

**RESOLUTION OF THE BOARD OF DIRECTORS OF
HOMES ASSOCIATION OF CEDAR HILLS**

Beekeeping and Beehive Resolution

This Resolution sets forth action taken by the Board of Directors (“Board”) of the Homes Association of Cedar Hills (“HACH”) and is effective as of the date set forth below.

RECITALS

A. The Association is governed by its Restated Declaration of Restrictions of Homes Association of Cedar Hills (“Declaration”), as amended and supplemented; the Bylaws of Homes Association of Cedar Hills, as amended (“Bylaws”); and the Articles of Incorporation of Homes Association of Cedar Hills.

B. Article IV, Section 4.2 of the Bylaws, the Board has the authority to conduct, manage, and control the affairs and business of the corporation. It also has the power to make rules and regulations as it deems appropriate.

C. Article III, Section (d) of the Declaration prohibits any noxious or offensive activity on the Association’s Property, including the Lots. This section also states that nothing shall “be done or maintained...which may be or become an annoyance or nuisance to the neighborhood or detract from its value as a high-class residential district.”

D. Article III, Section (a) requires that all Lots on the Property be used for no purpose other than Single Family Residential Purposes.

E. Owners have expressed interest in keeping honeybees on their Lots. The Board supports the Owners’ interest in responsibly providing pollinators in the community, while acknowledging the community’s interest in reasonably restricting the potential dangers beekeeping and beehives might present to the community for those with bee allergies. The Board is also concerned about allowing commercial enterprises in the community that violate Article III, Section (a) of the Declaration.

F. To enforce the language and spirit of the Declaration and, in an effort to allow Owners to use their Lots for non-commercial purposes while reasonably protecting the safety of the community, the Board has adopted this resolution.

NOW, THEREFORE, IT IS RESOLVED that:

RESOLUTION

Owners may engage in limited beekeeping activities and may keep beehives on their lots subject to the following:

1. Rules.

1.1 Before an Owner installs a beehive on a Lot, the Owner must submit a permit application and receive a permit from the Association as described in Section 2.

1.2 No Lot may have more than two beehives on a Lot. But a Lot may have an additional temporary hive, Nucleus Box (i.e., “Nuc Box”), swarm box, or lure box for seasonal use for the limited purpose of splitting a hive due to hive size or luring swarms.

1.3 Hives must be set back a minimum of 10 feet from all neighboring property lines.

1.4 A minimum six-foot high “flyway barrier” must be present on all sides of the “apiary” (i.e., the hive). The “flyway barrier” may be in the form of a structure (e.g., house, shed, or fence) or dense vegetation (e.g., shrubbery or hedges). The “flyway barrier” must prevent a hive from developing a “beeline” at human height across property boundaries.

1.5 Owners may not use the hives or beekeeping operation for commercial purposes including the sale of hive products (i.e., honey, wax, or comb).

1.6 Owners must feed, water, and maintain the hives following best practices including:

1.6.1 All beekeeping and hive activities must be designed not to attract vectors (e.g., rodents, mosquitos);

1.6.2 Water must be available near the apiary; and

1.6.3 Use of chemicals, foggers, and sprays must be of limited use and designed to avoid any impact on neighbors or neighboring Lots.

1.7 Nothing in these rules prohibit owners from maintaining “bee houses” for non-venomous bees like Mason Bees.

2. Permit Application and Review.

2.1 Owners must submit a site plan showing a bird’s eye view of the Owners’ entire Lot, including the house and other structures, as well as all fences, hedges, and the projected location of the requested hives.

2.2 Owners must notify all neighboring Lot Owners within 150 feet of the property of the Owners’ intent to keep honeybees.

2.3 The permit application must list membership in all beekeeping associations or clubs in which the Owners are members.

2.4 The Board will deny any application that is incomplete, does not include a site plan, or fails to demonstrate notice to all neighboring Owners.

2.5 The Board will also deny any application if any neighbor within 150 feet of the property reports a medically-certified allergy to bee stings.

2.6 Approved permits may be revoked at the Board's discretion for violation of the rules set forth in Section 1 or if the beekeeping activities become a nuisance to neighbors.

3. **Beekeeping Resources.**

To better protect the community, the Board recommends that all Owners interested in keeping honeybees obtain an onsite inspection by a Certified Master Beekeeper. Owners might consider the following resources:

- Oregon Master Beekeeper Program: <https://extension.oregonstate.edu/mb>
- Xerces Society: <https://xerces.org/>
- Oregon State Beekeepers Association: <https://orsba.org/>
- OSU Extension Catalog: <https://catalog.extension.oregonstate.edu/em9186>

4. **Notice.** A copy of this Resolution will be delivered to all Owners by online posting to the Association's website.

This Resolution was adopted by the Board of Directors on October 12, 2021.

Chris Musolf, Secretary