

## Terwilliger South 2 HOA Restrictions for Tenant Leases

- **Lease term** – the HOA requires that all leases have a minimum term of 30 days or longer.
- **Number of occupants** – the HOA may limit the number of occupants per unit to prevent overcrowding and noise. In general, Portland city code requires that each dwelling must have one bedroom for every two occupants. If there are more than two occupants, there must be an additional bedroom for every two incremental occupants. City Code also states that living space must be sufficient to allow occupants to move freely and engage in normal activities. Dwellings must be free of hazards, such as mold, pests, or structural problems.
- **Parking** – each unit includes a driveway and a garage, which is available for the exclusive use by owners or tenants. There is limited parking in designated areas for guest and overflow parking. Disabled vehicles and parking that restricts access to driveways, mailboxes, or traffic flow are not allowed.
- **Pets** – there are currently no restrictions on the types or number of pets that tenants are allowed to have. However, everyone is responsible for maintaining a safe, clean community, which includes appropriate disposal of pet waste.
- **Noise** – In accordance with [City of Portland Noise Control](#) policy, the HOA has noise restrictions, which are commonly applied to owner occupied units and tenant occupied units. Restrictions include reasonable control from loud music, noise from pets, construction projects, and miscellaneous.
- **Appearance** – the HOA maintains a cohesive aesthetic for the community, which applies to the appearance of units and common areas, which restricts exterior painting, landscaping, and signage.

Tenants agree to comply with all of the rules and regulations of the Terwilliger South 2 Homeowners Association, as amended from time to time.