

Board of Directors
President – Dick Steinbrugge
Vice President – Rob Wieking
Treasurer – Trish Clark
Secretary – Julie Williams



Bull Mountain Estates HOA

www.bmehoa.org bmehoa.board@gmail.com

Architectural Control Committee
Greg Anderson (Lead)
Curt Clark, Tim Anderson
Dan Bushnell, Stephen Roberts

Landscaping Subcommittee
Dan Bushnell (Lead)
Curt Clark, Tim Anderson
Stephen Roberts

November 28, 2018

HOA Landscaping Subcommittee Charter (a Subcommittee of the Architectural Control Committee)

Landscaping Goals:

1. Maintain the attractive appearance and safety of the Bull Mountain Estates common areas in support of the HOA's obligations under CC&R Section 5.
2. Utilize neighborhood work parties to the extent practical in order to minimize costs and to build a sense of mutual ownership of our neighborhood's appearance.

Scope:

1. Three designated common areas (Tracts A, B, & C) as shown on the attached subdivision survey.

Typical Duties:

1. Oversight of the landscaping contractor's performance including:
 - a. Being the day-to-day point of contact between the HOA and contractor,
 - b. Coordinate with the contractor for the schedule of irrigation and maintenance activities,
 - c. When necessary, obtain quotes for a new contractor and, subject to Board approval, propose revisions to the terms of the contract,
 - d. Excluded is the annual irrigation back flow testing, which remains a Board responsibility.
2. Organize the tasks, solicit volunteers, and provide leadership for an annual work party.
3. Propose the annual maintenance work plan and costs to be supported by the HOA budget.
4. Major improvements with cost estimates may be proposed to the Board and, in accordance with CC&R Subsection 5.3, are subject to membership approval.

Authorities and Reporting:

1. The Subcommittee will be guided by the provisions of Section 5 of the CC&Rs.
2. The Subcommittee Lead will report to the Board of Directors; the Board liaison to the Subcommittee is the Board Vice President.
