PINE MEADOWS ESTATES RULES AND REGULATIONS

**COMMON AREA:**

The Board of Directors has the reasonability for maintaining the concept of condominium living for the uniformity in exterior building design, color, and landscaping.

1. The HOA has the responsibility and authority for all exterior building maintenance. The responsibility extends not only to normal wear, but also to any accidental damage to the exterior.
2. Repairs or maintenance necessitated by intentional, negligent or careless acts of any homeowner, lessee or guest shall be borne by the homeowner. A lien will be placed on the property in violation.
3. All common areas and the rear and front patios must be kept neat and not used for storage. Hanging clothes, towels, mops, brooms, buckets, garbage container or tires will not be permitted and a warning issue may be issued.
4. All exterior patio furniture and potted plants may be on the patios. Items such as bicycles, toys, gardening supplies, banners, clothes, towels, mops, brooms, buckets, tires or trash containers are not permitted.
5. No Tiki torches are permitted on the property.
6. All common areas to include parking lot, walkways, garbage areas and all other landscaped areas shared by all residences will not have any alterations without obtaining written permission from the Board. Unauthorized changes or acts of vandalism may result in first a warning and if continued, fines per the fine schedule.
7. The Board shall make all decisions regarding the extent, type, design, maintenance, and general appearance of lawns and landscaping with due regard for the recommendations of homeowners.
8. All landscaping, trees and shrubbery shall be maintained by the HOA except the patio areas of the condos.
9. Residents will not use the parking areas and landscaped areas for recreational purposes. This includes riding bicycles or skateboards on sidewalks or parking areas.
10. Private parties are not allowed in any common areas.
11. In case of any emergency originating in or threatening the unit, an owner will grant the right of entry to the Pine Meadows Estates PM or the Board of Directors whether or not the owner is present. All expenses related to gaining entry will be charged to the owner.
12. Unit owners must maintain all maintenance and repair work to his/her unit which if omitted would cause damage or affect any other homeowners unit or common area. The unit owner will be held financially responsible for any costs incurred by the Association or another unit owners as a result of his/her failure to do so.
13. Garage Sales are NOT permitted.
14. No signs of any nature are permitted in the common area without Board Approval.
15. Noise ordinance: Please conform to keeping noise down after 10 PM to 8 AM. This includes all interior & exterior noise, including music, TV etc.
16. No foil, sheets, newspapers etc on windows.
17. Oregon Law requires that children under the age of 10 must be supervised by an adult at all times.
18. Residents/guests/owners should not leave toys or recreation equipment out on sidewalks or any other common area. Items left in these areas will be disposed of.
19. Residents/guests/owners will not use BB guns, slingshots, or other items which may cause harm to any other persons or to premises.

**Vehicle Parking:**

1. Each unit owner is assigned one parking space.
2. All vehicles must be operable with current tags.
3. Recreational vehicles, trailers, boats are not permitted.
4. No vehicle shall be parked for a period longer than 8 days.
5. Vehicles must park head in only. Backing into a covered parking space may result in damage to the parking structure.
6. Car washing is prohibited.
7. Vehicle repairs are prohibited.
8. Excessive oil leaks or spillage is damaging to the asphalt of the common area and must be cleaned immediately. (Such will fall under the fines of No working on vehicles).
9. Unauthorized vehicles parked at Pine Meadows Estates property beyond 72 hours will be towed at the owner’s expense.

**Garbage Rules:**

1. No furniture or major appliances may be placed in the dumpster.
2. Empty boxes must be broken down.
3. Garbage must be compacted as much as possible and not stacked above the rim of the container. Garbage must be leveled.
4. If Rogue Disposal is required to make an additional trip to pick up the garbage due to a vehicle blocking the dumpster, an extra charge will be incurred to the registered owner of such vehicle or such vehicle may be towed at the registered owner’s expense.
5. In accordance with the Oregon State Dept. of Health, disposable diapers must be sealed in a plastic trash bag before put into our garbage dumpster.

**Pet Rules:**

1. Pets are limited to one dog or one cat with a 25 lb maximum weight.
2. Pets are to be on a leash at all times outside of the unit.
3. Excessive barking will not be tolerated. If in any way becomes an annoyance to neighbors or a nuisance in general a warner letter/fine may be assessed.
4. No pet is permitted to roam freely at any time in the common areas.
5. Pets owners are responsible for immediate cleaning up and disposal of pet feces.
6. Pets and stray cats must NOT be fed in front entry areas or common grounds.
7. All unit owners are responsible for the guests/invitees pets’ behavior.
8. All pets must be licensed and vaccinated.

Rule Enforcement Fees:

Please see the enclosed fine schedule. All violations will start with a warning letter. If the offense is repeated then fines will be implemented according to the fine schedule adopted by the Board. If fines are not paid within 30 days of being issued; the Boards discretion will either file a lien, collections or foreclose on the property.

Any sewer problems caused by a tenant, such as grease, hair, sanitary products, and excess paper are the reasonability of the owner. Damage or roots in main lines are the responsibility of Pine Meadows.