

COAST VILLAGE PROPERTY OWNERS CORPORATION

RULES AND REGULATIONS

BOARD OF DIRECTORS

APPROVED

21 November 2015

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The Rules and Regulations contained herein have been adopted by the Board of Directors of the Coast Village Property Owners Corporation in accordance with the provisions of the Governing Documents, the CC&R's, By Laws and Board Resolution. The Date of Adoption for each page is noted on the bottom of the document. *The most recent updates will be in italics.*

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COAST VILLAGE PROPERTY OWNER'S CORPORATION

RULES AND REGULATIONS

Coast Village Property Owner's Corporation (CVPOC) is a homeowner's association governed by provisions in Oregon Revised Statutes (ORS) Chapter 65 (Nonprofit Corporations) and Chapter 94 (Planned Community Act). The administration of Coast Village is based on provisions in a document known as the Declaration (Covenants, Conditions, and Restrictions hereafter referred to as CC & R's). The Coast Village CC & R's and/or By-Law sections and these Rules and Regulations are provided to each lot owner and are also available on the Web Site (coastvillageflorence.com) and in the Coast Village Office.

The Board is granted authority to establish Rules and Regulations by the CC & R's. The Board is authorized to give notice of violation and assess fines for violations of the CC&R's, By-Laws and Rules and Regulations. The following represent the Coast Village Rules and Regulations.

BOARD OF DIRECTORS

The overall operation of Coast Village Property Owner's Corporation is overseen by the Board of Directors, comprised of six Directors and a President.

COMMITTEES

The Board of Directors may appoint such Committees, and grant such authority as the Board of Directors shall deem necessary. Committees and committee members, including the Chair, shall serve at the pleasure of the Board of Directors.

Committee Chairs may appoint sub-committees for specialized areas within their jurisdiction. Committee Chairs will appoint members of their committees from available Volunteer Lot Owners. Lot Owners volunteer to serve on various committees, enabling them to have direct input into the administration of Coast Village. Interested Volunteers are encouraged to contact the Coast Village Office or the appropriate Committee Chairman. A current list of committee members will be maintained by the Chair, provided to the *Park Operations Manager (POM)* for insurance purposes with a copy placed in the Committees' files in the Coast Village Office.

Standing Committees are:

Activities: Plans social and community service activities for Lot Owners.

Architectural Review: Reviews, approves and enforces architectural/landscaping improvements in accordance with State and local ordinances and Coast Village CC & R's, Bylaws, and Architectural Review Committee guidelines. The Architectural Review Committee has been established by the CC&R's and therefore cannot be disbanded.

CC&R and By-laws: Reviews CC&R's and By-laws to determine the need for updates based upon changes to state statutes, board motions, membership action, etc; prepares and presents suggested updates to the Board of Directors, and to the membership when required, for approval. Recommends updates to Rules and Regulations to the Board as necessary.

Elections: Schedules, assembles, mails, verifies and counts all elections materials.

Facilities Management: Oversees *and plans all major maintenance projects*, and makes recommendations to the CVPOC Board of Directors *for special maintenance projects within Coast Village. Works together with the Financial Management Committee to prepare the Reserve Study.*

Financial Management: This committee prepares the CVPOC Annual Budget, 5 Year Plan and Reserve Study and presents these budgets for the Board of Directors' approval annually. It periodically reviews all budgets, submitting updates for the Board's information. The Reserve Study is prepared and updated annually as required by Oregon Statutes, *in cooperation with the Facilities Management Committee.*

Personnel: *Coordinates with the POM to provide recommendations to the Board regarding personnel actions, such as employee compensation packages, insurance, hiring new staff, etc. for all employees.*

COMMON AREA

Use and Ownership of Common Area

The collective Owners of each lot have an equal and undivided proportional interest in the common areas including the recreation facilities. All Owners have the right to use recreation facilities subject to any rules and regulations promulgated by the Board.

CORPORATION RULES & REGULATIONS

The Board of Directors shall, from time to time, make Rules and Regulations governing Coast Village residential and recreational uses. *These Rules and Regulations shall be reasonable in scope and for the purpose of safety and the overall good of members and Coast Village.*

CVPOC OFFICE PROCEDURES

Office Files

All files maintained in the Coast Village Office are the property of Coast Village Corporation. Lot Owners requesting copies of documents pursuant to Oregon Revised Statutes shall provide a written request specifying the requested documents and allow up to 5 business days after receipt of the written request for the office to produce the requested documents. *There is a fee for each page copied, which is due when the copies are requested. See Fee Schedule attached for current fee amounts.*

Lot Owners who wish to review their file shall make a request *at the Office* at least two business days in advance. The Office staff will schedule an appointment during normal business hours and provide a file containing information relevant to the current Property Owner. No Lot Owner shall remove documents from the file, *however they may request copies of any documents as above.*

CURRENT ADDRESS AND EMERGENCY CONTACT

All Owners and qualified renters shall maintain, for all adult occupants, a current mailing address, phone number and emergency contact information with the Coast Village Office.

