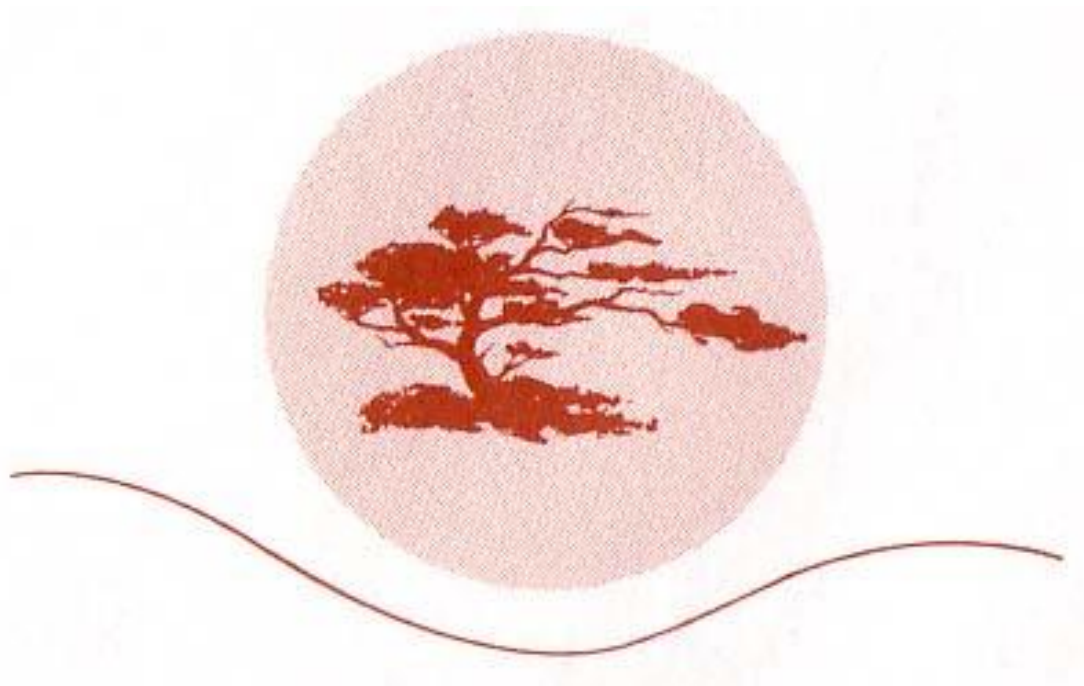


Rules & Regulations Of The Salishan Hills Owners Association



**THE BASIC RULES FOR USE OF SALISHAN HILLS PRIVATELY OWNED
UNIT/LOT, COMMON AREAS AND ROADWAYS IS COURTESY AND
CONSIDERATION FOR ALL OTHERS**

These rules apply uniformly and impartially to all owners, lessees, contractors and guests. To enjoy and maintain the highest quality of Salishan Hills' secluded, leisurely lifestyle in this setting of natural beauty, please inform the Salishan Hills Board of Directors and the Manager of any infraction of these rules you observe. Appropriate enforcement action will be taken.

**ALL FINES FOR VIOLATIONS WILL BE ASSESSED
IN ACCORDANCE WITH THE FINE SCHEDULE IN
SHOA'S ENFORCEMENT RESOLUTION**

DUES, ASSESSMENTS AND FINES

All HOA dues, assessments and fines are due by the 15th of the month. There is a \$30 late fee after 30 days and each period after that. Any damage to common property or infrastructure will be assessed according to the Enforcement Resolution.

ENTRY GATE

1. Only owners and lessees are to know the gate access codes.
2. Individuals performing contracted services, first responders and delivery agents may be given an access code by the Manager.
3. Driving thru the gate and causing the gate arm to break away will be fined \$50 per incident.
4. Damage to gate and/or gate apparatus (arm, teeth, sign or lighting) will be fined at the rate of \$300.00, plus cost of repair per incident. If such fine is not paid by the person upon whom it is imposed, it shall be paid by the owner, who by virtue of her/his ownership of a unit, caused the person upon whom the fine was imposed to be a guest, or resident or employee/contractor of Salishan Hills.

