

Oregon Cascade RV Co-op

Rules and Regulations

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.

Board Service (Approved July 27, 2023)

- A Board member may not serve as a committee chair or be a voting member of a committee

Caregivers (Approved July 20, 2026):

- To serve a park member with a medical condition, a 3rd person may live in a mobile home or RV as a Primary Caregiver after the need is confirmed by medical documentation
- A Primary Caregiver may be a family member, trained professional, or other individual

Clubhouse (Approved July 20, 2026):

- Park Business (such as meetings) and events put on by the Social Committee have first priority for clubhouse use
- Members are welcome to use the clubhouse, without permission, when it is not in use
- Members wishing to use the clubhouse for a private event should make a reservation via the office at oregoncascaderv@yahoo.com at least two days in advance
- Members should clean up the clubhouse after using it

Guests - Member's Responsibility:

- Member will notify the office of guests 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.

Guests - Fees and Length of Stay (Approved July 25, 2024):

- **Members** are leaseholders in the park; **Guests** are family or friends of members - they are not members themselves; **Hosts** are members who are responsible for their guests

	Daily Charge	Must submit reservation form to office	Host must be present in park	Lot owner's permission must be on file in writing in office	Maximum number of days per year
Guest staying on	\$30	YES	YES		14 days

visitor's lot					
Guest staying in host's dwelling or on host's lot with host present	\$0	YES	YES		31 days
Guest staying in host's dwelling or on host's lot without host present	\$0	YES			14 days
Guest staying on lot other than that of their direct host	\$0	YES	YES	YES	14 days

RV Requirements: RVs must have an RVIA or State of Oregon Recreational Vehicle insignia of compliance affixed to them and must be a Class A, Class B, Class C, 5th wheel, travel trailer or destination trailer that is fully self-contained

Guests - Members Using the Guest Lot or Other Member's Lots (Approved July 25, 2024):

- **Members** are leaseholders in the park; **Guests** are family or friends of members - they are not members themselves; **Hosts** are members who are responsible for their guests

	Daily Charge	Must submit reservation form to office	Host must be present in park	Lot owner's permission must be on file in writing in office	Maximum number of days per year
Member staying on visitor's lot	\$5	YES			14 days
Member staying on another member's lot or in another member's dwelling			NO	YES	8 months

Infrastructure (Approved July 20, 2026):

- The Board will place priority on the safety of park assets

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 Access (Approved July 20, 2026):

- Members should not enter another member's lot without permission except to conduct park business (after notification) or in the case of an emergency on that lot

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

Mail (Approved July 20, 2026):

- The park does not offer mail forwarding

Occupancy Days for RV Lots (Approved July 25, 2024):

- Those memberships with an 8 month limit will track their occupancy and not exceed a maximum of 242 days within a calendar year.

Office (Approved July 20, 2026):

- There are to be no signed blank park checks left in the office
- The office will maintain an on-call list that includes a licensed electrician
- In non-emergency situations, the office will provide advance notice to members when work is being done on their lot
- In an emergency situation, the office will notify members when work has been done on their lot
- When billing RV lots for electricity, the per month meter charge shall be the cost for 3 meters as charged by Lane Electric, divided by 52

Parking of Transportation (non-RV) Vehicles: (Approved July 20, 2026):

- Parking on another member's lot must be done with the permission of that member
- Members or guests of members parking on other member's lots must receive permission in writing (print/email/text) prior to parking and be able to show such permission upon request from a Board Member - this permission does not need to be sent to the office
- Lots that are for sale should not be used for parking purposes without permission
- Parked vehicles may only be covered between October 1 and April 30 and members should arrange for someone to cover and uncover if they are not in the park when needed
- Covers should blend with the environment

Pets:

- Association Members will sign a copy of the "Pet Policy" which will be kept in the Co-op Office

Quiet Time:

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

Smoking (Approved July 20, 2026):

- Smoking, including cigarettes, cigars, vapes, and the like, is limited to ways in which it cannot be smelled beyond the lot on which it is taking place

Social Committee (Approved July 20, 2026):

- The Social Committee maintains funds independently of the park's funds.
- Social Committee funds should be kept in the office safe with two people present at any distribution of funds
- The Social Committee Chair should be prepared to give a short report at the annual meeting on the total revenue and expenditures for the previous year and any major things purchased/accomplished

Staff Review (Approved July 20, 2026):

- The Board will conduct staff reviews prior to the first annual meeting

Trash (Approved July 20, 2026):

- The dumpsters and green waste bunker should only be used for waste by the 63 member lots and visitors using the visitor's lot
- The dumpsters should only be used for routine waste - significant clean outs, construction/renovation debris, and large pieces should be taken to the transfer station
- Tree trimming done by a professional should be removed by the professional and not placed in the green waste bunker
- Do not place waste in a dumpster if the lid cannot close - please notify the park office at oregoncascaderv@yahoo.com in such instances

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 clubhouse

Year-Round Operations (Approved July 20, 2026):

- Restrooms, clubhouse, and laundry will be available for member use year-round, although clubhouse may be drained and temperatures may be kept low in each facility in the winter

Acknowledgment

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

Signature: _____ Date: _____

Signature: _____ Date: _____