FACILITIES

1.1 Member Guest(s)

Members must register their guest(s) and always accompany the guest(s) on the common grounds.

Members are responsible for the payment of any applicable fees in the fee schedule or as otherwise posted.

1.2 Smoking

Smoking, including electronic cigarettes (vaping), is not permitted in the Association buildings.

1.3 Operation Hours for the Association

1.3-1 Business Hours.

1.3-1A Posted Hours. The business hours are posted in a glass case near the front entrance doors, and on the website.

1.3-2 Clubhouse Hours

1.3-2A Clubhouse hours will be posted on the bulletin board located at the main entrance.

1.3-3 Pro Shop Hours

1.3-3A The Pro Shop hours will be posted at the Pro Shop entrance for golfers and walkers.

1.3-4 Hours of Operation Exemptions

1.3-4A Exception. The Board of Directors may approve exceptions to the established hours for approved events occurring outside established hours. Notice will be given at least 24 hours before.

1.3-4B Exception. Temporary hours may be adjusted without notice, as needed by management, with approval from the Board of Directors.

1.3-5 Closures.

1.3-5A Weather Conditions, not limited to frost delays or power outages, may cause issues on the golf course, tunnel or at the Association buildings. Closures for safety or damage prevention may be necessary for our members or employees.

1.3-5B Maintenance Delay or Closure. Notice shall be posted by at least one (1) of the following methods: at the Pro Shop, in the Bugle Blast and/or in the News & Views for known closures on the golf course due to maintenance.

1.3-6 Health Alerts

1.3-6A Cooling Area. When temperatures are 95 degrees and above, the Association has cooling area rooms available for members only.

1.3-6B Oregon Health Authority and CDC guidelines will be followed and implemented if a State or Federal emergency or pandemic is declared.

1.4 Use of Rooms

Clubs or group use of the Association facilities is limited to pre-registered organized clubs and groups that meet regularly. Organized clubs and groups shall have Bylaws, a set of rules or mission statement. Rooms that are unlocked may be used by members, provided they must vacate the room for all prescheduled events or meetings.

1.5 Application for Facility Usage

Clubs or Groups must submit an annual application for use of the clubhouse facilities to guarantee space. The Club or Group Facility Usage Form is on the Association website or may be obtained at the office. The responsibilities of the applicant are listed on the form. Submit to office.

1.5-1 Annual events approved by the Board and certain Board functions take priority on the event schedule.

1.5-2 While most requested dates are approved, the office may notify you if a conflict or if allowance cannot be made.

1.5-3 No rent is required from organized clubs or groups or for members of the Association for memorials.

1.6 Members May Rent Facilities

Individual members in *good standing* may rent Association facilities except for commercial or business events.

1.7 Outside Company Rental

Outside companies, organizations or groups may not rent the Association facilities for commercial or business events, even though one (1) or more of the members may be a member of the Association.

1.8 Board Determines Eligibility

The Board of Directors reserves the final right to determine the eligibility of a person(s), club(s), or organization(s) to use the facilities.

2. USE OF FACILITIES

2.1 Liability

2.1-1 The Association, its directors, officers, agents, and employees shall not be liable for injury to persons or damage to property that is sustained by members, guests, or other persons, on the property of Association.

2.1-2 Members Use Facilities at Their Own Risk. Members or guests using any of the facilities at the Association, including the Golf Course, assume all risks of such use.

2.2 Activities Director and Committee

The principal responsibility of the Activities Director is the promotion of the Association as a good place for members to live and enjoy themselves through participation in age-appropriate activities. The Activities Director coordinates with the

Membership Director regarding new members, monitors use of recreational facilities and equipment within the Association and maintains active liaison and coordination with the House Director and the Golf Director.

2.2-1 Activity Director Duties

Specific duties are not limited to the following:

2.2-1A The Activity Director and Business Office shall authorize and schedule the use of the Association facilities, and special events, with the approval of the Board of Directors.

2.2-1B Coordination of Activities - The Activities Director, in conjunction with the Business office, shall review annual and recurring scheduled outside activities and special events, with the approval of the Board.

2.2-2 Schedule

After the review, a schedule should be prepared for the coming year and approved by the Board of Directors at or before the regular first meeting in December of each year.

2.2-2A The Golf Director shall have preferential use of the facilities on Memorial Day, Independence Day and Labor Day and all Mixed Golf Tournaments, approved by the Board.

2.2-2B Contact should be made with outside organizations to ensure that certain activities and special events are not lost due to scheduling conflicts.

2.2-2C The Club or Group Facility Usage Form must also be submitted to hold any date and time for approved golf and activity events.

2.2-3 Clubs and Groups

2.2-3A Organized clubs and groups may reserve a date and time for meetings after completion and approval of the Club or Group Facility Usage Form. In the event of a scheduling conflict, the Activities Director shall resolve the conflict, based on completion, submittal date and approval of the application.

2.2-3B The smaller space of the dining hall shall be scheduled first, rather than the auditorium if it will accommodate a function.

2.2-3C The chair or organizer of planned or continuing events shall have the right to allow or deny additions to their approved event.

2.2-4 Coffee Hour

Coffee hour is a regularly scheduled event with entertainment and information for the members.

2.2-4A Coffee Hour is under the direction of the Activities Director and run by the Activities Committee but may be run by a volunteer organizer.

2.2-4B The volunteer organizer must complete an annual reservation of the auditorium and confirm that contact information is correct.

2.2-4C The volunteer organizer shall report at least quarterly to the Activity Director, and more often if applicable.

2.2-4D Money collected at Coffee Hour is taken to the office.

2.2-4E Reimbursements are allowed for purchase of regular and usual expenses, incurred for Coffee Hour after submitting a reimbursement request and receipt of purchase.

2.3 Use of Phrase "Open to The Public"

The phrase "Open to the Public" may be used to promote an Association club event if permission is sought from and given by the Board of Directors. Permission may be on a per-event or continuing basis.

2.4 Bingo

Bingo is a regularly scheduled event.

2.4-1 Guests at Bingo must meet one (1) of the following:

2.4-1A Household and Local guests, age eighteen (18), and over, as defined in the Bylaws.

2.4-1B Care givers who must accompany a disabled member.

2.5 New Member Director and Committee

The New Member Director and committee shall welcome, in person, all new residents of the Association and explain the various opportunities for participation in club activities.

2.5-1 The responsibilities of the New Member committee are to foster an increased awareness and understanding of the Association for new members.

2.5-2 Other Duties: The New Member Director and committee shall hold regular orientation meetings (receptions) to welcome new members and enable them to meet current Board members, and members of clubs, groups, and committees in the Association.

2.5-2A The New Member Director and committee are responsible for creating and conducting procedures allowing new residents to have easy access to the governing documents, forms, fees, and fines schedules.

2.6 Seminars, Training Sessions and Classes

The Board of Directors may approve a commercial seminar, training session, class, forum, or service, requested by a member in *good standing* that the Board of Directors considers to be beneficial to members of the Association.

2.7 Alcohol Rules - Member Clubs and Groups

The Association has a limited-on-premises alcohol license. (ORS 471.178). The Association will uphold the rules from OLCC (Oregon Liquor and Cannabis Commission) that applies to our license.

2.7-1 Corking. Wine may be brought to club and organized events but must be *corked* (opened) by Oregon State Certified servers.

2.7-2 Purchase of Wine and Beer. Wine and Beer must be purchased and opened on site through Country Cottage Restaurant or the Pro Shop, or as part of an Association event.

2.7-3 Hard Liquor. No hard liquor is allowed on the premises.

2.7-4 Two food items. At least two (2) substantial food items must be served.

