

UPPER RIVER'S EDGE
RULES AND REGULATIONS

The following is a summary of the UPPER RIVER'S EDGE Rules and Regulations as adopted by the Board of Directors. Their purposes is to promote safety, well-being and good order in the development. The Rules are not a substitute for good judgment or personal conduct that is beyond reproach. The Rules and Regulations do apply to everyone; owners, guests and visitors alike.

1. **DISTURBING THE PEACE.** Disturbing the peace and tranquility of UPPER RIVER'S EDGE is not permitted. The generation of excessive and unnecessary noise by vehicles, appliances, tools, pets and raucous behavior by individuals or other sources attributable to a resident or guest shall be deemed to constitute a disturbance of the peace under this regulation. (Class B infraction).

2. **ANIMALS.** Owners of pets that create a nuisance and/or disturb the peace and tranquility of the UPPER RIVER'S EDGE community may be required to remove their pets from UPPER RIVER'S EDGE. Each owner is entitled to use their Lot to keep a reasonable number of pets described in Article ____, Section ____ of the UPPER RIVER'S EDGE Declaration. (Class C infraction).

3. **DISCHARGE OF FIREARMS.** Discharge of firearms, air-rifles, pistols, CO-2 arms, bows and arrows, sling-shots, fireworks or any potentially hazardous projectile within UPPER RIVER'S EDGE is strictly prohibited except in those areas which may be designated in writing by the Board of Directors. (Class A infraction).

4. **LITTERING.** All owners, guests and visitors shall refrain from littering UPPER RIVER'S EDGE property. (Class C infraction).

5. **PICNICKING.** Picnicking is authorized in designated areas for property owners, residents and guests only. (Class C infraction).

6. **RENTAL UNITS.** Rental units, whether managed by an owner or a professional real estate manager, shall be subject to all UPPER RIVER'S EDGE declarations and UPPER RIVER'S EDGE Rules and Regulations. Emphasis will be on (1) UPPER RIVER'S EDGE declarations pertaining to maintenance, residential use and appearance; (2) UPPER RIVER'S EDGE Rules and Regulations on file in the Association's office. (Class B infraction).

7. **SOLICITATION.** No person shall solicit within UPPER RIVER'S EDGE to offer, sell, enlist support for, or promote any item or proposal of commercial nature or non-commercial nature by means of personal contact, including the passing out of handbills or other literature or advertisement, the wearing or displaying of any advertisement, or door-to-door

contact. No other solicitation shall be allowed within UPPER RIVER'S EDGE except as provided herein.

The following types of solicitation shall be allowed within UPPER RIVER'S EDGE:

a. Solicitation by means of literature, advertising, newspapers, periodicals, or other printed matter either posted or left for sale or distribution to the public at large at such places within UPPER RIVER'S EDGE and in such manner as the Board of Directors may designate shall be allowed.

b. Solicitation by means of newspaper, periodical, radio, television, or similar advertisement means, placed in such media outside of UPPER RIVER'S EDGE which reach persons within UPPER RIVER'S EDGE through the U.S. mails, newspaper delivery routes, electromagnetic airwaves and currents, or other similar delivery means in compliance with all UPPER RIVER'S EDGE Rules and Regulations shall be allowed.

c. Solicitation (including solicitation to promote sales, rentals, or other arrangements for the transfer or ownership or the sharing or use of any residence or property within UPPER RIVER'S EDGE) shall also be allowed if such solicitation:

(1) Occurs in or immediately adjacent to the solicitor's sales office, model unit, or business or retail office established and operated in compliance with all UPPER RIVER'S EDGE rules and regulations; or

(2) Occurs in response to a prior expression of interest by a person (including follow-up meetings, telephone conversations, the preparation or delivery of written matter, the showing of residences or property within UPPER RIVER'S EDGE, and other activities customarily related to real estate transactions. (Class B infraction).

8. HOME OCCUPATIONS. Any lawful occupation carried on by a resident of a dwelling as an accessory use within the same dwelling, or in an accessory use within the same dwelling, with no retail sales or sales accessory to a service, and employing no full-time employees except members of the immediate family, and not affecting the external appearance of the premises in a way consistent with its use as a residence is permitted. (Class C infraction).

9. VEHICLES (Including Motorcycles).

a. All motorized vehicles shall be licensed; shall be operated by licensed operators in accordance with the laws of the State of Oregon; shall obey all posted signs; shall not exceed 20 MPH; shall not travel on other than surfaced roadways; shall not park in other than designated parking areas. (Class B infraction).

b. Motorhomes, campers, trailers and camping equipment may not be used for living accommodations at UPPER RIVER'S EDGE without the written permission of the Board of Directors (Class C infraction).

c. Operation of "off-road" motorized vehicles is prohibited on UPPER RIVER'S EDGE properties. This includes, but is not limited to: snowmobiles, dirt bikes, dune buggies, all-terrain vehicles, go-carts, dune cycles, mini-bikes and any other motorized vehicle that is not equipped and registered for operation on the highways of the State of Oregon. Construction equipment is excepted. (Class B infraction).

10. OREGON CRIMINAL CODE. The Oregon Criminal Code, as set forth in ORS Chapters 162 through 167, is hereby adopted as the rules of UPPER RIVER'S EDGE, any violation of which may be treated as a Class A Infraction hereunder in addition to the penalties prescribed by the Oregon Criminal Code itself.

11. ESTABLISHMENT OF FINES SCHEDULE. A violation of any rule or regulation shall be punishable by a fine not to exceed \$100.00 per day for each day the violation has not been abated.