

# VILLAGE AT FOREST HEIGHTS HOMEOWNERS ASSOCIATION, INC.

## Resolution Number 6 – General Rules

WHEREAS Article 6.8, Association Rules and Regulations, of the Declaration of Protective Covenants Conditions and Restrictions (Declaration), and 7.8, Association Rules and Regulations, of the Bylaws, of The Village at Forest Heights Homeowners Association, Inc, a nonprofit corporation formed under the laws of the State of Oregon, provides the Association, through the Board of Directors, the authority to adopt, modify or revoke Rules and Regulations governing the conduct of persons and the operation and use of the Lots as it may deem necessary or appropriate in order to preserve the peaceful and orderly use and enjoyment of the Property;

AND WHEREAS the Association is governed by the CC&Rs, which includes the architectural design guidelines, rules and general policies of the Association. The CC&Rs protect the common interests of all lot owners by helping to preserve optimum property values and provide an organization that works on behalf of the community to minimize the effects of both construction and non-construction related activities;

### NOW, THEREFORE, BE IT RESOLVED THAT

- 1 Rules, compliance procedures and remedies are duly adopted by the Board of Directors, which are in addition to rules and procedures that are contained within the Declaration, Bylaws, Policy and Administrative Resolutions and general rules of the Association. Rules are part of this resolution, but the administrative procedures, compliance procedures and remedies within this resolution shall apply to all other areas where procedures are not identified.
2. Before filing a complaint and requesting assistance from the Association, the individual making the complaint is responsible for contacting the offending party in an effort to remedy the situation.
- 3 Complaints filed with the Association are to be in writing, describing the problem, and clarify the steps already taken to resolve the situation by the individual making the complaint.
- 4 In most situations the Association's representative will make an effort to telephone the lot owner informing him/her of the compliance problem, offering assistance and information to help resolve the situation. In addition to attempting to reach the party by telephone, a written notice is mailed regarding the issue and clarification of time frames and fines that may apply. Successful telephone contact includes voice mail messages. Multiple telephone calls will not be attempted. Some infractions may not require advance notice before the Association takes steps to remedy a situation or assess a fine. In cases where a notice of violation is posted on the lot, there will be no notification of the offending party in advance by telephone.
- 5 In a situation where there is an immediate threat to health, safety, or the environment, the Association may elect to rectify the situation immediately, without notice, and charge the lot owner(s) for any costs incurred.

6. Individual lot owners are responsible for assuring that the Association has current owner information, including phone numbers and mailing addresses. Association lot owner records are maintained by the Management Company. Successful notification is based on the date of the telephone call or first class mailing of the notice, whether or not the lot owner's phone number and address is correct in the Association's records.

### **Community Rules:**

1. Trash and recycling cans and bins shall be placed on the sidewalk as late as possible the evening before garbage pickup and must be removed by the evening of garbage day.
2. Yard rakings, dirt and other materials resulting from landscaping work shall not be dumped onto any street, Lot or common areas. The material is to be contained and handled under the same controls as general trash containers and removal.
3. All recreation vehicles, motor cycles, and other related items are to be parked within the garage only, and may not be left in the driveway or in the street, except when actively loading/unloading said vehicle, which must be attended the whole time.
4. All satellite dishes require ARC approval, including placement.
5. Window coverings are to be neutral in color to the building exterior.
6. Noise is regulated by local governmental agencies. If noise is disturbing a resident, they should phone the police for assistance and file a complaint with the police. It is difficult for the Association to become involved in dealing with noise related matters. However, the Board of Directors may elect to become involved in noise related matters that create a major problem for the Community at large. Due to the close proximity of the town homes, social functions should be kept inside the home to help minimize the impact of noise on neighbors, especially at night.
7. Lot Owners are responsible for any landscape vegetation they personally choose to plant within their individual lot boundaries. If an Owner fails to properly maintain their plants, the Association may remove the materials and bill the Owner for reimbursement. The Association maintains only those materials planted by the Association.
8. The Association's application of dark compost material program was initially set up on a two-year cycle. Owners that disturb the soil and/or its cover material are responsible for quickly placing new dark compost material in the area to help maintain consistency of appearance throughout the community.
9. To maintain a consistent landscaping theme, Lot Owners are not allowed to plant new vegetation outside of their own property lot lines, without advance approval from the Association.
10. The Association has the discretion to require the removal of signs, flags and decorations that may be considered inappropriate for the Community or the season.
11. No drilling or installation shall be permitted on the stucco portion of the building exteriors.

12. Each owner shall properly clean and maintain their driveway, including the removal of grease and oil. In the event an owners fails to keep their driveway clean, the Association may perform the maintenance and the owner will be responsible for reimbursing the Association those costs, plus administrative charges.
13. Garages are intended for parking vehicles out of sight. To maintain the nice appearance of our Village, cars should primarily be parked within a garage, with garage doors closed, (except when entering or leaving the garage) before considering parking in one's driveway
14. Pet owners are responsible for cleaning up their animal's waste
15. Owners are responsible for damage to the common areas that is caused by themselves, their guests and pets.

ATTEST:

12/5/00  
Date

Jane Reeves Dorn, President  
Board of Directors  
Lana J. Kelly Secretary