2.7-5 Outside servers brought in by Clubs or Group events must comply with all rules under 2.7-1 through 2.7-4 plus added rules below.

2.7-5A Events that bring in outside servers MUST provide the following to the office BEFORE THE EVENT

2.7-5B Names of Servers and proof of a valid server's permit.

2.7-5C Temporary Sales License signed by the City of Woodburn.

2.7-5D A list of at least two (2) substantial food items that will be served, as required by OLCC rules

3. MEMBER EVENT - RENTAL

3.1 Application

Members must complete an "Application to Rent Facilities" form to rent and reserve a room, including set-up and clean-up time.

3.2 Cleaning Deposit

The members shall submit a cleaning deposit with the Application to Rent Facilities form. See Fee Schedule for additional applicable deposits and charges for your event.

3.2-1 The return of the cleaning deposit may take up to 10 (ten) days, to allow for all charges to clear the Association's accounts.

3.2-2 The cleaning deposit is subject to loss if an event is cancelled less than seventy-two (72) hours before the date of the event.

3.2-3 Members are subject to additional fines and charges if the facility is left in disarray, or the facility is damaged. Labor and materials billed at the current rate necessary to repair or cleanup will be charged to the member.

3.2-4 Determination. The Association office manager shall determine if the cleaning deposit shall be refunded based on a final review of section 3.3-1 through 3.3-3 below and whether the check-off statements on the Application to Rent Facilities form were complied with.

3.2-4A In the event the office manager is unavailable, or unable to do so, the Board of Director President shall make the determination.

3.3 Suspension – Use of Facilities/Amenities

Members are subject to suspension from the use of the amenities, including, but not limited to reserving use of the facilities if:

3.3-1 A member is *not in good standing.* See Bylaws, Article 4, Section 4.1-1D.

3.3-2 A member violates use of the facility rules as stated in the Association governing documents or on the application form.

3.3-2A Violations include non-attendance of member at an event sponsored by a member, sub-letting an event, and/or violation of the on-site alcohol rules.

3.3-3 A member or an event sponsored by a member causes damage to the facilities.

4. POLITICAL EVENTS and CANDIDATES

4.1 Political events. Partisan political events are not permitted at the Association.

4.2 Allowed Appearance. Elected Officials may make an appearance for an informational or Town Hall meeting under the following conditions:

4.2-1 A declared candidate for an elective office may not campaign while appearing.

4.2-2 Information. Providing community non-partisan information is beneficial to our community.

4.2-3 Activity. As part of a non-partisan activity or coffee hour event. (example – Golf cart parade).

5. FACILITIES

5.1 House Committee Director and Committee

The House Director provides oversight over the clubhouse complex, including any plans for changes or expenditure.

5.2 House Committee Duties

5.2-1 Oversees Maintenance. Maintains all physical aspects of the clubhouse complex, golf course, and RV lot physical structures, parking lot, walkways, furniture, fixtures, equipment and supplies, heating, cooling, and the utilities.

5.2-2 Association Restaurant, Facility Structure and Operating Systems. Coordinates all matters affecting the clubhouse structure and operating systems through the Association management.

5.2-3 On-Going Plan. In conjunction with reserve study and experts, develops and maintains an on-going plan for major repairs and replacement of structures and equipment.

5.2-4 Emergency. Is familiar with emergency procedures and maintains an emergency “in-house” standard operating procedure.

5.3 Cooking in the Facilities

As part of an approved function or event, food may be cooked in the Kitchen or provided by the Restaurant.

5.3-1 With authorization prior to the event, additional non-commercial cooking devices or cooking equipment may be used on the premises. (Example, personal barbeque units).

5.4 Groups using Facilities

5.4-1 Groups must designate and have a member(s) that is responsible for set-up, cleanup including returning chairs and tables to the proper storage area, lights, thermostats, windows, doors, and doors at the end of the event.

5.5 Kitchen

5.5-1 Clean-up of Kitchen:

5.5-1A The refrigerator must be emptied and cleaned after use.

5.5-1B Garbage cans must be emptied into outside garbage containers, the liner replaced, and the lids replaced.

5.5-1C Stoves, ovens, and countertops must be emptied and cleaned with detergent or other cleaning materials. Scouring powder shall not be used.

5.5-1D The kitchen fan must be used when food is heated or cooked.

5.5-1E Kitchen sinks must be cleaned and wiped dry after use.

5.5-1F Used towels will be put away in containers under the sink and shall not be hung to dry.

5.5-1G The kitchen floor must be swept, and damp mopped.

5.5-1H The dishwasher must be emptied.

5.5-2 Items Left after Event. Items left after an event, including items left in appliances, and on counters, may be removed and disposed of after an event.

5.5-3 Sound System. Members who need to borrow sound equipment shall request use of the sound equipment at the office before the event.

5.6 Borrowing Association Equipment

A member in *good standing* may borrow certain equipment from the Association for an event for a limited time with completion and approval of the Application to Rent Facilities.

5.7 Books and Puzzles

Books and puzzles in the Association library may be borrowed without a checkout system by members.

5.8 Advertising on Common Grounds

It is not the intent of the Board of Directors, nor of the Association to endorse any commercial product or service. Advertisers and sponsors are independent businesses or members. The Association does not assume any responsibility for their goods or services rendered.

5.8-1 Bulletin Boards

5.8-1A Members and established groups or organizations of the Association may post ads and signs 3½ x 5", or 8 ½ x 11"on bulletin boards. Larger ads and signs, and those from non-members must be approved by the Activities Director of the Board of Directors before posting.

5.8-1B Members' ads no larger than 8 ½ x 11 must contain the member's number, be signed, and dated, and may be posted or displayed for no more than thirty (30) days.

5.8-2 Buildings

5.8-2A No sign, placard or other written or printed material may be posted on the windows, glass cases at the entrances, or doors except for the "hours of operation sign", emergency phone numbers, or signage required by law.

5.8-2B Except for Bulletin Boards found in Section 5.8-1, no outside signage on common area is allowed unless it is for an approved sponsored event

5.8-2C The Restaurant operator will post a sign on the restaurant entrance door showing the hours the restaurant is open and may post signs that display the restaurant menus and events.

5.8-3 Business Solicitations and Advertising

Marketing Materials in the Clubhouse. Commercial enterprises may place business cards, pamphlets, or other promotional material on the business card rack and/or bulletin board located near the restaurant.

5.8-3A 30-Day Posting Limit. All posted material must be dated and may be displayed for a period of up to thirty (30) days on the bulletin board.

5.8-3B Offensive Materials. Materials deemed to be offensive will be removed by the Activities Director or Manager.

5.9 Drones

Drones are only allowed on the Association common grounds with prior written approval of the Activity Director, the organizer of the event and the Association President or Association manager.

5.9-1 Drones Prohibited. Members or groups that bring drones on the common property without permission will be asked to immediately ground the drone.

A second request may include a request to leave the common area.

5.9-2 Drones Authorization. The Association may use drones for professional use on common grounds, as authorized by the Board of Directors under the following required conditions.

5.9-2A Only Trained individual(s) approved by the Association may operate the drone.

5.9-2B The professional company hired by the Association must have liability and business insurance and an Oregon CCB number.

6. HEALTH CENTER

6.1 Health Center

The Health Center includes the swimming pool, Spa, and exercise room. Members and Associates, along with their guests are required to sign in as you walk in the door.

6.1-1 Members must register their guest(s) and always accompany the guest(s).

6.1-2 Members are responsible for the payment of any applicable fees in the fee schedule or as otherwise-posted.

6.1-3 Exercise equipment is limited to twenty (20) minutes when others are waiting.

