

ROLLING ROCK
COMMUNITY MANAGEMENT

November 15, 2022

RE: HOA Guidelines Packet

Dear Trails at Laurel Woods Homeowner:

Living in a community managed by an HOA can be confusing. The Covenants, Conditions and Restrictions (CCR's) each owner agrees to by purchasing a home are tough to interpret and let's be honest, boring. **Most folks don't take the time to read these documents prior to purchase and then are surprised to learn that actions they assumed were allowed are restricted or prohibited.** Further complicating matters, the HOA can fine and/or compel action on behalf of the owner if compliance is not achieved. It can be very uncomfortable.

On the other hand, HOA's are a proven way to ensure that a community is maintained in good shape and that property values remain high. They also serve as a crucial third party in neighbor disputes and they deal with day-to-day business of the community that needs to be done. **In the States of Oregon and Washington, HOA's are required on 99% of all new development projects, so love them or hate them, they are not going away.**

In an effort to provide additional clarity about the rules and regulations enforced by the HOA (and in your case, by Rolling Rock Community Management) **the Board of Directors has chosen to create this set of HOA Guidelines.** The goal of this document is to focus on the most common items in the CCR's and how they are enforced by the management company. The document also provides some tips and guidelines on how to avoid running afoul of the CCR's as well as a Frequently Asked Questions section. **YES, we know its just more reading, but sometimes it's worth taking a bit of time to learn the rules and how best to avoid running afoul of them.**

As your manager, we get no thrill from enforcing the rules of the community. It is simply the job we are contracted to do and we intend to do it to the best of our ability. We want nothing more than to never write a citation or fine anyone ever again. We do not get paid by the citation and we are NOT the enemy. We simply carry out the provisions of your CCR's as interpreted by the current Board of Directors. **If this document helps just one of you avoid the compliance process, then it was worth the effort.**

If you have any questions or concerns, please contact us via our website, rollingrockcm.com or give us a call at 503-330-2405.

Sincerely,

Rolling Rock Community Management