TRAFFIC CONTROL

1. Speed limit is 18 MPH, unless posted at a lower speed.
2. All traffic entering Salishan Hills Drive must stop before entering privacy gate. Traffic from cul-de-sacs and driveways must stop before entering Siletz View Lane and Fairway Drive. Stop signs and white cross lines are used to assist drivers in recognizing when they are entering roads with a higher priority.
3. To protect SHOA's private road system, all vehicular traffic is limited to use, construction or maintenance of an owner's residence, unit/lot or association common areas. To ensure added road integrity and safety, all loaded vehicles shall **not exceed 60,000 pounds total weight and length greater than 40 feet.**
4. SHOA roads are narrow. Obey the "ONE-WAY" street signs.

PARKING

1. No trailer, truck camper, motor home, sport vehicle, boat/trailers shall be parked on roadways or driveways at any time except for temporary deliveries. Such vehicles shall not be parked overnight.
2. No vehicle parking is allowed at any time on non-prepared paved parking areas of owner's property or common areas or roadways.
3. No parking on tennis court driveway or lower area by restrooms is allowed. Tennis parking is east of Salishan Hills Drive at entry to courts.
4. Parking of moving vans is restricted to owner's driveway only. Such vehicles must not be parked overnight without prior approval from the Manager.

COMMON AREAS

There are more than 20 areas in Salishan Hills that are referred to as common areas. Nature paths exist within some of these areas. These include 11 areas that have been designated as stand-alone areas, roadside areas along road edges (not including private driveways or cul-de-sacs), canyon and ravines with abrupt terrain and water runoffs, trails and footpaths with planned egress and special situations warranting individual consideration due to significant size or unusual characteristics.

NOISE

For the control of noise, all owners (including their lessees) must respect neighbors' desire for a natural and quiet atmosphere.

FOOT PATHS

Only foot traffic may use the paths. Digging of shrubs and/or foliage along footpaths and common areas is prohibited.

PET WALKING

1. Pets must be on a leash when not on owner's property, and under owner's or handler's control at all times.
2. The pet handler is responsible for removing any pet waste. Four "Pet Waste Containers" are located on SHOA property for your convenience.

TRASH

1. Trash containers must be stored in an out-of-sight location as viewed from roadways and neighboring houses.
2. Trash and recycling containers may be placed at the pickup sites the evening prior to, or the morning of service. Trash and recycling containers are to be removed from roadway pick up sites by the end of each pick up day.

“FOR SALE” SIGN STANDARDS

1. Only one (1) “For Sale” sign is allowed. The sign may be erected on the property when it is listed for sale and remain until the sales transaction is completed or listing expires. The owner or realtor is responsible for maintaining the sign and for the prompt removal of the sign at close of escrow. No sign is allowed in windows or other home openings. The sign shall be placed as close to the LOT NUMBERED sign facing the street.
2. “For Sale” Signs will be no more than 400 square inches and rectangular in shape.
3. The content of the wording on the sign is limited to:
FOR SALE
NAME OF REALTY OR PROPERTY OWNER
ADDRESS/TELEPHONE NUMBER OF AGENT
BY APPOINTMENT ONLY
4. The owner/realtor is responsible for ensuring compliance with these rules and the maintaining of the sign.

RENTAL/LEASE AGREEMENTS

1. A rental/lease agreement must be filed with the SHOA Property Manager prior to occupancy of the new lessees. A copy of a rental/lease agreement form is available from the Manager or from the SHOA website at salishanhills.org.
2. Homes may be rented to only one family (as defined by Oregon State Law) at a time, for a minimum of 90 consecutive days. All names of family members must be listed on the lease agreement.
3. Any infraction or any rule or regulation by the renter/lessee is the responsibility of the Unit Owner. Homes not safe and in non-satisfactory condition may not be rented. If fines are necessary, they will be assessed against the Unit Owner.

TENNIS COURTS AND BASKETBALL HOOP

1. Playing times are from 8:00 A.M. to dusk.
 - a. Tennis courts and basketball hoop are for use by owners, guests and lessees. Any guests must be accompanied by an owner at all times.
 - b. A Sign-in board has been installed and owners are required to sign in, giving their name, unit number and tennis court number. One authorized person is required to sign in for their playing group. Otherwise first come, first served.
 - c. If tennis courts are full when new players arrive, the players having played longest will vacate their court upon completing their set.
2. Close and latch the court gates when leaving. All litter is to be taken with you.
3. Tennis shoes or athletic footwear is required at all times.
4. Enforcement of tennis courts and basketball court rules will be the responsibility of the Property Manager at his or her discretion. No owner is authorized to question any person using the courts. Any questionable usage observed by an owner is to be reported to the Property Manager who will take the proper action.