6.2 Under Age 18

6.2-1 Guests under the age of eighteen (18) may only use the swimming pool between the hours of 11am and 2pm.

6.2-2 Guests under the age of eighteen (18) are not permitted in the spa and exercise room and may not use any exercise equipment.

6.3 Pets or Service Animal

6.3-1 Pets are not permitted in the Health Center.

6.3-2A Service animal, as defined under ADA (Americans with Disabilities Act of 1990) may be allowed, but must be on leash or in a pet carrier.

6.4 Dress code for Swimming Pool

People using the swimming pool or spa must wear bathing suits. Cut-offs or street clothes are not permitted.

6.5 Bathing Suits in Exercise Room

Bathing suits are not permitted in the exercise room. Diapers are not permitted in the swimming pool or spa

6.6 Prohibited Health Issues

People with a communicable disease, an open sore or wound, or a bandage of any kind are not permitted to use the swimming pool or spa.

6.7 Shower

6.7-1 Members and guests must take a soapy shower before entering the swimming pool or spa.

6.7-2 Suntan lotion or oil must be removed before entering the swimming pool or spa.

6.8 Lifesaving Equipment

Lifesaving equipment is for emergency use only.

6.9 Lap Swimmer

6.9-1 Lap swimmers have priority over casual swimmers in the designated lap swimming lanes, except during registered organized group play.

6.9-2 Lap swimmers are limited to thirty (30) minutes when others are waiting.

6.10 Prohibited Use

6.10-1 Food and beverages are not permitted in the Health Center or the swimming pool sundeck area.

6.10-2 Diving, running, and horseplay are not permitted in Health Center or swimming pool sundeck areas.

6.10-3 Toys, Inner tubes, surfboards, or similar items are not permitted in the swimming pool.

6.11 Dressing Rooms

6.11-1 Dressing rooms are for changing clothes only while using the Health Center.

6.11-2 All personal belongings are to be stored in the provided day-use lockers while using the Health Center facility.

7. GAME ROOM (Billiards/Pool)

7.1 Sign in

7.1-1 Members must register their guest(s) and always accompany the guest(s).

7.1-2 Members are responsible for the payment of any applicable fees in the fee schedule or as otherwise posted.

7.2 Game Tables

Game tables must be cleaned by only brushing in the direction from the head toward the rack end.

7.2-1 Prohibited: Masse shots, jump shots, and shots that may damage the pool table surface.

7.2-2 Prohibited: Sitting on the pool tables.

7.3 Game Play

7.3-1 Time Limit. Play is limited to one (1) hour whenever there are players waiting.

7.3-2 Number. Play must be open to at least four (4) players per table when all the pool tables are in use.

7.4 Under age 18.

Guests under the age of 18 may not use or play on game tables.

8 Marketing Publications/Communications Director and Committee

The Marketing Publications/Communications Committee, known as the Marketing PC for short, is the committee responsible for all printed and electronic publications for the Association. The Marketing PC may be split between two (2) directors.

8.1 News & Views. The Marketing PC oversees the content and publication of News & Views (N&V) the official publication of the Association.

Articles for publication must be submitted by the deadlines given by the *News & Views* office. Articles will be printed as submitted, although spelling, or grammar may be corrected with approval of the N&V Editor or Marketing PC Director.

8.1-1 News & Views Editor is approved by the Board of Directors and shall remain in the position until resignation or the Board of Directors replaces the Editor.

8.1-2 Distribution is by volunteers of the Association under the management of volunteer Distribution Chairperson(s)/organizer(s).

8.2 Phone Directory. The Association Phone Directory is an annual publication, following the bid process as specified in the SOP or Bylaws.

8.2-1 Marketing PC is responsible for obtaining advertising to support the

publication of the annual Association Phone Directory**,** unless otherwise specified in a vendor contract.

8.2-2 Member updates, changes to telephone numbers, personnel updates, new and deleted activities will be updated and provided by the Association Office.

8.3 Bugle Blast.

Marketing PC will oversee and coordinate the publication of announcements on the Association e-blast named Bugle Blast. The Bugle Blast is used for communications to members and associates.

8.4 Reader Boards.

The Association committees and groups provide Marketing PC information to be posted on the Reader Boards. The posts must be informative, relevant to the Association members, appropriate in content for members and the viewing public, timely, and at the conclusion of events, removed from the Reader Boards.

8.5 Marketing Assistance.

Marketing PC will assist in the Association marketing programs by promoting and displaying content provided for the *News & Views*, Bugle Blast, Reader Boards, Facebook, and other media.

8.6 Social Media.

Marketing PC will oversee and post to the bulletin and reader boards, approved social media. Posts are of general interest and special events. Marketing PC reserves the right to approve requested posts as to applicability for the platform.

8.7 Website.

Marketing PC will oversee the content and maintenance of the current website. The general content of the website requires committee approval and, if required, the Board of Directors. Verification must be made to ensure items posted on the website do not violate copyright restrictions. Timely updates will be made to ensure current and correct content.

8.8 Advertising.

Prior to distribution, the Marketing PC will approve all advertising materials. The approved Association logo, where possible, must be on the advertising material.

8.8-1 The Association at the discretion of the Marketing PC Director or the Editor of the News & Views reserves the right to deny advertising to advertisers which have attained an unsavory reputation through their business practices.

8.8-2 Board Review – The Board of Directors will make a final decision on an advertiser if additional support is required for the decision.

8.8-3 Oregon Construction Law (OR 70) requires anyone who works for compensation in any construction activity involving improvements to real property needs license from the Oregon Construction Contractors Board (CCB). This includes, but is not limited to roofing, siding, painting, carpentry, floor covering, concrete, heating, and air conditioning, electrical, plumbing, tree servicing, repair of attached appliances, land development, home inspection and most other construction and repair services. For more

information call Oregon Contractors Board at (503) 378-4621.

8.8-4 Oregon Landscape Contractors Law (OR 671) – For more information on what is allowed with and without a Landscape license contact the Oregon Landscape Contractors Board (LCB) at (503) 967-6291.

8.8-5 Association Restaurant advertisements in the *News & Views*, the Phone Directory and on the Digital Screens will be free of charge. The restaurant is leased to a manager for the convenience and enjoyment of the residents of the Association and is maintained in keeping with the Articles of Incorporation.

9. REFERRAL REWARDS for NEW ASSOCIATE MEMBERSHIPS

The Association will provide gift certificates for new Associate Memberships under the following conditions:

9.1 Current Member or Associate. Must be a current homeowner or associate member in good standing giving a referral that results in a new paid associate membership.

9.2 Referral Amount. The member or associate member may receive ten percent (10%) of the total dollar value brought in by a new associate membership at the Association Pro Shop or at the Country Cottage brought in by referral. This referral is only for the first year.

9.3 No Referral Limit. Current homeowner or associate member is not limited to the number of referrals that become associate members.

9.4 Ongoing program. The Referral program will continue as written unless revoked by the Board of Directors.

10. RENTERS

10.1 Age requirement

A renter must be fifty-five (55) years of age or older and registered at the office by the owner member or designated agent.

10.2 Memorandum of Understanding

The owner member or designated agent shall cause the renter to complete a *Memorandum of Understanding* for qualifying inherited rental properties and submit it for approval by the Board of Directors before granting occupancy rights to the Renter.

10.3 Use of Facilities

Renters must become Associate members to use the Association facilities.

11. VEHICLES

For the purposes of this section a vehicle is defined as street legal and a motorized passenger car or pick-up, intended to carry the owner of the vehicle and passengers as designed by the manufacturer. Included vehicles may also be a motorcycle or trike. All vehicles must be operable with current valid vehicle registration stickers properly displayed on the vehicle license plates.

