

SUN RANCH OWNERS' ASSOCIATION

Resolution of the Board of Directors — Temporary Construction Residence Policy

RESOLUTION NO. 2026-17

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, CCR Section II(a) requires each lot to ultimately be improved with a permanent dwelling of at least 500 square feet, and CCR Section II(c) permits a mobile house trailer, camper, or other temporary shelter to be used as a temporary residence, subject to Board approval, but the CCRs do not define how long such temporary use may continue or when it must end;

WHEREAS, the Board has determined that this gap allows trailer or camper occupancy, once approved, to continue indefinitely without regard to whether a permanent dwelling is ever built, and wishes to establish a clear, objective standard tying temporary residence to active construction;

WHEREAS, the Board has determined that a clear, objective test is needed to distinguish residential occupancy of a trailer or camper from recreational, intermittent, or seasonal use, so that this Policy applies only to owners actually living on their lot, and wishes to accommodate owners who visit their lots for extended recreational stays;

WHEREAS, the Board recognizes that owners currently occupying a trailer or camper did so before this Policy existed, and wishes to provide a fair transition period rather than an immediate retroactive violation;

WHEREAS, Bylaws Article VI, Section 1(b) authorizes 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 V requires Board approval of building plans before construction;

WHEREAS, the Board has reviewed and wishes to adopt the Temporary Construction Residence Policy and Procedure, attached hereto as Exhibit A;

WHEREAS, the Board wishes to give both new applicants and existing occupants clear notice of this Policy before it is enforced;

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

1. Adoption. The Temporary Construction Residence Policy and Procedure, attached as Exhibit A, is hereby adopted, establishing the eligibility, application, term, renewal, and progress requirements for Board-approved temporary trailer or camper residence during construction of a permanent dwelling, and the occupancy trigger defining when this Policy applies.

2. Transition for Existing Occupants. Exhibit A, Section VII establishes a registration period and transition tracks for owners who met the occupancy trigger before this Resolution's adoption date. That Section, not immediate enforcement, governs those owners' situations.

3. Amendment of the General Covenant Violation Enforcement Policy. The General Covenant Violation Enforcement Policy and Procedure (Resolution No. 2026-16) is hereby amended to add

Category F — Unauthorized Trailer or Temporary Shelter Residency — addressing occupancy that meets the Section III occupancy trigger of Exhibit A without a current, valid authorization under this Resolution.

4. Amendment of the Fee and Fine Schedule. The Fee and Fine Schedule, Section 6 is hereby amended to add the Category F violation and fine amounts as an additional row, consistent with the other violation categories listed there.

5. 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. The transition deadlines for existing occupants in Exhibit A, Section VII (registration by May 31, 2027; Track A initial term beginning June 1, 2027; Track B wind-down period ending October 31, 2027) are fixed dates and do not depend on the effective date. These deadlines are coordinated with the Fresh Start 2027 deferral of enforcement adopted by Resolution No. 2026-22.

6. Appeals. Appeals of Board determinations made under the attached Policy shall follow the Board Decision Appeals Policy and Procedure (Resolution No. 2026-10).

7. 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.

8. Forms. The Existing Trailer or Camper Residence Registration Form and the Temporary Residence Progress and Renewal Form attached to this Resolution are approved for use under Exhibit A, Sections IV, V, and VII. The Board may update these forms from time to time without amending the Policy.

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: _____

EXHIBIT A — Temporary Construction Residence Policy and Procedure is attached and incorporated herein by reference.