

SUN RANCH OWNERS' ASSOCIATION

Resolution of the Board of Directors — Shipping Container Storage & Screening Policy

RESOLUTION NO. 2026-19

Adopted: _____, 2026

WHEREAS, the Association is a nonprofit corporation organized under the laws of the State of Washington, governed by its 1997 Bylaws and by the 1970 Restatement of Declaration of Covenants, Conditions, and Restrictions (the “CCRs”) applicable to the Sun Ranch subdivision, Okanogan County, Washington;

WHEREAS, the Association's Fee and Fine Schedule, Section 3 (Shipping Container Enforcement) sets out proposed fees for the unapproved placement of shipping containers on lots, and states that those fees are governed by the Board's Shipping Container Storage & Screening Policy, but no such Policy has yet been formally adopted;

WHEREAS, CCR Section V requires prior written Board approval of material changes to a lot, and the Board has determined that placement of a shipping container is such a material change, subject to the discretionary criteria in CCR §V(b), including prevention of unsightly conditions and preservation of visual continuity with the rustic and natural setting of the Subdivision;

WHEREAS, the Board wishes to establish clear screening and siting standards, an approval process, a defined cure period for unapproved placements, and a fee structure consistent with the amounts already set out in the Fee and Fine Schedule;

WHEREAS, Bylaws Article VI, Section 1(b) and Article II, Section 2(b) authorize the Board of Directors to conduct, manage, and control the affairs of the Association and to make such rules and regulations as it deems best, not inconsistent with law, the articles of incorporation, or the Bylaws, and CCR Section XI(c) authorizes cost recovery when the Board cures a violation after an owner fails to act;

WHEREAS, the Board has reviewed and wishes to adopt the Shipping Container Storage & Screening Policy and Procedure, attached hereto as Exhibit A;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of Sun Ranch Owners' Association hereby resolves as follows:

1. Adoption. The Shipping Container Storage & Screening Policy and Procedure, attached as Exhibit A, is hereby adopted and shall govern the approval, screening standards, cure period, and fees for shipping containers placed on lots within the Subdivision.

2. Fee Amounts Confirmed. The fee amounts set out in Exhibit A, Section VIII are hereby confirmed as the amounts referenced in Fee and Fine Schedule, Section 3, and supersede the illustrative figures previously described there as proposed.

3. Effective Date and Notice. This Resolution and the attached Policy are effective beginning 30 days after the Secretary provides written notice of adoption to the membership, to ensure owners have advance notice before enforcement begins.

4. Amendment of the Fee and Fine Schedule. The Fee and Fine Schedule, Section 3 is hereby amended to reference this Resolution as its implementing authority, in the same manner as Sections 4, 5, and 6 reference their respective policies.

5. Severability. If any provision of this Resolution or the attached Policy is later determined to be unenforceable or inconsistent with the Bylaws or CCRs, the remaining provisions shall continue in full force and effect.

ADOPTED by the Board of Directors of Sun Ranch Owners' Association on the date first written above.

President, Sun Ranch Owners' Association — Date: _____

Secretary, Sun Ranch Owners' Association (Attest) — Date: _____