11.1 On Street Parking

Street parking in the Association is under the authority of the City of Woodburn and any suspected violations are to be reported to the Woodburn Police.

11.2 Parking

Parking is prohibited on lawns, sidewalks, or unpaved parking surfaces. Consideration may be given to paving blocks with prior completion of an Architectural Review Form, and approval of the Architectural Committee.

11.3 Temporary Parking

A unit, with or without motor power, which is designated for recreational purposes and/or human occupancy for recreational, work or emergency purposes may be stored temporarily on the lot.

11.3-1 A unit may not be parked or stored in the driveway, or anywhere on a member's lot, excluding the garage, longer than 72 hours.

11.3-2 A Unit is a vehicle and includes but is not limited to a converted van, camping trailer, motor home, travel trailer, utility trailer, truck camper, tow-dolly, watercraft, a commercial vehicle with or without trailer and with or without a Logo.

11.4 Day Parking Permits

Travel agencies or other organizations must fill out an Extended Day Parking Permit form at the office so that the Association will have notice of Day-only parking. The form must be completed with the date and time of the event by the contact company.

11.4-1 No Overnight Parking will be permitted on the common grounds.

11.4-2 If there is a conflict with an Association event, the Day Permit will be denied, including pick-up and drop-off parking due to possible congestion issues.

12. WALKING on the GOLF COURSE

Members may walk on the golf course cart paths during hours established by the Board of directors.

12.1 Guests

Members must accompany guests

12.2 Register

Members and guests must register (sign-in). There are three options: 1) Use QR Code on Lanyard, 2) call the Pro Shop, or 3) sign the sign-in sheet in the golf lounge before walking.

12.3 Lanyard

The Association will provide the lanyards and members are required to wear them while on the course. Lanyards shall not be shared.

12.4 Dress code

Appropriate clothing is required on the golf course. Appropriate in this section means clothing that is suitable for the situation, including weather.

12.5 Bicycles, Trikes and more

Bicycles, trikes, hoverboards or skateboards are not permitted on the golf cart paths under the walking rules.

12.6 Pets.

Pets are allowed on the course with members.

12-6-1 Pets must be on a leash.

12-6-2 Pet walking is restricted to the golf cart path, plus (5) five feet off the side of the path in the grass area.

12-6-3 All waste must be picked up and taken home. Do not leave waste on the golf course or in the Association garbage receptacles.

12-6-4 No aggressive dogs are allowed.

12-6-5 Do not allow dogs, or any other pet to dig on the course or common grounds.

13. RECREATIONAL VEHICLE (RV) LOT

The Association is not responsible for loss or damage caused by fire, vandalism, theft, weather, or the act of other people. including acts of natural disaster for any person utilizing the RV Lot.

13.1 RV Lot Director and Committee

The RV Lot Committee Director will be responsible for Board oversight in the management of the RV Lot including:

13.1-1 Maintaining a list of current owners who are using the RV Lot with help from the office.

13.1-2 Establishing guidelines for how, when, and by whom the RV Lot is to be used and for making recommendations pertaining to fees and usage of the RV Lot including storage units.

13.1-3 Being familiar with Emergency procedures and maintaining an “in-house” standard operating procedure.

13.2 Rental Fee and Agreement

Only homeowner members, family of homeowners, and associates may obtain RV Lot space or Storage Unit space on an annual basis. Priority is given to homeowners, then family members and finally, associates.

13.2-1 The RV Lot space and Storage Unit agreement must be renewed every year, and the fee paid on a full-year basis. At time of renewal, and any time requested, proof of insurance and proof of current Registration is required.

13.2-2 The prorated RV Lot fee is for first-time RV Lot rental by a member, member family member or associate only.

13.2-3 No alteration may be made to the individual Storage Unit door, walls, ceiling, or floor.

13.3 Owner Responsibility.

13.3-1 Storage at Owner’s Risk. All property stored by the property owner inside or outside are at the owner’s risk. It is up to the owner to provide their own insurance to cover loss or damage.

13.3-2 RV Lot and or Storage Unit users are expected to follow the Rules and Regulations for usage. Association members renting the RV lot or Storage unit will be responsible for compliance, usage, and fees.

13.3-3 Security key card. Do not allow another member to enter or leave the RV Lot on your key card.

13.3-4 Pets must remain in vehicle or on leash while in the RV Lot. All waste must be picked up and taken home.

13.3-5 Children shall be supervised, or remain in the vehicle, when in the RV Lot and are not allowed to roam or play in the RV Lot.

13.4 Allowed RV Lot vehicles:

13.4-1 RV or Motorhome, 5th Wheel, Travel Trailer.

13.4-2 Pickup Camper, personal use and off-road vehicle and trailer.

13.4-3 Watercraft and Trailer.

13.4-4 Automobiles and Pick-up Trucks.

13.4-5 Personal Storage Trailers.

13.4-6 Auxiliary towing dollies.

13.5 Moveable.

Allowed RV Lot vehicles must be identified on the form and/or a photo may be attached. Ownership must be verified at the time of application along with proof of insurance and registration of ownership.

13.5-1 Allowed RV Lot vehicles must be movable by the owner or designated party, in case of a disaster or improvements to the RV Lot. Allowed RV Lot vehicles as referred to in these Rules and Regulations shall include self-propelled, tow-able unit and/or utility/canopy/camper/travel trailer and/or canoe/boat trailer combinations.

13.6 Rent Fees and Agreement.

All lot sizes and storage unit sizes are defined in the Fee Schedule, along with the fee.

13.7 Access Denial or Termination

The Association reserves the right to deny access and/or terminate a space agreement at any time. This is in addition to other actions that may be taken for violation of governing documents.

13.8 Clean-up Fee.

A clean-up fee will be charged to the renter at the beginning of the rental will not be returned to the renter. There will be a clean-up fee for each space obtained.

13.8-1 Exemption: Clean-up deposits of $50.00 that were paid by RV Lot storage homeowners prior to 1-1-2021 will be refunded when the space is clear of any debris or hazardous material.

13-8-1A For qualifying homeowners under 13.8-1, this exemption does not apply if they enter into a new rental agreement.

13.9 Termination.

If the space or storage unit fee is not paid within thirty (30) days of the due date, or if the member does not clean out their storage unit and or remove their unit(s) immediately upon termination of this agreement, their access will be denied.

13.9-1 All costs associated with cleanup, including hazardous materials or environmental clean-up costs will be the responsibility of the member.

13.9-2 The renter will be invoiced for disposal, cleanup, and labor that the Association must incur if the renter does not leave the rented space clean.

13.10 Placement on Space.

13.10-1 Orderly Appearance. Renter will be responsible for orderly appearance of the obtained space and their unit(s). Upon notification of violation(s), no more than thirty (30) days will be allowed for correction(s).

13.10-2 Centered in Space. RV unit(s) must be parked centered side to side in RV Lot space, and nothing may be stored within four (4) feet of the fence.

13.10-3 RV Lot Unit(s) may be covered but not anchored to the ground or fence. Individual tire covers are allowed for the protection of the unit(s). No self-supporting structure will be permitted.

13.11 Prohibitions.

13.11-1 Toxic or hazardous chemical, flammable, corrosive, or explosive materials are prohibited on the RV Lot and in Individual Storage Units.

13.11-1A This section does not include original equipment attached to the unit.

13.11-2 No major mechanical or major body work may be done on stored vehicles in the RV Lot at any time. Due to hazardous material rules engine and transmission oil changes are considered major work. Tires must be kept inflated due to safety reasons, and all stored vehicles must always be moveable.

