



TO: John O'neil, Green Mountain Land LLC

FROM: Joe Keizur, Blue Mountain Community Management

RE: Green Mountain Mixed Use PRD HOA Plan

Introduction:

Blue Mountain Community Management (BMCM) is a community management firm located in Portland, OR. BMCM manages over 200 condominium (COA) and homeowner (HOA) associations in Oregon and Washington, including several communities in Clark County. We specialize in working with developers and builders to ensure their developments comply with state law and operate efficiently from day one.

Request:

Green Mountain Land LLC (GML) is seeking a community wide HOA/COA management plan for the Green Mountain Mixed Use PRD (GMMU), located in Camas, Washington. This plan will address a hierarchy of associations, governing documents and common area/elements and will proscribe how each community within the Master Plan is to be managed post completion of development.

Organizational Plan:

The GMMU PRD is a diverse community plan with a variety of proposed residential and commercial uses. Additionally, the GMMU PRD is likely to include several different types of common areas and elements that will require active management. In order to manage this type of community properly, distinct layers of management and documentation will be required:

1. Green Mountain Master Association

Prior to completion or sale of any lot within GMMU, the Declarant plans to set up a master association for the entire GMMU. The scope of the master association will include at a minimum all regional common area/elements. A Reserve Study will be completed that includes all regional common area/elements and all HOA's/COA's within GMMU will be required members of the Association.

The master association will limit its authority primarily to the management of all selected common areas/elements, enforcement of accepted rules for the selected



common areas/elements and collection of funds for the management of the selected common areas/elements.

The cost of maintenance, management and replacement for the selected common areas/elements will be evenly divided across all communities and assessed to individual HOA's and COA's accordingly.

The master association will be managed by the Declarant and/or its assigns until completion of the entire community and post completion will be governed by a board of directors made from the communities within the GMMU.

2. Individual HOA/COA Communities

Prior to the recording of any community, the Declarant will require a set of documents prepared for each community. This will include a Declaration, CCR's Bylaws and a Reserve Study specific to the community. These individual association documents will account for common elements specific to the community and will include rules/regulations related governance and living within the specified communities. Examples may include the management of front yard landscaping, specific neighborhood parks, rules and regulations regarding the housing type of the community and the behavior of its residents.

Each community will be required to have a reserve study specific to the type of housing included within the community plus any and all common areas specifically assigned to the individual association. Associations with attached or condominium type housing will require proper reserves for the replacement and repair of all exterior elements commonly required by state law and/or the local jurisdiction.

3. Exclusions from the Master Association

Areas identified in the GMMU as either commercial or high density will be excluded from the master association. These communities will either be wholly owned and self-contained, including their own amenities, or they will serve as part of a separate commercial owners association with rules and regulations specific to their common areas/ elements. These two uses do not fit the model and will need to be addressed separately.

Common Element Types:

The following is a list of known common areas/elements that will be present within GMMU:



- Open Space/Natural Area
- Community Private Streets
- Regional and Community Storm Water Facilities
- Regional and Community Clubhouses
- Regional and Community Trails
- Private Regional and Community Parks
- Regional and Community Common Area Landscaping
- Other Community Specific Common Areas

The GMMU remains a conceptual master plan at this time, so providing specific assignment for common areas/elements is a bit premature. However, it is assumed that the following would be assigned to the Master Association:

- Regional and Community Storm Water Facilities (unless conveyed to the jurisdiction)
- Regional Clubhouses
- Regional Trails or Community Trails That Connect to a Larger Trail Network
- Private Regional Parks
- Regional Common Area Landscaping

The remaining common area/element types would be assigned to individual associations:

- Private Streets (unless the private street connects two communities)
- Community Specific Clubhouses
- Community Trails
- Private Community Parks
- Community Common Area Landscaping
- Other Community Specific Common Areas/Elements (gates, fences, basketball courts etc.)

Preparation of Documents:

GML intends to complete both the master association documents and the first set of community specific documents prior to recording of the initial development. These documents will be submitted to the City of Camas for consideration and then the CCR's and Bylaws will be recorded prior to final plat being completed.