

THE SUNRIVER OWNERS ASSOCIATION
Resolution 2026-001

WHEREAS, The Sunriver Owners Association (“SROA”) is a planned community comprised of interrelated villages containing homes, condominiums, recreation, shopping facilities, and a resort complex located in Deschutes County, Oregon, and which is subject to that certain Declaration, dated effective January 1, 1986 and recorded in the Deed of Records of Deschutes County, Oregon at Volume 0113, Page 1158 and following, as amended (the “Consolidated Plan”); and

WHEREAS, capitalized terms used but not defined herein have the meaning set forth in the Consolidated Plan; and

WHEREAS, the Board, as Administrator of Sunriver, has the authority to carry out the business affairs of SROA and has such duties as are set forth in the Consolidated Plan, including in Section 9.01, which enumerates certain powers and responsibilities of the Administrator such as the responsibility for the fixing and collection of certain fees; and

WHEREAS, the Board believes it to be in the interest of the Owners of Sunriver to acquire or otherwise invest in various new amenities, equipment, and infrastructure in and around Sunriver that will provide a direct benefit to Sunriver units, resort areas, and commercial areas, as well as the community as a whole (collectively, “New Assets”); and

WHEREAS, the Board finds that acquisition of and investment in New Assets is essential to ensuring that Sunriver remains competitive in value, livability, and attractiveness into the future, and thus to preserving the interests of all Owners in Sunriver; and

WHEREAS, the Board believes it to be in the interest of all Sunriver Owners to fund the acquisition of and investment in New Assets through an amendment to Section 9.01 of the Consolidated Plan that would allow the Administrator to fix and collect a fee on transfers of title by any Owner of real property located within Sunriver (“Transfer Fee”); and

WHEREAS, such amendment would authorize and require the Administrator to promulgate rules governing the manner of collection of Transfer Fees, their management, and other matters, including the establishment of a separate fund to hold such fees, as provided in the proposed amendment to Section 9.01 of the Consolidated Plan attached hereto as Exhibit A; now

BE IT RESOLVED, by the Board of Directors of SROA that it hereby approves the submission of a proposed ballot measure to the Owners to amend Section 9.01 of the Consolidated Plan as set forth in the attached Exhibit A, which if approved by a vote of not less than sixty percent (60%) of the votes cast by written or electronic ballot directed to all owners, would authorize an amendment to Section 9.01 of the Consolidated Plan to authorize the Administrator to fix and collect a Transfer Fee on the terms provided therein, and to promulgate rules governing the collection thereof; and

BE IT FURTHER RESOLVED, by the Board of Directors of SROA that it hereby authorizes the SROA General Manager to work with legal counsel (i) to prepare language for the ballot that will be directed to all owners regarding the proposed amendment to Section 9.01 of the Consolidated Plan and (ii) to prepare draft rules to implement the Transfer Fee for the Board’s consideration in the event the Owners approve the proposed amendment to Section 9.01 of the Consolidated Plan; and

BE IT FURTHER RESOLVED, by the Board of Directors of SROA that the SROA General Manager is authorized and directed to promptly notify the Election Committee Chair of the measure to be voted on in a special election that shall close on August 8, 2026 at noon, Pacific Time, under Article IX, Section 1 of the Bylaws of the Sunriver Owners Association (revised April 18, 2025) for publication and a vote by SROA owners after at least 120 days.

IDENTIFICATION

I, **KEITH MOBLEY**, hereby certify that I was the Secretary of a duly called meeting of the directors of **THE SUNRIVER OWNERS ASSOCIATION** (“SROA”), which was held on the ___ day of _____, 2026, at Sunriver, Oregon, and that the foregoing Resolution, was and is the Resolution unanimously approved by the directors in attendance of SROA in said meeting assembled, and that they are the whole thereof exactly as adopted, and that I make this certificate to identify the same pursuant to motion duly made, seconded and carried in said meeting.

Keith Mobley, Secretary

Attachments: Exhibit A – Proposed Amendment to Section 9.01 of the Consolidated Plan (Transfer Fee)