13.12 Violations and complaints

All perceived violations and complaints are to be immediately reported to the office in writing and/or on the approved Complaint Form and submitted to the Rules Director.

14. GOLF COURSE RULES and ETIQUETTE

Hours of Operation or Closures. Hours are set by the Board of directors. See Rules and Regulations Operation Hours 1.3.

14.1 Golf Hours and Priority or Golf Times

Golfers may not start on the golf course before the opening hours, as approved, or directed, by the Board except for scheduled tournaments that may require earlier tee times.

14.1-1 Priority of golf times. The Pro Shop staff are responsible for directing the priority of play on the golf course and shall maintain a Tee Time sheet.

14.2 Reciprocal Play

Oregon Trail Program Senior Estates Golf and Country Club is a member of The Oregon Trail Golf Program (OTSP) which is a revenue neutral program allowing our members to play at participating member clubs. Information is available at the Pro Shop. Prior contact with other clubs must be made through our Pro Shop staff.

14.2-1 Reciprocal play. OTSP participating clubs may play Senior Estates Golf and Country Club under the same terms.

14.2-2 Additional Reciprocal Play. Reciprocal play with other golf clubs is allowed whereby members of these clubs may play with permission from the Pro Shop staff and payment of green fees consistent with rates established with OTSP fees.

14.3 Player Responsibility

14.3-1 Register**.** Members and guests must register (sign-in) at the Pro Shop before golfing. Guest(s) must be accompanied by a member in *good standing*, and guest(s) must purchase a daily bag tag that will be displayed during play.

14.3-2 A first-time or beginner golfer is encouraged to attend a clinic or take a golf lesson prior to playing.

14.3-3 First Tee. Golfers must start from the first tee unless otherwise approved or directed by the Pro Shop staff, or as part of a game with designated start holes.

14.3-4 Golf Group. No more than four (4) people are allowed to play as a group except with explicit permission from the Pro Shop staff.

14.3-5 Golfer's golf bag and clubs. Golfers must have their own golf bag and a set of golf clubs, unless the pro shop staff grants a waiver. The pro shop has sets of golf clubs available for use.

14.3-6 Golfers to Show Proof. Golfer(s) will show their bag tag or receipt for green fees upon request of the Pro Shop staff or authorized Course Marshall. If such proof is not provided the offender will be reported to the Pro Shop staff.

14.3-7 Licensed Driver. A golf cart must be driven by a person at least sixteen (16) years of age, with a valid driver's license, and may be occupied by no more than the number of people as designed by the cart manufacturer.

14.3-8 Dress Code. Appropriate clothing is required on the golf course. Appropriate clothing in this section means clothing that is suitable for the situation, including weather.

14.4 Golf Course Play

14.4-1 Start. Golfers that start on holes other than hole one (1) or ten (10), with permission of the pro shop, must let golfers on the field play through first.

14.4-2 Preference on Tenth Tee. Golfers coming from the number nine (9) hole will have preference on number 10-tee. Golfers stopping between nines for refreshments, except for items to be carried and consumed during play lose their preference.

14.4-3 Playing Through. If one (1) full hole is empty ahead of you, and players are waiting behind you, invite players to play through. Do not resume playing until the team has moved to the next hole or is completely out of your range.

14.4-4 Golf Ball marks and Divots. Golfers are requested to carry sand and seed mix on their golf cart, golf pushcart or golf pull cart as they play.

14.4-4A Do not replace divots on tee boxes. Reseed tee box divots with the sand and seed mixture provided at each tee box, or from sand and mix that you carry.

14.4-5 Sand Trap Rakes. Replace sand trap rakes in the holders located in the sand trap. Do not place or throw the rakes in the trap.

14.4-6 Golf Carts. A golf cart is identified as a vehicle that is self-propelled. A golf cart must not be driven within 30 (thirty) feet of the putting greens, onto the apron, onto the tee or into a sand trap.

14.4-7 Handicap Flag Program. Any golfer who needs to take advantage of the program may apply at the office. They will be issued a handicap flag and a pole to attach to their golf cart, if approved.

14.4-7A Golfers approved under the Handicap Flag program must comply with ordinary and reasonable rules of the course.

14.4-7B Golf cars bearing a Handicap Flag may drive to the side of the approach to the green, not closer than ten feet from the green and not on the approach to the green.

14.4-7C Pro shop staff have discretion to disallow Handicap Flag play in certain weather conditions that may damage the course.

14.4-7D Handicap Flag program is open to owners and associate players.

14.4-7E Handicap Flag program is open to owner guests playing with owners with proof of Oregon State issued Handicap placard for the day of play.

14.4-8 Registration. Any Golf cart(s) operated on the premises must be registered by owners with the Association and purchase an annual golf cart registration sticker that must be displayed on the windshield of the golf cart.

14.4-8A Street Legal. DMV licensed, street legal carts with the State of Oregon are considered street legal in the City of Woodburn, where speed is posted 35 MPH or less.

14.4-9 Tires. The tires of golf carts and scooters must be at least six (6) inches wide with non-aggressive treaded tires.

14.4-10 Golf Cart Height. Golf carts are restricted to no more than six foot, eight inches (6’ 8”) tall when using the tunnel due to over-head clearance. Any damage sustained to the tunnel or lighting by oversized vehicles will be invoiced to the owner.

14.4-11 Golf Cart Routes. Golf cart drivers should always use the streets north of HWY-214. A citation (by law enforcement) may be issued for using HWY-214 without a DMV licensed golf cart. Street licensed Association house maintenance vehicles should also use the same route, whenever possible rather than the golf cart paths.

14.4-12 Hand Golf Cart Restrictions. All push or pull carts whether self-propelled or hand operated must not be on the putting greens, tee boxes, or into sand bunkers or across any other posted designated areas of the golf course.

14.5 Men and Women’s Golf

14.5-1 Tuesday - Nine (9) holes of the golf course are reserved for Men or Women golfers who play in the nine-hole group. The men and women will play alternate nine (9) holes unless playing together.

14.5-2 Wednesday - Eighteen (18) holes of the golf course are reserved for the 18-hole women golfers and shall have preference, provided they are a twosome or more.

14.5-3 Thursday - Eighteen (18) holes of the golf course are reserved for the 18-hole men golfers and shall have preference, provided they are a twosome or more

14.5-4 The Pro Shop staff have the discretion to allow other players on the course if the times allocated for the Men's Club and Women's Club are not being used.

14.5-5 If Men's Day or Women's Day falls on a holiday, the days are open to all players unless they are already part of a scheduled and approved tournament.

14.6 Golf Tournaments

The Board of Directors will approve a schedule of golf tournaments, usually in the fall of year, before golf events the following year.

14.6-1 Updates. The tournament schedule may be updated as needed by the Board.

14.6-2 Holding a Tournament. Members may not hold a tournament with guests without first obtaining permission from the Pro Shop staff in consultation with the Golf Chair of the Board of Directors.

14.6-3 Invitational. An invitational golf tournament is made up of members and invited guests. An event organizer may request a free practice round which may be granted by the golf chair at their discretion, on a case-by-case basis. However, it is recommended that event organizers for established events request the free practice round approval at the time of the Tournament Schedule by the Association Board.

14.6-4 Restrictions During Tournaments. A member cannot play on the golf course during reserved tournament play if the member is not a participant in the tournament. Pro Shop staff will allow play by non-participating players when there is no chance of interference in the game.

14.7 Golf Practice Areas

Golf Practice areas are the driving range near the golf cart sheds, the sand bunker and putting green behind the swimming pool building, the putting green in front of the clubhouse near the Pro Shop, and the putting green near the golf maintenance shed.