PLAYERS PLAY AT THEIR OWN RISK.

USE OF GREEN WASTE DISPOSAL AREA

1. Contractors are prohibited from use of the disposal area. The area is reserved solely for use by homeowners.
2. Homeowners employing contractors must personally accompany the contractor while they are disposing of the owner's yard clippings.
3. Only greenery cuttings may be deposited. No limbs, heavy brush or household waste is acceptable. People who use the green waste site are required to deposit their green waste at the back to ensure the longevity of the area.

DUMPING of any kind (other than grass cuttings at the Green Waste Disposal) or on another unit/lot or common property is strictly prohibited. Illegally dumped items must be removed within 7 days or fines will be doubled. If dumped material is not removed within 7 days, the Property Manager will have it removed and owner will be responsible for costs in addition to fine.

FIRE SAFETY

1. All fireworks are prohibited at any time throughout SHOA properties.
2. All home barbeques must be covered and driven by gas, electricity, pellets or propane.
3. Open fires are prohibited unless receptacles are approved by the Design Committee and then only during open burning season as identified by the Depoe Bay Fire District.

PRIVATE LOT MAINTENANCE

The grounds of and improvements on each unit/lot shall be maintained in a clean and attractive condition in good repair and in such fashion as to eliminate any fire or other potential hazard.

The setting of safety standards for private lots will follow FireWise and local Fire Department recommendations including, but not limited to, ground cover/growth, management of ground debris, recommendations for privacy plantings, relation of trees to structures and selection of replacement plantings.

1. When visible from any roadway or from occupied property, the accumulation of woodpiles, fire hazard materials, vehicles or equipment on owners' unit/lot is not permitted. The Manager will investigate any complaints from owners related to any violation and will report such violations to the Board for further action.
2. Owners or lessees are required to maintain their lots as to eliminate any fire or other potential hazard.

NON-COMPLIANCE AREAS (each item is a separate violation)

____ Unit overgrowth. Clear and remove all overgrowth up/down to the roadway for fire suppression access. Including bushes/shrubs/tall salal and excessive new growth trees.

____ Tree limbs projecting over the roadway. Remove at trunk, overhanging limbs of tree at least 5 feet from the roadway.

____ Tree/s. Remove all dead trees and cuttings from the unit.

____ Buildup of needles and other plant debris on roof and gutters. Remove and maintain for fire safety.

_____ Fire ladder. Cut/remove ground cover/shrubs/plants and tree limbs to create ten-foot space between ground cover and lowest tree limbs.

_____ Visibility restrictions. Clean/clear growth including trees/shrubs/stumps blocking sight lines so that traffic visibility is not restricted.

_____ Overgrowth on stumps. Clean plant growth from stumps. (FIREWISE encourages the removal of old stumps for fire suppression).

_____ Improper storage of firewood, wood pile.

_____ Trash cans. Containers cannot be visible from the road or by your neighbor. In addition, containers must be put away after trash pickup (same day).

_____ Remove seedlings/hemlocks /volunteer trees which grow up to 24 inches per year. Become future view problems.

_____ Lot Sign. Must be in good shape, correct size, shape, color and must be visible.

FALLEN TREE ISSUES

1. If a tree falls across SHOA roadway and the tree originates from an owner's unit/lot, that owner will be charged 50% of the cost to remove the fallen tree from SHOA property. Owners will be notified by the property manager and billed after the work is completed so that there is no delay in getting roads cleared.
2. Should you be notified by SHOA that a tree on your private unit/lot is an imminent danger (based on a "licensed" landscape expert) to the community and not respond, SHOA will have the hazardous tree removed and bill you for the work.

DESIGN RULES FOR NEW CONSTRUCTION AND EXTERIOR CHANGES

The specific rules and authority that all owners must follow on any work to the structure or exterior of their house must be in compliance with the Design Committee documents and authority in the Declaration and Plan documents.

All owners should check those documents for requirements BEFORE a project is undertaken. Without such review, owners may be subjected to fines as published in SHOA's Enforcement Document, Schedule of Late Fees and Fines.