



March 2016

Pinehurst Estates Homeowner Association Owners

RE: Governing Documents Handbook with New Architectural Guidelines

The master planned development, we know as Pinehurst Estates, was established in 1999 and was envisioned to be a unique community on the North Oregon coast. The gatehouse and initial homes were completed in 2001. We now have 30 completed homes with 17 undeveloped lots. Our governing documents give the Owners and Board of Directors (BOD) a common set of rules to use in an effort to continue to maintain Owner property and preserve their values, as the community ages.

Now that our association is more than 16 years old, the BOD went about researching accurate copies of these documents in 2015 and have subsequently compiled them into one complete bound copy. This effort would ensure that all owners have a uniform set of governing documents which include the original community Deeds and Dedications (also referred to as CC&R's) Articles of Incorporation, and By-Laws, from the year 2000 along with amendments from years 2001, 2002, and 2005. We are providing each Owner with one copy at this time. If additional copies are needed, Owners may purchase them from the Gatekeepers at a cost of \$25 per copy.

In addition, the BOD, after review by the Architectural Committee and CC&R Review Committee, has approved for use, the Pinehurst Estates Architectural Guidelines and forms. These guidelines use common language to further clarify the associations existing legal CC&R's. This creates a reference tool, offering pertinent information and requirements for any and all improvement projects on structures and landscaping with a standard of maintenance for all lot landscaping and trees.

*The Architectural Guidelines should be reviewed by every owner, at your earliest convenience, to ensure the understanding of all requirements for building & additions to structures, lot landscape and tree maintenance on owner property.*

The BOD understands it is their responsibility to enforce the Pinehurst Estates CC&R's as mandated in the associations By-Laws. Following distribution of these Architectural Guidelines, Owners will be given 90 days to address and complete all non-compliance issues on their property. At that time, if it is determined that matters of non-compliance still exist, appropriate communication from the Board will be distributed to affected Owners, addressing those issues.

If owners should have any questions or concerns, we would appreciate hearing from you. Please direct an inquiry via email to any Board Member. The BOD meets the second Tuesday every month where all owner correspondence is reviewed. A collective response will be sent to owners within one week after the Board Meeting.

*The Pinehurst Estates Board of Directors*