3. Contracts for outsourced work and other financial obligations must be approved in advance by the Board. Costs must be consistent with the approved HOA budget with payments processed by the Treasurer.
4. The Subcommittee Lead will verify to the Treasurer that contracted tasks have been completed per terms of the contract prior to payment of invoices.

Excerpt from Bull Mountain Estates Covenants, Conditions & Restrictions

5. MAINTENANCE

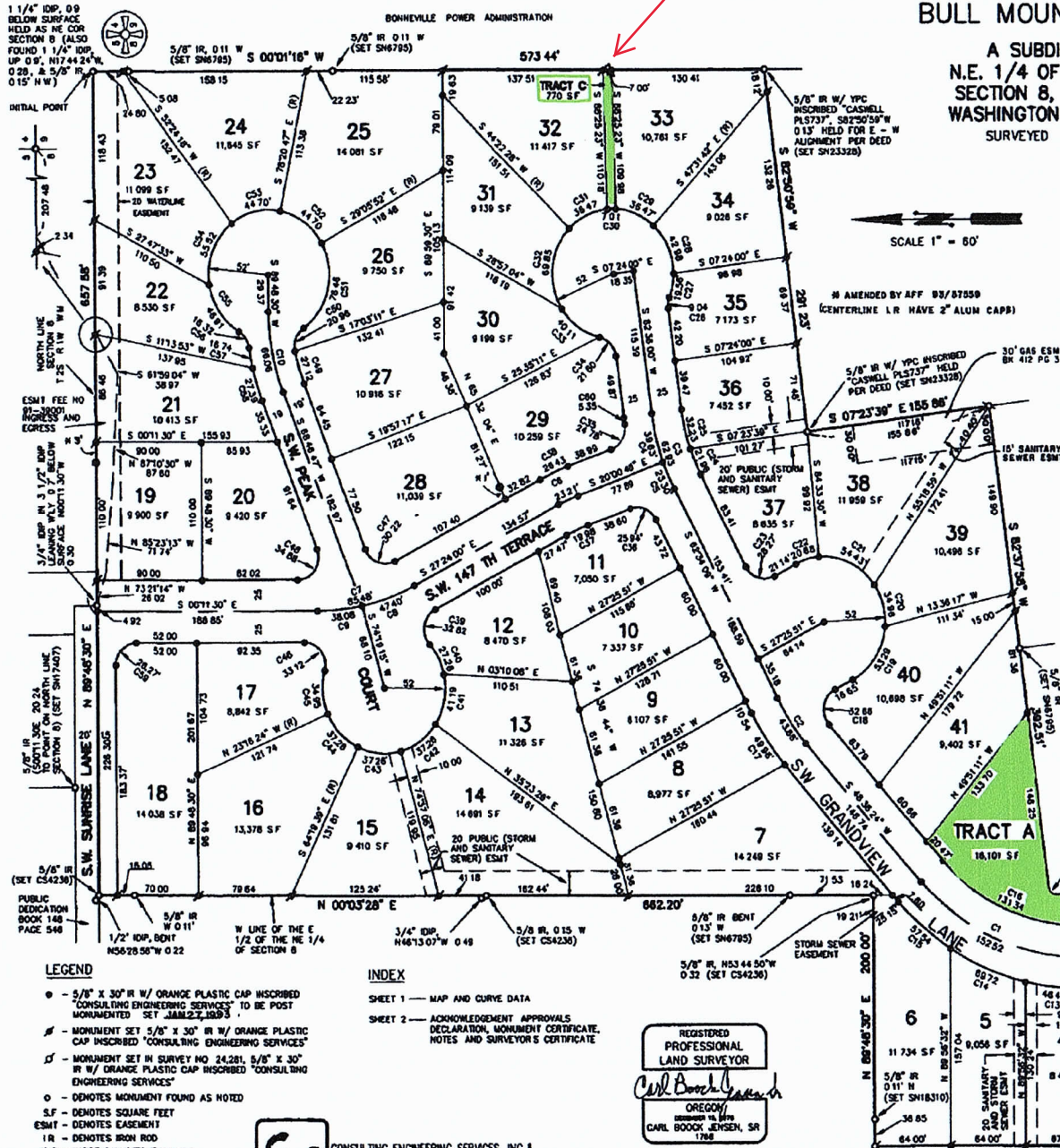
- 5.1 Tracts A, B, and C.** Tracts A, B, and C on the plat of Bull Mountain Estates are granted and conveyed in fee to the Bull Mountain Home Owner's Association subject to an easement on Tract A in favor of the Unified Sewerage Agency of Washington County and an easement on Tract C in favor of the public for pedestrian access, which easements appear on the plat.
- 5.2 Maintenance Obligations.** Lot 1 through 41 will have an equal share of the applicable assessed costs of maintaining Tracts A, B, and C, including the brick entrance sign on Tract B, in an attractive manner. Tracts A, B, and C shall be maintained in accordance with all applicable state and local laws, regulations, and requirements. Each Owner shall be assessed for maintenance costs on an annual basis. Homeowners dues will be determined each year by the Home Owner Association Committee based on annual bids and projected costs for maintenance. Each Owner will be responsible for not more than 1/41 of the maintenance funds assessed annually.
- 5.3 Maintenance Decisions.** All decisions concerning maintenance work on Tracts A, B, and C, including but not limited to the contracting for and timing, nature, scope and performance of such work, shall be made by ACC. Major landscaping, construction, and other improvement proposals that are not maintenance, will be put to a vote for approval of the Owners of Bull Mountain Estates before work can begin. This vote will be conducted in a manner specified in the Voting Procedures section of the HOA By-Laws.

