

Oregon Cascade RV Co-op

A Seniors RV Park

RULES AND REGULATIONS

Revision

December 28, 2021

As Members of the Oregon Cascade RV Co-op we all want the right to:

1. Have pride in the Co-op
2. Enjoy our Membership
3. Have all Members and guests do the same
4. Have some recourse to insure the above

To accomplish this we must have some basic rules. These rules are enforced through our elected Board of Directors to regulate the Park. It is in this spirit that the following rules are presented.

PETS:

- Visitors and guests will sign and receive a copy of the "Pet Policy."
- Association Members will sign a copy of the "Pet Policy" which will be kept in the Co-op Office.

VEHICLES:

- Speed limit is 5 miles per hour.
- Stop for the STOP sign.
- No major overhaul of any vehicle permitted in the Park. Normal maintenance is permitted.
- No running generators except for testing purposes or emergency power outage.
- Mobile Homes and Recreational Vehicles are defined in the Architectural Rules.
- No driving on the common green areas except as required for maintenance or delivering supplies to the club house.

QUIET TIME:

- 10:00 PM to 8:00 AM daily.
- Sunday is QUIET DAY. No mowers, no blowers, no power saws and no noise.

LIGHTING:

- No outside lights permitted on individual lots after 10:00 PM with the exception of low voltage landscaping and motion activated security lights as described in the Architectural Review Committee Rules.

LOT MAINTENANCE:

- Lots must be maintained in a neat and uncluttered condition.
- Office must be informed, in writing, of arrangements made for the care of Member's lot while not in residence. If information is not on file, the lot will be maintained according to standards set by the Board and a maintenance charge will be assessed.
- It is the Member's responsibility to know where the easements exist on their lot. No permanent structure is allowed to be built on the easement. If a Member decides to place items such as planter boxes, landscaping or other items on the easement, the Co-op has the right to remove those items (at the Member's expense) if it becomes necessary for repairs or maintenance in that area.
- No appliances (freezers, etc.) or indoor furniture is permitted outside any shed or residence.

MEMBER'S RESPONSIBILITY REGARDING GUESTS (Mobile & RV Sections):

- MEMBER WILL NOTIFY OFFICE OF GUEST COMING INTO THE PARK.
- Guest must have permission of Member, by phone or in writing, to be admitted for overnight stay if the Member is not in residence. Permission must be received prior to guest arrival.
- Member will ensure that guest registers in the Office on the day of arrival.
- Member will inform their guest of the Rules and Regulations applicable during their visit.
- Member is responsible for the actions and/or any damages caused by their guest.
- RV requirement

GUEST FEES AND LENGTH OF STAY (Effective November 18, 2021)

Guest staying on a Member's lot, another members lot or the Managers Lot having notified the Office, by phone or in writing, for authorization: Will be charged \$40.00 per day:

- 1) Guests shall stay in the park no more than 2 weeks (14 days) per 12 month period. ** RV requirement.
- 2) A Family member using a member's lot while the member is not using it may stay no more than 2 weeks (14) days per 12 month period and the \$40.00 fee is waived. ** RV Requirement.
- 3) Potential buyers may stay on the Manager's Lot only if they have a sponsoring member for up to 2 weeks (14) days per 12 month period. If the potential buyer purchases a Membership/ Leasehold, they will be reimbursed for no more than two (2) nights fees. **RV Requirement.
- 4) Members allowing Visitors/Guests/Family to occupy their RV/Park Model/Mobile Home while they are present in the same unit, do not have to charge that occupant the \$40.00 per day and may stay up to 31 days per 12 month period.

**RV Requirement: If guest RV does not comply with the Park Standards, approval of at least one Board Member is required.

I have received a copy of these Rules and Regulations and agree to abide by them.

Signature: _____ Date: _____

Signature: _____ Date: _____