

KOOSKOOSKEE HOMEOWNERS' ASSOCIATION

Notice of Governing Documents

*Please note that when you purchased your property,
you automatically agreed to abide by these Governing Documents.*

Kooskooskee is a "community association" as defined under Oregon law. A community association is an organization of owners who have purchased property within a development in which the owners of homes or lots have common interests and common obligations. The primary purposes of a community association are to maintain and provide community facilities and services for the common enjoyment of the residents.

A community association is created pursuant to its declaration of covenants, conditions and restrictions. A community association behaves like a private government, by promulgating and enforcing rules to control its members' behavior, provide services, and collect fees for its operational expenses through assessments. Purchasers of lots or units automatically become members of the association and are subject to the association's procedures, restrictions and powers.

The Kooskooskee Homeowners' Association (KHA) was incorporated in 1981. The Articles of Incorporation (Articles) establish the KHA as a non-profit corporation registered under the Oregon Nonprofit Corporation Act. The Articles declare that the purpose of the Association is "... to provide an entity to promote the health, safety and welfare of the members of the Association and to provide for enforcement of the Declaration of Covenants, Conditions and Restrictions."

KHA's Declaration of Covenants, Conditions & Restrictions (CC&Rs) declare that the real property known as Kooskooskee shall be held, conveyed, used, occupied and improved subject to its covenants, conditions and restrictions for the purpose of protecting the value of the real property. The CC&Rs are considered part of the real property of the Kooskooskee development. In legal terms, the CC&Rs "run with the real property and are binding on all persons having any right, title or interest in the described property or any part thereof..." KHA's CC&Rs are filed of public record in the Marion County Records, on Reel 250, at page 1167.

The KHA By-Laws provide for the self-government of the Association and by reference are made a part of the Association's Declaration. The By-Laws contain specific details regarding operation of the Association, including insurance coverage, determination of expenses, assessments and financial management. KHA's By-Laws are filed of public record in the Marion County Records, on Reel 3639, at Page 12.

The Board of Directors of the KHA has promulgated 19 Rules governing the use of lots and dwelling units and the KHA Common Area. The Rules provide guidance to homeowners concerning the use, care and maintenance of their respective properties. The Articles of Incorporation, By-Laws, CC&Rs and Rules are commonly referred to as the Governing Documents.

**Please carefully review the KHA Governing Documents for details concerning
the structure and operation of the Association.**

Each owner is responsible for knowing and complying with the Association's Articles, By-Laws, CC&Rs and Rules.