

Quiet Water
Homeowners Association



Community Rules

Adopted: July 2, 1995

Amended: March 6, 2010; June 8, 2019, June 12, 2021

June 11, 2022

Preamble

Quiet Water is a Planned Unit Development established as an owner-member community in the quiet, natural beauty of the central Oregon coast.

To ensure the tranquility of this community, and in accordance with Article 3.14 of the Association Bylaws, the Directors have established the following rules and restrictions that supersede previously adopted Renters' Rules and which are binding on owner-members, renters and guests.

It is the responsibility of the owner-member to inform renters and guests of these rules and to supply amenities as necessary to assure compliance. The owner-member is liable for any damages or fines resulting from noncompliance.

ALL owner-members (and their guests or renters) are responsible for compliance with the requirements of the riparian ordinance governing the riverbank (Shorelands Setback Ordinance # 9.52.070).

Table of Contents

Pool and Recreation Areas.....	4
Living Areas	5
Common and Limited Common Areas	6
Maintenance of Living Areas	7
Use of QWHA Yard Maintenance Equipment	9
Construction Activities.....	10
Enforcement.....	11

Pool and Recreational Areas

1. Recreational facilities are for owner-members and their resident guests or renters. Guests not in residence (i.e., guests not staying in the home of an owner-member) **MUST** be accompanied by the owner-member to use the Quiet Water pool, tennis courts, or other recreational facilities. Guests of renters are not permitted the use of the recreational facilities.
2. All persons must sign the facility use register.
3. By state law, all persons must take a cleansing shower before entering the pool or spa. Sun screens or body lotions must NOT be worn in the pool or spa.
4. Posted pool and spa hours will be strictly observed.
5. Running, diving, or rough play is not permitted within the pool/spa enclosure.
6. Children under the age of 14 must be accompanied by an adult.
7. No food, alcoholic beverages, bottles or glassware are allowed in the pool/spa enclosure except as prearranged with the Board of Directors.
8. For safety reasons, children or infants below the age of 3 are not permitted in the spa.
9. Persons requiring diapers must have swim diapers on to use the pool or spa.
10. Pets are not allowed in the enclosed pool/spa area.
11. Street clothes are not acceptable as bathing attire in the pool or spa.

12. No vehicles, including bicycles, skates, roller blades and skateboards, are allowed in the pool/spa enclosure or on the tennis or basketball courts.
13. Members and guests must abide by **ALL** posted rules.

Living Areas

1. All household garbage must be disposed of in closed plastic garbage bags and placed in the dumpsters provided. Closed paper bags may be used for paper products only. Do not add garbage in the dumpster if the dumpster lid will not close completely. Cardboard boxes must be collapsed or cut up.
2. Recycling of cardboard, paper, steel, aluminum and glass is encouraged. Use the tubs/bins provided in the carport areas by the dumpsters.
3. Furniture and other larger items may not be placed in the dumpsters. There is a disposal site in Waldport for this purpose.
4. Lawn and yard debris should not be placed in the dumpsters. Contact the site manager for instructions on the disposal of vegetative debris.
5. Only two vehicles per dwelling may be parked in designated off-street parking areas. Residents and/or guests needing more than two (2) parking spaces are to park on the street to avoid congestion.
6. Neither owners, guests nor renters may occupy RVs or tents on Quiet Water premises overnight.
7. Loud or persistent noise of any sort that disturbs your neighbors or the community is prohibited.

8. Renters and guests may be subject to additional rules and restrictions imposed by the property owner.
9. All rentals shall post, or have in a clearly visible area, a copy of the Community Rules and a copy of the City of Yachats riverbank Shorelands Setback Ordinance # 9.52.070
10. Trailers with ATV, boats or other items may be parked in carport area parking spaces only on a temporary basis (i.e. for a few days while a renter, guest or owner is staying on the property).

Common and Limited Common Areas

1. Dogs are not allowed to roam in any common or limited common area including the riverbank and paths. Dogs must be on a hand-held leash at all times. Exceptions: in special cases, members may apply to the Board for relief from this requirement.
2. Pet owners are required to clean up and dispose of pet waste.
3. Outdoor cats are not allowed in any common or limited common areas or on any private property other than the owner's private property. Exceptions are cats that are on a leash or carried by the owner
4. Wildlife may not be harassed or disturbed by pets or people.
5. Vegetation will not be cut, removed, or planted nor soil placed or removed in the common or limited common

areas without prior written permission of the Design Review Committee. Any pruning, cutting, removal, or planting of vegetation bordering the river bank **must** have prior written approval of the Design Review Committee. Request forms are available from the DRC members. The DRC will take approved requests to the City for the required permit.

