

#### **Resolution 4 – “General Community Rules”**

(Revised by the board of directors on August 8, 2016)

**WHEREAS** various Articles, including Article 14, Section 14.3 Powers and Duties, of the Declaration of Protective Covenants, Conditions, and Restrictions and Easements (Declaration), and Article 3, Section 3.7 Powers and Duties, and Article 7, Section 7.5(n) Association Rules and Regulations, of the Bylaws for the Association of Unit Owners of Cottages at Hastings Green, a Condominium, 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 Cottages 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 courteousness expected here:

1. Units are to be used solely for residential purposes. Owners may however, have a home office provided that unit owners 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:
  - a. Noise is regulated by local governmental agencies, but all excessive noise is prohibited. 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 correct governmental agency for assistance and/or file a complaint with the police.
  - b. 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. Un-monitored security system will not be permitted except with the approval of the Association.

4. Window coverings shall have a neutral color backing of a solid color.
5. Signs may not be attached to the outside of the building.
6. Trash and recycling materials must only be stored in sanitary containers in designated areas.
7. No storage is permitted in the common areas. No combustible or hazardous substances may be stored within the condominium complex, except fuel for outdoor barbecue grills.
8. We all have a right to use and enjoy the green space and share a responsibility to keep it clean.
9. Owners have the option to install satellite TV receivers using an under-the-eaves mount on the least visually intrusive wall, such as a perimeter wall or a wall facing the garage area. Receiver size is limited to one meter or less. See diagram for perimeter wall.
10. Sun shades may be installed on the porch of a unit provided they are retracted when not in use, and are of a neutral color."
11. Retractable screen doors are permitted on the front and balcony doors provided they fit with the general color scheme of the house.

**Resolution 4, Rule 9: Perimeter Walls at Cottages at Hastings Green**