These areas shall be open for practice to any Association member in *good standing* and their guests regardless of age. The guest must be accompanied by the member in *good standing* and always supervised.

14.7-1 Practice is not permitted on the golf course, except as part of an approved tournament practice round.

14.7-2 Be aware of other golfers on the course.

14.7-3 Pick-up Golf Balls**.** Golfers are responsible for picking up their own golf balls.

14.7-3A When a golfer is ready to pick up balls, other golfers must stop hitting balls and allow the pick-up of golf balls.

14.7-3B Shag Bag. Shag bags are inside the bench and must be returned after use.

14.7-4 Tournament Practice. Golfers will be restricted to fifty (50) yards on the practice field on tournament days.

14.7-5 Woods and hybrids may be used only to hit into the net on the west end of the practice area (over one hundred yards). Exceptions may be made under the supervision of a teaching golf professional in coordination of the Pro Shop staff.

14.8 Rule Violations or Complaints

14.8-1 Responsibility. Players assume responsibility to inform or remind other players about the rules of golf and etiquette. See also 14.3.

14.8-2 Golf Violations or Complaints. Member(s) should report golf rule violations or complaints to the Pro Shop staff.

14.8-3 Association Rule Violations. Violations of Association rules shall be reported on the Association Rules Review and Complaint form available on the Association website or at the office.

14.8-3A Complaints. The Pro Shop staff shall direct Association complaints to the proper form or the Rules director.

14.8-3B The Rules committee chair is granted use of an Association golf cart to investigate filed complaints or violations, upon request, and if not in use.

14.8-4 USGA and Local Golf Rules.

14.8-4A The Association's Golf Course operates under United States Golf Association (USGA) Rules and Local Golf rules established by the Green Committee of the Association.

14.8-4B Handicap The men and women's golf clubs at the Association access their handicap index through the Oregon Golf Association (OGA), an allied golf Association of the USGA. The "Handicapping Policy" is posted in the Golf Lounge.

14.8-4C Rules Books - USGA and Local Rules "Green" book are available in the Pro Shop.

14.9 Pets on Course

No domestic animals of any sort, unless authorized by the Pro Shop staff, are allowed on the golf course or in the golf cart on the course during play. If an allowance is made the animal must remain in the cart. Additionally, owners are allowed to have pets in the golf cart while riding on the golf cart paths, and while traveling to and from the Association, while not playing golf, if the pets remain in the cart.

14.9-1 Animal Feeders or Water Containers. For safety reasons, homeowner personal animal feeders or water containers are not allowed on the golf course nor attached nor adjacent to golf course trees.

14.10 Other Cart Riders

Riders, spectators, and spouses may ride or walk along with a golfer in *good standing* to help assist in caddying, locating errant golf shots, delivery of selected golf club as needed, moving the golf cart, and tending the flag.

14.11 Golf Director and Golf (Green) Committee

The Golf Committee Director is the Board member with oversight of the "playability" of the golf course by soliciting monthly input from green meeting from operations and maintenance.

14.11-1 Golf Committee. This Committee consists of the following voting members: Board of Director Golf Director, a representative of the Women's Club, a representative of the Men's Club, and the Men's and Women's Handicap chairpersons. The Manager, Pro Shop Manager, and Golf Course Superintendent are advisors to the Golf Committee with no votes.

14.11.2 Green Committee. For many golf organizations, this committee is more often referred to as the green committee, the common name, as listed in the USGA and OGA Rulebook.

14.11.3 Non-voting Member. The Board of Directors Golf Chairperson may add one (1) non-voting member of their choice to the Golf Committee.

14.12 Children in Golf Cart or as Player

14.12-1 Golf. Children must be ten (10) years of age to play golf unless they are able to show proof of handicap from a golf association. They must be accompanied by a member in *good standing*, except at a Junior Tournament.

14.12-2 Transport. Children may be transported by golf cart to and from the club house. This also includes the tunnel and golf course path south of HWY-214.

14.13 Lost and Found

14.13-1 Please turn found golf course items into the pro shop.

14.14 Lifetime Golf

There is one (1) Legacy / Lifetime Associate member as of January 2025 who is over the age of ninety (90) years. This legacy / Lifetime membership will be honored if they continue to be in *good standing* and continue to pay the yearly golf cart fees. There shall be no new lifetime members under this rule.

15. PROPERTY

Definitions:

Property in this section is the property of the owner.

City in this section is the City of Woodburn, Oregon.

Lot in this section means a platted or partitioned lot within Senior Estates Golf and Country Club so designated in any declaration annexing the property to Senior Estates Golf and Country Club but not including any Common Area now or hereafter owned by the Association. For further information, refer to Declaration of Restrictions (September 1, 1999).

15.1 Architectural Review Director and Committee.

The Architectural Review Committee Director has authority over all matters pertaining to Architectural deed restrictions, including changes to home/garage exterior or property landscaping.

15.1-1 Architectural Review Requests. Once work on a project approved by the Architectural Review Committee is complete, a re-inspection will be

performed to ensure the work conforms to the original plan.

15.1-1A Copies of the application, approval or denial, and re-inspection will be placed in the Lot File. These review records should be kept permanently as part of the Lot File.

15.1-2 Compliance Certification Requests. Prior to closure of home sales, a Compliance Certification inspection must ensure the property and existing structure follow current governing documents of the Association.

15.1-2A If non-compliant issues are found, they will be reported to the property owner or agent for resolution. If the issue is not resolved before the sale, the owner must notify the purchaser of the violation, and the purchaser is responsible for correcting the violation.

15.1-3 Transfer of Title. A property in violation of the governing documents of the Association must be brought into compliance before a Certificate of Compliance is issued for the transfer of title.

15.1-3A If compliance is not met by the time of the sale, the sale can happen, but without Certificate of Compliance.

15.1-4 Guidance. This Committee is guided by the provisions of the current governing documents of the Association and local City Ordinances. Questions concerning interpretation of Association governing documents will be resolved at the level of the Board of Directors. Questions pertaining to City Ordinances will be resolved at the City Building, Planning, or Public Works Departments.

15.1-5 Committee Meetings. The Architectural Review Committee meets as needed to assign inspections to committee members, discuss questions brought before the committee, and to identify areas that should be referred to specific City departments for clarification. Results of assigned inspections are normally available within ten (10) days of receipt in the office. Committee members will visit the property to perform their inspections and if access to required areas is not available (e.g., the owner is not at home), completion of the inspection might be delayed.

15.2 Owner Responsibility.

15.2-1 Owners are responsible for maintaining the dwelling house, garage, fence, wall, hard surfaces, such as sidewalks and add-ons, such as a deck, or any unnamed structural changes to the lot.

15.2-2 Failure to maintain the exterior of dwelling and/or garage, including siding, roof, windows, and paint may incur fines, as detailed in the Fine Schedule.

15.2-3 The owner is responsible for obtaining prior approval before changes are made to structures as listed in 15.2-1. For further information, refer to the Declaration of Restrictions. The owner shall:

15.2-3A Complete Architectural Review Request form and submit to the office for prior approval or work to be performed at your home. Forms are available on the Association website or business office.

15.2-3B Obtain any necessary building or mechanical permits from the city.

15.2-3C Obtain any necessary electrical or plumbing permits from Marion County.

15.2-3D Pursue the project with reasonable diligence from the time of commencement until fully completed.

15.2-3E Notify the Architectural Review Committee that the job is ready for re-inspection upon completion or a change in plan.

15.2-3F Clean up all building materials associated with the project after the project is completed.

15.3 Exterior.

15.3-1 Exterior building materials and colors must be consistent with exterior building materials and standardized colors. A color guide is available in the office for reference.