6. Boats, canoes, and other water recreational craft may not be left in the riparian area at any time without written permission of the full board or in any common or limited common area for more than 3 days unless stored on racks provided.
7. Access of boats to the river is allowed at the user's own risk at the designated launch area; that is, the river bend access at the drainage culvert. Violators are subject to a \$25 fine per instance.
8. The use of common and limited common areas for special events requires permission of the Board of Directors prior to the event. As a courtesy to immediate neighbors, the site manager will notify affected neighbors prior to the activity.

Maintenance of Living Areas

1. It is the owner-member's total responsibility to maintain all properties under their control to the standards of the Association as defined in the QW CCR&Rs Article III, Section 5.4 and the QW Design Review Committee Guidelines, Procedures and Practices, Chapter 1, Section 4. Failure to adequately maintain buildings, facilities, grounds and other appurtenances in compliance with these guiding documents shall also constitute a violation

of the Community Rules and shall be subject to the Enforcement provisions identified herein.

2. The grounds around improved lots and within lot boundaries of unimproved lots is the responsibility of the respective lot owners. It is expected that tall grasses over 7 inches, dandelions and other weeds, scotch broom, and blackberry growth will be removed. When, in the opinion of the QWHA Board of Directors or their designate, lot maintenance is not in keeping with that expected of a "good neighbor" or in a manner considered to be detrimental to the image of Quiet Water, a letter to the owner will so advise him/her. If no remedial action is evident within 14 days, action will be taken by the Association to remove the problem growth and a fine(s) will be issued in accordance with the enforcement provisions of the Community Rules.

The costs incurred and the fine(s) levied shall be billed as a special assessment against the property concerned. After the first such action in any calendar year, no further advisory notices will be sent. If, in the opinion of the QWHA Board of Directors or their designate, further maintenance is necessary, action will be taken as deemed appropriate and the property assessed for any associated costs and fined without additional notification.

Use of QWHA Yard Maintenance Equipment

1. The Association possesses some motorized and hand operated equipment for the purpose of maintaining the Association common areas. For reasons of safety, availability for use by caretaker personnel, and knowledge of proper care and use, this equipment is **not** available for use by owner-members. This equipment is kept in the large shed in the recreation area. Under some circumstances and with proper instruction, the site manager may authorize limited use of this equipment by an owner-member for a specific need.
2. The Association also owns a power mower, line trimmer, and hand tools that are available for use by owner-members to care for private property as desired. This equipment is maintained by the Association and is kept in the small shed at the east end of the carports in LCA I. This equipment is provided as a courtesy and convenience for the membership. The Association is under no obligation to provide any equipment for private use. In using this equipment, the user waives any and all claims against the Association.
3. Members will return Association equipment to the storage shed promptly when task is completed.
4. Association equipment that becomes disabled or nonfunctional when in use or custody of a member will be returned to its place of keeping and the site manager advised as to the problem/circumstances.

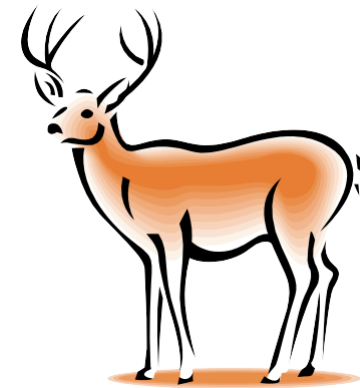
5. The continued use of Association equipment may be denied to an owner-member when it becomes apparent that safe operating procedures are not being followed, the equipment is abused, or is being used for purposes for which it was not intended.

Construction Activities

1. Construction materials will be stacked and stored in an orderly fashion.
2. Construction debris and waste will be cleaned from construction sites, including curbs and streets, at least weekly.
3. Construction, maintenance and paint crews, will not place construction waste or other debris in dumpsters provided by the Association for the waste material of owner-member households.
4. Construction, maintenance or paint crews, will neither place nor store construction materials on adjacent private property without prior consent of the owners involved.
5. Construction, maintenance and paint crews may **not** bring pets onto Quiet Water properties.
6. Construction, maintenance and paint crews may not broadcast music or other audible noises outside of the building.

Enforcement

1. A first offense by a member, their guests or their renter will result in the member receiving a letter of warning and/or a \$50 fine. A second offense will result in a \$100 fine. If the violation(s) continue unabated or without an approved plan for resolution, additional fine(s) may be levied each day until the violation is satisfactorily remedied. Fines levied will be billed within the current quarter and will be shown on the member-owner's assessment invoice. Unpaid fines may result in a lien against the property.
2. Violations observed by members should be reported to the Board of Directors who will notify the owner-member in writing of the violation of rules pertaining to common, limited common, and living areas.
3. The owner-member may request a hearing before the Board to resolve any differences of opinion. Any unpaid or unresolved fines will become a lien against the property as allowed by the CC&Rs of the Association.



Quiet Water Homeowners Association

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