

Ashbrook Condominiums Owners Association

Resolution Number 4 – General Community Rules

WHEREAS various Articles, including Article 3, Section 3.6 Powers and Duties, and Article 7, Maintenance and Use of Condominium Property, Bylaws for Ashbrook Condominiums Owners Association, a nonprofit corporation formed under the laws of the State of Oregon, provides for the Association to have authority to manage the affairs of the community and authorizes the Board of Directors of the Association to establish and promulgate rules and regulations;

AND WHEREAS, it is the intent of the Association to have rules that provide for a good neighbor policy, maintenance of a clean, healthy, and attractive community, and promoting harmony;

NOW THEREFORE, BE IT RESOLVED THAT within the Ashbrook community it is expected that owners will be responsible citizens who will take pride in their community and in being good neighbors. The following rules are intended to be merely a beginning to the courtesousness expected here:

1. Units are to be used **solely for residential purposes**. Owners may, however, have a home office provided that they do not receive commercial traffic (visitors) that may affect building security and quiet enjoyment by other residents. A home office may generate no additional traffic in the building, generate no disruption or disturbance, cause no additional wear to the property and imply no liability for the Association.
2. **Noise** is regulated by local governmental agencies, but all excessive noise is prohibited. Loud playing of radios, televisions, musical instruments, boisterous talking, or other excessive noise is not allowed. ~~Social functions should be kept inside the home to help minimize the impact of noise on neighbors, especially at night.~~ If noise emanating from any unit is disturbing another owner, the complaining owner should contact the noisy neighbor directly. If the noise continues, the complaining owner should phone the Washington county Sheriff's Department non-emergency dispatch @ **503.629.0111** for assistance and/or to file a complaint. Because noise related matters are subjective, it is difficult for the Association to become involved or take a stand. However, the Board of Directors reserves the right to become involved in a noise related matter if it creates a problem for the community at large.
3. **Pet owners** are responsible for **obeying local leash laws** and for **cleaning up after their pets**. Only cats and dogs are permitted. No animals shall be permitted to run at large nor kept, bred or raised for commercial purposes or in unreasonable numbers. Pets are required to be carried or kept on a leash while outside its unit. Pets are not permitted to be a nuisance to neighbors or the community. If a pet is disturbing neighbors, the neighbors may petition the Association to require the pet to be removed from the Association. Any owner of a pet that causes damage to Association property will be held responsible for all costs incurred in rectifying the damage. See Resolution #6 – Control of Animals for additional rules and procedures.

4. Exterior **noisemaking devices** or **lighting** or **antennas** or **satellite dishes** shall not be permitted except with the approval of the Board of Directors.
5. **Garments, rugs, laundry sheets, reflective surfaces** or other similar items may not be hung in or from the windows or decks or along outside walls of a residential unit. Signs, posters, aluminum foil, cardboard or similar materials are also not allowed.
6. No owner may make any structural **alterations** in or to his Unit, or alter the exterior design or color of any part of the Owner's Unit normally visible from the exterior thereof (including alteration of the window covering) without the **prior** written approval of the Board of Directors.
7. No Owner shall install **hard surface flooring** within a unit except with the prior written consent of the Board of Directors.
8. **Signs** may not be attached to the outside of the building or displayed to public view except approved signs pertaining to the commercial units or signs used by the Declarant for the sale/lease of units. For Sale signs must have prior approval before placement. The approval process will be as outlined in Resolution Number 3 – Architectural (Structural & Landscaping Review Procedures and Guidelines).
9. **Units, limited common elements** and **common elements** must be kept in **good order** and **free of rubbish, trash, garbage, recycling materials or other waste** except in sanitary containers in the designated areas. No personal items are to be placed on the floors or walls of the common areas. **No combustible or hazardous substances** may be stored within the condominium complex. If common areas are left in an untidy or unsanitary manner, the Association can charge a minimum \$50 clean up fee to the owner of the unit who created the problem.
10. **Sporting or exercise equipment** may not be used in any upstairs unit or on the adjacent patio or deck, including bikes (stationary or otherwise), treadmills, trampolines, free weights, weight machines, elliptical fitness machines, stair machines, and the like.
11. **No on-street vehicle maintenance or repair** involving motor oils, fuels, or other lubricants shall be permitted.
12. **No vehicles in disrepair** shall remain on the condominium premises for a period in excess of 48 hours. Vehicles whose presence offends the residents may be towed at the owner's expense within 2 days from date of notice given by the Board of Directors.

Owners who fail to follow these or other rules or regulations the Association may adopt from time to time may expect to receive a Non-Compliance Observation & Notice, similar to Attachment #1, and/or other communications from the Association. To help minimize problems and allow for a timely resolution of rules related matters, owners who receive notices should respond within the time specified in the notice, even if the owner disputes the violation.