

JASPER HEIGHTS CONDOMINIUM ASSOCIATION

General Rules and Regulations

Conduct

Living in close quarters requires residents' combined efforts to maintain a safe environment and to minimize noise. Common sources of noise are automobiles, motorcycles, radio, television, electronic equipment, musical instruments, late night visitors, pets, doors, and garbage cans.

- Any person on the premises is subject to the Bylaws, Rules and Regulations.
- Homeowners are responsible for the conduct of their residents and guests.
- All homeowners, residents and guests are required to be respectful of others, which includes a **10pm to 8am** curfew on noise, and loud or unusual road traffic.
- Sound and electronic equipment shall be placed away from common walls.
- Yard art and personal items in the common areas must be kept close to the unit and will be kept to a minimum. The Board may require such items be removed by the homeowner.
- Exercise or play equipment in the common areas is prohibited.
- No tents or camping gear to be erected on common areas.

Garbage and Recycling

- Collection is every Monday
- Garbage cans and recycling bins should be placed on the edge of the driveway
- Occupants are responsible for the cost of garbage removal in excess of the one-can per unit
- Garbage cans and recycling bins will remain indoors until the evening prior to garbage pick-up day and will be removed from the driveway as soon after garbage pick-up as is reasonable.

Sales and Home Businesses

- No public sales are permitted on the premises without Board approval; this includes moving or estate sales.
- No business may be conducted within the complex that necessitates non-resident customers or clients coming onto the premises.

Complaints

- Homeowners are expected to communicate with their neighbors regarding issues of concern, ongoing and unresolved issues may be forwarded to the Board in writing for further action.

Fines (Pending)

- The Board of Directors is authorized to levy fines for ongoing and unresolved infractions of the Bylaws, Rules and Regulations.
- A fee schedule will be determined and revised by the Board of Directors.
- Notice of infractions will be provided in writing to the homeowner stating the infraction, what is needed for correction and a timeline for resolution.

- The Board of Directors will determine the timeline and provide a date when unresolved infraction fines will commence.
- Fines will be levied monthly until compliance to the Bylaws, Rules and Regulations is achieved.
- Failure to pay fines will result in an interest charge at a current rate applied to any outstanding unpaid fines.
- Failure to pay fines will result in lien proceedings against the homeowner/unit at homeowner expense.
- In accordance with ORS 100.405(4)(L) the Association may terminate utility services (water) if more than 3 months past due.

Occupancy

- Jasper Heights is an owner occupied, single family or domestic partnership residence condominium.
- A physical address is required of each homeowner.
- A working capital assessment against each unit of \$1,000.00 is due the Association as of the date of closing of any sale, transfer or other conveyance of such unit.

Units for Sale

- Prior to placing a unit for sale or transfer of title the homeowner shall notify the Board of Directors in writing. The homeowner of a unit for sale will provide the realtor with a copy of the Rules and Regulations.
- For Sale signs not larger than 18x24 inches may be placed at the entrance to the roadways and in the window of the unit
- At the time of a unit coming on the market for sale, all non-conforming or non-compliant issues (e.g. structural or planting) will be identified by the Board and rectified at the seller's expense.
- All new homeowners will contact the Board of Directors prior to starting any remodeling.

Rentals

Refer to Bylaws section 7.13

- No more than 5 units shall be rented at any one time.
- No unit shall be rented without written notification to and approval by, the Board of Directors.
- Any homeowner owing the Association dues, special assessments, fines or other fees cannot apply to the Board of Directors to rent their unit.
- The homeowner is required to comply with Oregon Revised Statutes (ORS) for rentals and provide signed copies of an approved application and rental agreement to the Board of Directors.
- The homeowner is required to provide the name, age and contact information of all renters
- Rental agreements are to be no less than six (6) months in duration.
- The homeowner is prohibited from renting less than the entire unit.

- No renter may sub-let a unit.
- The homeowner assumes full responsibility for the conduct of their renters.
- The homeowner is required to promptly remedy any violations by the renter of the Bylaws and Rules and Regulations.
- The homeowner is required to provide any renter with the Bylaws, Rules and Regulations.
- The homeowner will require of all renters an agreement in writing to abide by the Bylaws, Rules and Regulations and a copy of the approved form will be provided to the Board of Directors.

Garages, Driveways and Access Roads

- Parking is not permitted on the access roads or any grass area. The access roads are considered emergency vehicle lanes and must always be kept open.
- Commercial and larger personal vehicles such as motor homes must be removed each evening.
- No inoperative vehicle will remain overnight in any driveway.
- No part of a vehicle parked in a driveway will extend into the access road.
- No more vehicles than the total number of garage spaces.
- The speed limit within the property is 10 miles per hour.
- Bicycles, scooters, Rollerblades/skates, skateboards or other conveyances are prohibited.

Pets - Defined as domesticated animals kept for pleasure.

Refer to bylaws section 7.4.

- Multnomah County leash laws apply.
- Dogs, cats, and any other pet animals must be on a leash in the common area, outside their unit or unit's fenced deck or patio.
- Pets outside of their unit must be attended at all time
- No unit may house more than two dogs, or two cats, or one of each.
- A reasonable number of small aquarium or caged birds or animals are allowed.
- Exotic or dangerous pets such as snakes, lizards and spiders are not allowed.
- Litter control is an owner responsibility. Residents must exercise control over their pet's sanitary habits, placing droppings and cat litter in a suitable container deposited with the garbage.
- An animal may be banned from the property for, but not limited to the following reasons:
 - (a) nuisance or hazard to another person,
 - (b) causes unreasonable noise,
 - (c) Interferes with the right of another person to use and enjoy the common property or their personal property.
- The homeowner is liable for any damage to the property caused by a pet.

Smoking and Alcohol

- Smoking is not permitted on the common property, including the clubhouse and pool.
- Alcohol consumption is not permitted at the pool.

Exterior repairs, additions, or changes

- Any homeowner work affecting the exterior or common property requires Board of Directors approval and is at homeowner expense. An Exterior or Building Work Approval Request form must be submitted and approved prior to start of work

Notification and Newsletter

- The primary means of dispersing information to homeowners at Jasper Heights is electronic, such as email.
- Upon occasion a Board appointed telephone committee may contact homeowners on behalf of the Board.
- Other than emergency situations homeowners are encouraged to communicate by e-mail or in writing with the Board.
- Homeowners are expected to keep the Secretary of the Board of Directors informed of current email addresses and telephone numbers.
- The monthly newsletter will be sent to the homeowner's email address.
- All other Board of Director communication to homeowners; notification of annual meeting, special assessments and general information may be sent electronically or postal mail.

Assessments and monthly dues

- All dues and assessments are payable to: Jasper Heights Condominium Association by personal check, money order, bank bill pay, or cashier's check. No cash is accepted.
- All payments are due by the first of each month except as designated by the Board of Directors.
- Late payments are considered past due after the 10th of the month and are subject to a fee of \$50 for each infraction.
- Dues delinquent more than three months will be forwarded to the attorneys for lien proceedings.

Legal Responsibility

- Any legal disputes are subject to mediation. Fees for any legal action brought against a homeowner by the Association for Bylaws infractions or conduct will be at homeowner expense.
- Fees for any legal action against the Association by a homeowner will be at homeowner expense.

Maintenance Regulations

- See Responsibilities of Homeowners and Association for Maintenance and Modifications

Landscaping Regulations

- See Landscaping Rules and Policies

Club House Regulations

- See Regulations for the use of the Clubhouse

Pool Regulations

- See Rules for use of the Pool