15.3-2 Exterior building products new to the construction market must be approved by Architectural Review Committee before installation within the Association. A roof other than Hip or Gable design is not permitted

15.3-3 Prohibited Roof Styles: Plain concrete, corrugated metal, plywood, press board, shakes or tile.

15.3-4 Add-Ons. A patio, patio cover, deck roof or additional construction may not be built in a setback area. A deck is an outdoor area raised above grade level with standard wood or wood composite construction; it is part of the house. A patio is an outdoor living area at grade level constructed of any paving materials.

15.4 Driveways

Lots are limited to one (1) driveway. A golf cart or wheelchair access, not to exceed forty-eight (48) inches in width with curb cut is allowed on corner lots.

15.5 Hedges, Fences and Walls

15.5-1 No hedge, fence, wall, or similar structure shall be permitted, unless written plans and specifications have been approved in writing, by the Architectural Review committee. The City of Woodburn requires review and a fence permit before a fence is built.

15.5-2 Hedges (barrier) are restricted to a maximum of seven (7) feet.

15.5-3 Shrubbery is restricted to a maximum of six (6) feet.

15.5-4 Fences and Walls are restricted to a maximum of six (6) feet behind the setback lines of the property; all measurements are to be made from curb height.

15.5-5 Hedges (barrier), Fences and Walls must not extend beyond the street setback line of the house.

15.5-6 The curb is not the property line. Most property lines are 7 – 15 feet inside the curb line.

15.5-7 Fences and/or Walls on the Property line, (see city diagram) starting at the curb will not exceed:

15.5-7A 3.5 feet in height for the first six (6) feet.
15.5-7B 4.5 feet in height for the next six (6) feet.
15.5-7C 5.5 feet in height for the next six (6) feet.
15.5-7D 6.5 feet in height for the next six (6) feet.
15.5-7E Fence or wall shall not exceed seven (7) feet to back property line.

15.5-8 EXCEPTIONS to Hedges, Fences, and Walls:

Hedges (barrier), Fences and Walls defining the perimeter of the Association may be a maximum of seven (7) feet above the curb line.

Hedges (barrier), Fences, and Walls are permitted on lots that abut side streets to the vision clearance area to the front setback line.

Hedges (barrier) at the house line shall not exceed seven (7) feet in height.

Decorative lattice, rail, or picket fences:

15.5-8A Defining a landscape feature not to exceed twenty-four (24) inches in height.

15.5-8B In front and side yards within the Vision clearance area not to exceed forty-two (42) inches in height.

15.5-8C In front yard outside the Vision clearance area not to exceed forty-two (42) inches in height.

15.5-8D Additional restrictions on Golf Course Homes - Rear property lines of lots that abut the golf course are limited to a four (4) foot high unobstructed, open style fence. See Declaration of Restrictions, Article IV.

15.6 Landscape Maintenance.

15.6-1 Owners are responsible for maintenance of their lawn area, whether grass or rock, or other approved materials, free from weeds, berry vines, fall leaves, ground waste and debris in a manner that remains neat and orderly and does not attract vermin. See also #15.7-5.

15.6-1A Ground covers, including clover, planted in lieu of a lawn shall maintain the area to no more than six (6) inches tall.

15.6-2 Owners are responsible for all sides of their shrubbery and foliage to ensure that it does not invade their dwelling, garage, and their neighbor's property. For further information, refer to the Declaration of Restrictions.

15.7 Trees

15.7-1 City Easement. City permission is required to plant, cut, or remove a tree in the city easement portion of a lot. Trees planted in the city easement portion of a lot become the property of the city and the property owner is responsible for its care. For more information contact the City of Woodburn Planning Division.

15-7-2 Tree Maintenance - With the exception of normal tree maintenance, members may not top, intentionally damage, cut, carve, transplant, or remove any

private tree, common grounds tree, or street tree, nor attach or place any rope or wire (except to support the tree itself), sign, poster, handbill, or other thing to it, without approval of the Association's Architectural Review Committee, unless specifically authorized in writing by the City of Woodburn Public Works Director.

15.7-3 Trees in rear lots of those member's properties that abut the golf course (Section No.3, Block 31; Section No.5, Block 44; Section No.6, Block 56, and Lots 1 through 16 of Block 59 and Section No.7, Blocks 65, 66, 67, 72 and 73) shall be trimmed to offer unobstructed and open view of golf course.

15.7-4 Dead or dying trees and shrubs shall be removed from the property.

15.7-5 Fallen fruit must be picked up, cleaned up, composted, or disposed of properly in a timely fashion to not attract vermin, rodents, or insects nor produce an offensive odor.

15.8 Lot Structure (Dwelling)

Any lot structure(s) shall not occupy more than forty percent (40%) of the total area of a lot per the City of Woodburn Building Division.

15.9 City of Woodburn Vision Clearance

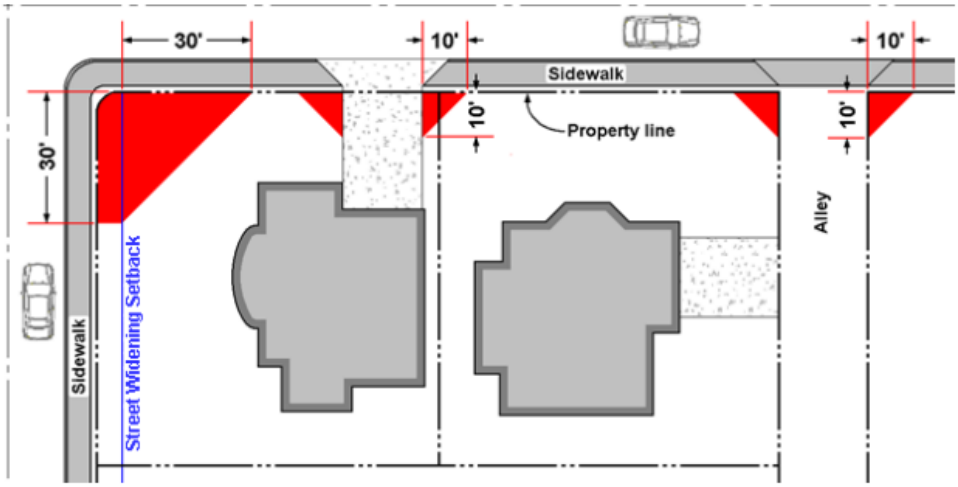

Figure 3.03A – Vision Clearance Area in All Zones Except DDC

This diagram is a city guide, outlining the development standards and other considerations for constructing a fence or free-standing wall on private property. Fencing and wall zoning regulations may be found on the City of Woodburn website or by calling the city.

15.10 Accessory Storage Units/Cabinet

This section refers to an accessory storage unit only, and not a shed or the Storage Units at the RV Lot.

15.10-1 Storage units/cabinets no larger than two hundred (200) cubic feet with Architectural Review Committee approval may be installed against the side or rear of the house. (Example 7' wide x 7' high x 4' deep).

15.10-2 Prior to installation color, materials, and placement must be approved by the Architectural Review Committee.

15.10-3 If you have an existing storage unit and it meets the above criteria it will be approved by submitting an Architectural Request Form to the Architectural Review Committee.

15.10-4 For one (1) attached to the house it must meet all the criteria of the City of Woodburn Planning Department and the Architectural Review Committee.

15.11 Antennas and Direct Broadcast

15.11-1 Antennas and direct broadcast satellites shall be installed in such a manner to be visually non-offensive, as much as possible, consistent with good signal reception.

15.12 Ham Radio Towers

15.12-1 Free-standing or guyed Ham radio or communications towers are not allowed.