TRACT C

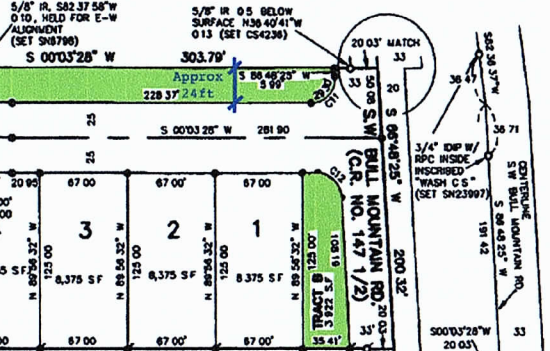
BULL MOUNTAIN ESTATES

A SUBDIVISION IN THE
N.E. 1/4 OF THE N.E. 1/4 OF
SECTION 8, T.2S., R.1W., W.M.
WASHINGTON COUNTY, OREGON
SURVEYED JUNE 5, 1992

RECORDED AS DOCUMENT NO. 92064138



CURVE	RADIUS	LENGTH	CHORD	BEARINGS	DELTA
C1	180.00	152.52	148.00	S 24°51'00" W	135°25'00"
C2	180.00	43.78	43.78	S 32°30'00" W	200°01'00"
C3	180.00	62.83	60.81	S 32°30'00" W	200°01'00"
C4	180.00	38.83	38.83	N 76°17'30" E	12°30'48"
C5	180.00	23.30	23.30	S 68°24'00" W	07°25'00"
C6	180.00	23.31	23.19	N 33°42'24" E	07°23'12"
C7	180.00	88.48	84.88	S 13°47'00" E	27°19'30"
C8	180.00	47.21	47.21	N 18°21'21" W	150°01'18"
C9	180.00	38.06	38.00	S 08°15'00" E	120°01'11"
C10	180.00	68.08	65.08	S 17°17'43" W	201°43'43"
C11	18.00	28.17	28.17	S 46°34'03" E	63°15'03"
C12	18.00	27.25	24.73	N 43°23'51" E	86°44'57"
C13	205.00	46.46	46.46	N 06°32'50" E	125°04'23"
C14	180.00	67.84	65.30	N 18°21'21" W	18°23'00"
C15	180.00	67.84	67.30	N 40°33'50" E	180°01'51"
C16	180.00	131.34	127.44	S 24°19'50" W	48°37'56"
C17	205.00	48.88	48.88	S 53°25'17" W	138°24'23"
C18	18.00	28.17	28.17	N 18°21'21" W	103°23'07"
C19	32.00	33.20	30.20	S 56°47'28" E	58°43'15"
C20	32.00	34.88	34.31	N 74°30'19" E	38°31'25"
C21	32.00	34.23	31.88	N 25°01'17" E	38°36'25"
C22	32.00	20.85	20.84	N 18°21'21" W	22°48'24"
C23	18.00	28.17	28.40	S 17°34'00" W	80°00'00"
C24	180.00	21.88	21.84	N 66°37'40" E	08°07'01"
C25	180.00	32.25	32.17	N 76°30'35" E	11°34'50"
C26	18.00	9.04	9.04	N 8°23'24" E	105°23'00"
C27	18.00	19.88	19.40	S 75°23'39" E	21°33'27"
C28	32.00	42.88	41.77	N 68°09'08" E	47°21'39"
C29	32.00	38.47	35.73	N 22°22'30" E	40°11'21"
C30	32.00	7.01	7.01	N 18°21'21" W	18°43'07"
C31	32.00	35.47	35.73	N 25°30'31" W	40°11'21"
C32	32.00	69.85	64.71	N 84°08'24" W	78°37'45"
C33	32.00	40.11	39.19	S 30°38'50" W	44°11'28"
C34	32.00	21.88	21.88	N 33°23'51" E	105°23'00"
C35	32.00	37.28	36.48	N 79°37'45" W	104°21'21"
C36	32.00	37.28	36.95	S 43°09'24" W	30°02'29"
C37	32.00	41.19	40.12	N 70°07'35" W	45°22'43"
C38	32.00	37.28	36.47	N 79°37'45" W	104°21'21"
C39	32.00	37.28	36.47	N 02°08'43" E	41°03'15"
C40	32.00	37.28	36.47	N 48°11'38" E	41°03'15"
C41	32.00	34.85	34.29	N 85°58'47" E	38°30'24"
C42	18.00	31.12	28.97	N 53°31'43" E	105°23'00"
C43	18.00	31.12	28.97	S 20°41'23" W	24°10'47"
C44	18.00	31.12	28.97	S 85°42'23" E	111°01'43"
C45	18.00	27.09	27.09	S 23°38'24" W	09°39'10"
C46	18.00	27.09	27.09	N 60°12'02" W	66°25'58"
C47	32.00	78.46	68.00	S 75°23'39" E	84°24'24"
C48	32.00	48.81	48.81	S 55°30'50" W	21°41'19"
C49	18.00	27.12	27.09	S 23°38'24" W	09°39'10"
C50	32.00	48.81	48.81	S 55°30'50" W	21°41'19"
C51	32.00	44.70	43.33	N 36°18'40" E	48°14'53"
C52	32.00	44.70	43.33	N 17°58'10" W	48°14'53"
C53	32.00	35.32	32.92	N 68°11'02" W	48°14'53"
C54	32.00	35.32	32.92	S 23°38'24" W	09°39'10"
C55	18.00	18.55	18.55	N 55°30'50" W	51°58'28"
C56	18.00	18.55	18.55	S 23°38'24" W	04°48'11"
C57	18.00	28.27	27.39	S 72°43'40" W	03°21'00"
C58	18.00	28.27	28.27	N 45°15'17" W	82°05'00"
C59	32.00	9.35	9.35	S 61°51'00" W	07°29'49"



LEGEND

- - 5/8" x 30" IR W/ ORANGE PLASTIC CAP INSCRIBED "CONSULTING ENGINEERING SERVICES" TO BE POST MONUMENTED SET JAN 27, 1993
- - MONUMENT SET 5/8" x 30" IR W/ ORANGE PLASTIC CAP INSCRIBED "CONSULTING ENGINEERING SERVICES"
- - MONUMENT SET IN SURVEY NO 24,281, 5/8" x 30" IR W/ ORANGE PLASTIC CAP INSCRIBED "CONSULTING ENGINEERING SERVICES"
- - DENOTES MONUMENT FOUND AS NOTED
- S.F. - DENOTES SQUARE FEET
- ESMT - DENOTES EASEMENT
- IR - DENOTES IRON ROD
- IDP - DENOTES INSIDE DIAMETER IRON PIPE
- (R) - RADIAL BEARING
- RPC - RED PLASTIC CAP
- SN - SURVEY NUMBER

INDEX

SHEET 1 - MAP AND CURVE DATA
SHEET 2 - ACKNOWLEDGEMENT APPROVALS, DECLARATION, MONUMENT CERTIFICATE, NOTES AND SURVEYOR'S CERTIFICATE

CONSULTING ENGINEERING SERVICES, INC.
14780 S.W. OSPREY DRIVE SUITE 300
BEAVERTON, OR 97007 (503) 646-4509

REGISTERED PROFESSIONAL LAND SURVEYOR
Carl Boock Jensen, SR
OREGON LICENSE NO. 1768

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND EXACT COPY OF THE PLAT OF BULL MOUNTAIN ESTATES

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.