

SILVER RIDGE HOMEOWNERS' ASSOCIATION

RULES AND REGULATIONS

DATE: June 25, 1996
TO: Silver Ridge Homeowners
FROM: Silver Ridge homeowners' Association Board of Directors
SUBJECT: Rules and Regulations

Attached are the Rules and Regulations for silver Ridge. The purpose of the Rules and Regulations is to protect our property values and to make shared living at Silver Ridge a pleasant and enjoyable experience.

The Rules and Regulations Committee has spent considerable time researching other similar developments and how they have gone about the business of establishing rules. We think we have developed a workable set of regulations that are based on common sense and courtesy toward one another. They are not necessarily cast in concrete but can be changed by Board action if we find that changes are warranted.

Please pay particular attention to Section F (Pets), Sections G (Parking, Driving and Other Vehicles) and Section J (Swimming Pool), as these are the areas where violations have been noted.

If you have questions or comments, please direct them to Mal Hawley, Chairman of the Rules and Regulations Committee, 291-1445, Unit #9826.

Effective date for these Rules and Regulations is **July 15, 1996**. Owners and residents may receive notices of possible violations prior to that date.

SILVER RIDGE HOMEOWNERS' ASSOCIATION

RULES AND REGULATIONS

A. ENFORCEMENT

1. These Rules and Regulations of the Silver Ridge Homeowners' Association will be enforced according to the Rules Enforcement Policy (Policy Resolution No. 5) adopted previously by the Board of Directors and as amended from time to time, except where another enforcement rule is specifically mentioned in these Rules.

2. The Board of Directors may authorize immediate action to enforce violations that pose a safety or health threat.

B. SCOPE OF RULES AND REGULATIONS

1. These rules apply to all owners and residents, their children and their guests.

2. Owners are responsible for the actions of their tenants. Fines imposed for rule violations accrue against the unit owner, not the tenant. Tenants are required to abide by the Rules and Regulations, Declaration of Protective Covenants, Conditions and Restrictions and Bylaws. Owners are responsible for informing their tenants of the Rules and Regulations.

C. INFORMATION REQUIRED FROM RESIDENTS

Owners and tenants will provide the property management company with a completed copy of the Resident and Owner Information form. Any changes must be reported to the property management company within 15 days.

D. GENERAL USE AND MAINTENANCE

1. "Common Area" is that area outside the units that is jointly owned by all homeowners and maintained by the Homeowners' Association. Each resident is responsible for the cleaning and maintenance of the balcony which is attached to each unit. This rule also applies to those units which have patios instead of balconies. Repair and maintenance of deck and patio areas is the responsibility of the individual homeowner.

2. Any common entrances, passageways or driveways must not be obstructed or used by any resident for any purpose other than entering and leaving.

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3. Residents shall not obstruct or store any items in the common areas.
4. No explosive or flammable substances, like gasoline, gun powder, kerosene, naphtha, benzine or other articles or substances deemed hazardous to persons or property shall be stored within the confines of Silver Ridge.
5. Balconies, patios and other areas visible to the outside must be kept neat and free from clutter. This includes, but is not limited to, laundry, broken furniture, dead plants, empty boxes, bicycles or unsightly objects.
6. Garbage cans, household supplies, bottles and cans, garden tools and other similar articles are not to be stored outside the unit.
7. Each unit shall be used and occupied as a private residence. No commercial businesses will be allowed. This provision shall not act to prohibit a unit owner from maintaining a professional library, keeping professional or personal records or accounts, handling personal business or professional calls, or conferring with business or professional associates, clients or customers in his other unit.
8. All rental agreements should provide that the tenants abide by the Declaration, Bylaws and Rules and Regulations of the Silver Ridge Homeowners' Association and that failure to do so is a default under the rental agreement.

E. GARBAGE DISPOSAL

1. No garbage cans shall be exposed except on the evening before and the day of collection.
2. Garbage cans shall be maintained in a clean and sanitary manner.
3. No common area may be used as dumping ground for rubbish, trash, garbage or any other waste.

F. PETS

1. Animals/birds shall not be kept or bred for any commercial purpose.
2. No more than two pets are allowed in any unit.
3. No pets shall be permitted to run at large, but shall be supervised by the pet owner. Any nuisance or damage caused by pets is the responsibility of the resident.
4. All pets must be registered and inoculated as required by law.

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5. *Pet food shall not be stored outside the unit.*

6. Residents shall pick up and dispose of all pet litter from their pets on a daily basis. Care should be exercised so that pets are not allowed to damage any of the plants and shrubs.

7. *A unit owner will be required to remove a pet after receipt of three notices in writing from the Board of Directors of violations by such owner of any rule, regulation or restriction governing pets within the complex.*

G. PARKING, DRIVING & OTHER VEHICLES

1. Residents are encouraged to park their vehicles in their garages unless loading, unloading or washing the vehicle. *Garage doors are to be kept closed at all times except when entering or leaving the garage or when you are physically present in the garage.*

2. Parking pads and lanes are intended for short term use by homeowners and guests of homeowners. The Association will designate some parking spaces for guest use only. Regular overnight parking on guest pads is not allowed. Other common area parking spots are intended for the use of all homeowners. Homeowners and their guests should utilize garages and driveway spaces before using common area or guest parking spaces.

3. Residents or their guests may not park in a manner which obstructs the sidewalks or protrudes into the street.

4. All vehicles must be operable and currently licensed. No vehicle in an extreme state of disrepair may be parked anywhere other than the garage of the resident. No disabled vehicle shall be permitted to be stored on the premises, except within the confines of the unit garage.

5. Parking of boats, trailers, motorcycles, trucks, truck campers, or other recreational vehicles or similar equipment and vehicles shall not be allowed on any part of the property except within the confines of an enclosed garage.

