

# **CROOKED RIVER RANCH CLUB AND MAINTENANCE ASSOCIATION**

## **RESOLUTION 2023-04-17**

### **HARASSMENT AND INTIMIDATION POLICY**

- A. Crooked River Ranch Club and Maintenance Association ("Association") is a Class 1 homeowners association subject to the Oregon Planned Community Act (ORS Chapter 94).
- B. The Association is governed by the Declarations of Covenants, Conditions, and Restrictions that were recorded in 16 phases in the deed records of Jefferson County, Oregon.
- C. The Association is also governed by Bylaws which have been recorded in the deed records of Jefferson County, Oregon.
- D. ORS 94.630 authorizes the Association to adopt rules and regulations.
- E. Article VII, Section 4 of the Declaration includes: "nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood."
- F. The Board finds that some Members of the Association engage in activities for the purpose of harassing or intimidating Directors, employees, or other Members. The Board considers such behavior to be a nuisance and annoyance in violation of Article VII, Section 4 of the Declaration.
- G. The Board of Directors has determined it is necessary for the protection of the Members and employees to adopt rules to more clearly define conduct that is a nuisance or annoyance.

### **Resolution**

- 1. Members of the Association are prohibited from doing any of the following either within any Crooked River Ranch property or outside of Crooked River Ranch if the prohibited conduct is in any way related to Crooked River Ranch business:
  - (a) making any audio or video recording or taking any photographs of any Director, Officer, Committee Member, Member, agent, or employee of the Association without first obtaining permission from that person. This prohibition shall not apply to audio or video that is recorded by a Member while that Member is on his or her own

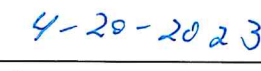
property, or to audio or video recordings created by surveillance or security cameras or systems installed on a Member's property, or to Directors, Officers, Committee Members, agents or employees during the conduct of their duties;

- (b) making physical threats, or insinuating a future physical threat, towards any Director, Officer, Committee Member, Member, agent, or employee of the Association;
  - (c) using egregiously offensive language towards any Director, Officer, Committee Member, Member, agent, or employee of the Association;
  - (d) willfully and repeatedly following, harassing, or lingering around another Member's property or around an employee of the Association, without permission of that Member or employee.
- 2. Violations of Section 1 of this Resolution shall be a Class B violation, and the violating Member shall be subject to the corresponding fine as set forth in the Schedule of Fines found in the Policy & Procedure Handbook.
  - 3. This Resolution shall be enforced in the same manner as other CC&Rs violations. Reports of violations shall initially be referred to the CC&R Review Committee for investigation. If the CC&R Review Committee determines that a violation has occurred, it shall refer the violation to the Board of Directors for the levying of a fine. In determining whether a violation has occurred, the burden of proof shall be a "preponderance of the evidence" standard. If the only evidence of a violation is the accusation of a single individual, and the accused denies the alleged conduct, the Committee may consider the credibility of the conflicting statements in making its determination. Anonymous complaints may be investigated, but no fine shall be levied on account of an anonymous complaint, unless there is corroborating evidence to support the allegation.
  - 4. A copy of this Resolution shall be distributed to all Members.
  - 5. This Resolution shall supersede Resolution 2022-06-20-C.

  
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President

  
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Date

  
\_\_\_\_\_  
Secretary

  
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Date