15.12-2 Inverted "V" Ham antenna with a maximum height of thirty-five feet above ground level are allowed.

15.12-3 Verticals or trapped verticals maximum height such as 4BTV with a maximum height of thirty-five (35) feet above ground level are allowed.

15.13 Light Trespass

Light trespass is under the authority of the City of Woodburn – City Ordinance 2338 Please call the non-emergency phone number (503) 982-2345 or visit www.woodburn-or.gov/ordinances.

15.14 Video Camera Surveillance

It is understood and reasonable that homeowners may use security cameras on their property.

15.14-1 Quiet Enjoyment. Owners must not point their cameras at their neighbors' windows, backyards, or any other areas where *privacy is expected* nor interfere with another owner's quiet enjoyment of their home and property.

15.15 Garage Sales

Garage sales are under the authority of the City of Woodburn. Please call the non-emergency phone number (503) 982-2345 or visit www.woodburn-or.gov/ordinances.

15.15-1 Ordinance 2.07 - Garage Sales

15.15-1A Residents may use their property to host garage, estate, or yard sales up to three (3) times per year.

15.15-1B Sales are limited to three (3) consecutive days.

15.15-1C Hours are limited to 8am through 8pm.

15.15-1D All signs must be removed on the last day of each sale.

15.15-2 Cleanup After Sale

15.15-2A Items remaining after the sale shall be removed from curb and yards within three (3) days after sale.

15.15-3 Advertising on Homeowner Lots

15.15-3A Signs: No sign or other advertising device shall be erected on any Lot, Building Site, or Unit.

Exception: One (1) sign indicating the name of the owner or occupant not larger than 6 x 24 inches.

Exception: One (1) sign not larger than 18 x 24 inches advertising that property for sale.

Exception: One (1) sign not larger than 18 x 24 inches advertising that property for rent. Rentals are allowed only under strict rules as outlined in Declarations, Article II.

15.15-3B Discrimination. No sign, flag, banner, or other unnamed device shall be posted on the property nor visible from the street, which discriminates based on race, color, creed, religion, sex, age, and national origin, source of income, political affiliation, disability, sexual orientation, or marital status.

15.15-3C As defined in this section; a sign is a display used to inform; a flag is usually a piece of fabric in a rectangle form hung from a pole; a banner can be a flag or piece of fabric bearing a symbol or message.

16. REFUSE CONTAINERS/UNCONTAINED GARBAGE/PODS

16.1 Refuse Containers

Refuse Containers materials include recyclable items, perishable garbage, yard debris or compost, or glass recycling or any member provided container used for regular pickup.

16.1-1 Refuse containers shall be removed before becoming offensive and shall not accumulate on or about the residence.

16.1-2 When not being emptied or filled, refuse containers shall be closed.

16 1-3 The refuse containers shall have no overflow issues.

16 1-4 After the refuse container pick-up, all refuse containers must be out of the city right-of-way within 24 hours after collection and placed flat against the side or back of the dwelling. (i.e., not side by side at corner of house).

16.1-5 Exception - Members who have specially marked disabled containers from the local collector may store those containers in front of the garage.

16.1-5A Exception may be denied by the Association if the member stops collection or has overflow issues.

16.2 Uncontained Garbage or Junk

Garbage as described in 16.1, or junk stored around the owner's home, in their vehicle, in garbage bags, or lot, may be subject to fines if left to accumulate or if the smell is such that it attracts vermin or creates a smell that is offensive. Junk, as defined by the City of Woodburn is broken, discarded, or accumulated objects, including, but not limited to appliances, building supplies, furniture, vehicles, or part of vehicles.

16.3 Portable on Demand Storage

Portable on Demand Storage (PODS) or trash containers may not be parked or stored on a member's lot for longer than 72 hours without permission of the Association.

Vehicles, PODS, or trash containers, including dumpsters, which may pose a safety hazard to adjacent driveways or streets may not be parked in the street, driveway or anywhere on a member's lot.

17. PETS

17.1 No Raising Animals

No animals, birds or other fowl shall be raised, kept or permitted on any property in Senior Estates Golf and Country Club, excepting domestic dogs and cats, and further excepting caged pet birds kept within the Dwelling House; provided the dogs, cats, and birds are not in unreasonable numbers and are not kept, bred, or raised for commercial purposes.

17.2 All Dogs and Cats

All dogs and cats, when outside their owners' property boundaries, must be restrained by leashes. Owners are responsible for ensuring that their pets do not disturb the peace and comfort of any residents, and for cleaning up all droppings made by the animals.

17.2-1 Pets Posing a Threat - Owners whose pet has threatened, bitten or otherwise harmed another pet, member or guest are subject to fines by the association and may be reported to authorities.

17.2-2 Common Grounds – Pets, who the Board, or City of Woodburn, has determined to pose a threat to others are not allowed on the Common Grounds, including the golf course.

18. INCIDENTAL BUSINESS at DWELLING

18.1 Incidental Business Permitted

Under the Following Conditions. Incidental business activity in a home or “home office” is permitted under the following conditions:

18.1-1 The home must be the place of residence of the member conducting the business activity and may not be construed to prevent or prohibit an Owner from:

18.1-1A Maintaining the owner’s professional personal library.

18.1-1B Maintaining the records of the owner’s business.

18.1-1C Managing personal and business professional phone calls.

18.1-1D Occasionally conferring with business or professional associates, clients, or customers.

18.1-2 There may be no employees or other people engaged in the business activity, other than the residents of the home.

18.1-3 There may be no signs advertising or identifying the business activity.

18.1-4 Business activity, including storage of goods and materials, shall be indoors.

18.1-5 There may be no noise or lights, caused by business activity, discernible outside the home.

18.1-6 The “home office” must comply with local ordinances and regulations, including city licenses, if applicable. If complaints arise, the owner shall

present upon request a copy of the license to the Rules Director or Association Board.

18.1-7 The "business" must not interfere with neighbors' quiet enjoyment of their homes.

19. ENFORCEMENT OF RULES

19.1 Rules Committee Director and Committee

The Rules Director is the principal Board Director to formulate or revise the various Association governing documents, fees, and fines.

The Director should ensure that those documents are kept up to date and will coordinate efforts in enforcing the various rules expressed in the governing documents, fees, and fines.

19.1-1 To enforce the provisions of the corporation's governing documents, the Rules Director will establish a system for processing notices of alleged violations (from written complaints by members).

19.2 Enforcement Resolution

The Enforcement Resolution document explains the violation procedures to be followed and the method of fines.

20. AMENDING the RULES & REGULATIONS

20.1 Amendments.

These Rules and Regulations may be amended by the Board of Directors at any regular meeting of the Board after a Motion to Pass is made, seconded, and discussed, provided the amendment was proposed at the previous regular meeting, discussed and posted on the Association bulletin Board during the period between the two (2) meetings.

20.1A **All amendments to these rules** must be dated and signed by the President, Secretary, and Rules Director.

20.1B **Rule Changes.** The Rules Director is the principal Board member when revising the various Association governing documents. All changes or additions must be reviewed by the rules committee for consultation before they are brought to the Board of Directors by the Rules Director for a vote.

20.2 Rules Archive. The word document, the PDF of signatures, and only the PDF "on file" with no signature is made available to the members on the Association website. All three (3) documents are archived at the Association office.

21. CERTIFY the RULES & REGULATIONS

We certify that these Rules and Regulations were adopted in accordance with the governing documents of the Association including these Rules and Regulations.

President: Allan Lindberg, signature on file_____ Date: 5-5-2026

Secretary: Linda Hepburn, signature on file_____ Date: 5-5-2026

Rules Director: Andrew Nordby, signature on file_____ Date: 5-4-2026