6. No repairs to vehicles shall be permitted on the premises except within the confines of the unit garage. No racing of engines or tire-squealing accelerations shall be permitted.

7. Residents shall be responsible for the cleanliness of their respective driveways, including the removal of any grease or oil buildup. This is not the responsibility of the Association. The Association may clean such area at the expense of the unit owner, if the unit owner or tenant fails to do so.

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8. No vehicle which contains any item, object, or debris which can be considered dangerous, unsightly or odoriferous may be parked on a common or owned parking pad or driveway, or on a public street within the boundaries of the project.

9. Any vehicle parked illegally within the boundaries of the project may be impounded, with or without further warning, at the risk and expense of the owner.

In addition to, or in lieu of, impounding an illegally parked vehicle, a citation may be issued and the violator subjected to a fine of \$10 *or an amount equal to the costs incurred by the Homeowners' Association, whichever is greater.*

H. NOISE

1. Quiet hours are from 10:00 p.m. to 8:00 a.m. Monday through Friday, and 10:00 p.m. through 10:00 a.m. Saturday and Sunday. All noises, including but not limited to talking, radios, television sets, stereos, musical instruments, power tools, and vehicles shall be kept at a minimum level so as not to disturb the other residents.

2. The playing of musical instruments, radios, stereos, television, etc., is to be kept at a volume low enough within units and/or on patios at all times, so as not to infringe upon other residents' rights to the quiet enjoyment of their units and/or patios.

I. LANDSCAPING

1. Silver Ridge Homeowners' Association employs a professional landscape contractor to provide maintenance to the common ground areas. The property management company is responsible for supervising all landscape maintenance.

2. Landscape maintenance is limited to the care of trees, plants and lawn that are Association property, not personal plants or flowers that have been planted by residents.

J. SWIMMING POOL

1. HOURS: The pool and patio areas are open from 6:00 a.m. to dusk during the summer months.

2. ADULT ONLY HOURS: Monday through Fridays the pool and patio are reserved for adults only (age 18 and older) between the hours of 6:00 p.m. and 7:00 p.m. On Saturday and Sundays adults only hours are between the hours of 11:00 a.m. and 2:00 p.m.

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3. ACCESS AND IDENTIFICATION: All Members (a "Member" being defined as an owner of any Silver Ridge unit) using the pool will need a non-duplicable key provided by the Association for access to those facilities. One (1) key and identification tag will be provided to each Member at no cost. Further replacement keys will require a fee of \$100.
4. USE RESTRICTIONS: The pool falls under the Oregon Department of Health codes. Non-swimmers, Members and guests of Members under 14 years of age must be supervised by a person(s) 18 years of age or older. Persons 18 years of age or older may supervise only two (2) non-Members at any one time.
5. GUEST LIMITATIONS: Guests must be accompanied by the Member when using the recreational facilities. Number of guests shall be limited to three (3) per Member during peak usage periods.
6. SHOWER REQUIREMENTS: All Members and guests are required to shower before entering the pool.
7. GENERAL CARE RESPONSIBILITIES: All Members using the recreation facilities are responsible for assuring that the premises and equipment are left in a clean and undamaged condition following such Members' use. Members are responsible for any damage to the recreational facilities caused by them or their guests.
8. POOL BEHAVIOR: No roughhousing, running, ball playing or diving in or around the recreation facilities. Small flotation devices (e.g., life rings and small soft plastic or rubber floats or tubes) are permitted. *Large flotation devices (e.g., inner tubes, hard plastic or wood boards, floating lounge chairs) are prohibited. As a matter of courtesy, do not use air mattresses when such use would create crowded conditions in the pool.*
9. NOISE RESTRICTIONS: In consideration of residents living near the pool, as well as other users, Members and guests are requested to be considerate of noise levels in the pool area at all times. This includes yelling and the use of audio equipment. Only headphone type radios and tape players are permitted in the pool, deck and patio areas.
10. NO BICYCLES: Bicycles, skateboards, skates and scooters are not allowed inside the pool or patio areas.
11. FOOD AND BEVERAGE: *Homeowners bringing food and/or beverages into the pool area shall be responsible for cleaning up after themselves and their guests. Glass containers are not allowed.*
12. POOL TEMPERATURE REGULATION: Maintenance contractors will attempt to keep the temperature of the pool at approximately 80°F.

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13. NO ANIMALS: Absolutely no pets or animals are allowed inside the recreation facilities.
14. NO SMOKING.

K. VACANT UNITS

1. The unit owner of a vacant unit shall ensure that a minimum temperature of 56°F is maintained within the unit to prevent freezing of, or damage to, the water pipes, common areas or other units.

L. REAL ESTATE SIGNAGE

1. All signs erected for the purpose of advertising a unit for sale must conform with the Forest Heights requirements and procedures for real estate signage.

SILVER RIDGE SWIMMING POOL

Here at Silver Ridge, our common areas are like an extension of our homes, and they are here for the enjoyment of our guests and ourselves. When others come to Silver Ridge uninvited to swim in our swimming pool they are trespassing in our home.

You can help to preserve our common areas for our use by asking those you don't know if they live in Silver Ridge, or are a guest of someone who is. If they say they are guests, find out which address and make a note of it. Remember, guests are to be accompanied by a resident.

If you see carloads of people driving into Silver Ridge, parking at the pool and going in, make a note of the license number and call Sterling. We can track down the vehicle owner.

NEVER let someone come into the pool without a key when you are entering or leaving, unless it is someone known to you personally.

It is always perfectly all right to ask to see someone's key if you suspect they are there without authorization. All Silver Ridge residents (who wish to have one) have a special Medeco key that cannot be duplicated.