Address Signage

- All lots shall have visible signs posted on their property/properties showing an address number.
- To prevent confusion for Emergency Services, no signs displaying a lot and block number are permitted.
- No other sign or advertising device of any kind shall be placed or erected on any lot, *with the exception of signs showing the name(s) of the Owners or residents, providing that these do not violate any other Coast Village Rules.*

BILLING PROCEDURES

- Monthly statements will be sent to each Lot Owner by the Office Staff to the address on file in the Coast Village Office.
- CVPOC Dues are due and payable on the first of each month. The Statement will include dues, special assessments and electricity charges when electric service is provided by CVPOC. It shall also include penalties for infractions of the CC&R's, late payment fees, fines, finance charges and other charges for miscellaneous services (water leak repair, removal of excessive brush, etc.).

- A CVPOC fee and all Bank fees will be charged back to the Lot Owner for all payments returned by the Bank *for the first such return, with the CVPOC fee raised for all subsequent returns. See current Fee Schedule for updated fees.*

Past Due Accounts

If no payment is received by the 25th of the current month, the bill will be considered Past Due.

- A Late payment fee will be added to the statement each month the account is past due by more than \$20.00. *See current Fee Schedule for updated fees.*
- A finance charge of 12% per annum will also be added to any amount past due by more than \$20.00.

A Reminder Notice will be included on the next Monthly Statement. This notice requires that all past due amounts must be paid by the 10th of the current month or satisfactory payment arrangements made.

If a payment is not received within this time period, late payment fees and charges will continue to accrue and the *POM* may take some or all of the following actions:

- Disconnect CVPOC electricity (if provided);
- Turn off water;
- Suspend trash pick-up;
- Suspend use of common areas, such as the Clubhouse and swimming pool.

Lot Owners in arrears of more than \$500, who have not reached an agreement for payment of past due amounts with CVPOC, will be referred for collection. Continued failure to pay the account in full shall result in a lien and foreclosure proceedings.

Application of Payments

Unless otherwise specified by specific repayment agreement, CVPOC will apply all payments made by a Lot Owner in the following order:

- First, collection costs (oldest debt first);
- Second, interest owed (oldest debt first);
- Third, late payment fees (oldest debt first);
- Fourth, electric bills (oldest debt first);
- Fifth, dues (oldest debt first);
- Sixth, special assessments (oldest debt first).

Special Assessments

Special assessments are to be paid as determined by the Board of Directors using the CVPOC CC & R's. The Corporation will use the aforementioned procedures for billing and collections.

BULLETIN BOARDS

Bulletin boards in the post office, laundry room, clubhouse and adult lounge, unless otherwise indicated, are for the use of Lot Owners. Posted items will be reviewed by the Office for appropriate content. Items acceptable for posting include community events; charitable event information; thank you notes for all Lot Owners; service provider information and items for sale within Coast Village. Items other than official notices will be removed after 30 days.

Documents containing defamatory language, religious commentary and/or political opinions are never permitted and will be removed.

CAMPING

The use of tents, pick-up campers, yurts and non-self-contained recreational units is limited to visitors of Lot Owners or qualified renters, and may be used on the Lot Owner's property for a maximum of seven (7) days when registered with the Coast Village Office. One 7 day extension is available upon request from the Coast Village Office.

CLUBHOUSE RESERVATION AND USE

Clubhouse hours are set by the Board of Directors. The Clubhouse Adult Lounge is an open facility available for use on a first come first served basis unless previously reserved or scheduled for normal Board Activities. Anyone using the facility, either by reservation or on a walk-in basis, must leave the room clean and orderly. Inappropriate behavior in the Clubhouse will result in loss of privileges or fines.

- Lot Owners and qualified renters may reserve and use the Recreation Rooms for private events. Reservations shall be made at the Coast Village office and approved on a first come first served basis. The Office will coordinate with the Maintenance Staff to ensure access and power are available. Reservation forms are available in the CVPOC office and on the CVPOC website.
- A \$100 cleaning deposit is required when reservations are made. Deposit will be refunded if the room is left clean and orderly. The deposit is waived for Members requesting the facility for a memorial service for immediate family members. Also, the deposit requirement *may* be waived for continuing scheduled events which have proven compliance history.
- The Lot Owner who reserves the room will be charged for any damage.

The Board reserves the right of refusal for Clubhouse use.

COMPLAINTS

All complaints regarding criminal activities shall be referred to the appropriate authorities.

- Only signed complaints will be accepted using a CVPOC Complaint Form available in the office or on the CVPOC website. Identification of Complainant is kept confidential.
- Complaints will be entered onto the compliant log sheet. The office staff will remove or redact any personal information provided by the complainant.
- If the complainant requests feedback regarding resolution of the complaint, then the complainant's information will be placed in an envelope, identified by the log number, and stored in the Corporation's safe.
- The *POM* will work with individual lot owners to resolve the complaint. If the *POM* cannot resolve the complaint, then the complaint will be referred to the Board of Directors for resolution.
- If the complainant has requested feedback, once the complaint is resolved, the envelope containing the personal information will be opened and a copy of the resolution form will be mailed to the complainant. The complainant's personal information will be destroyed. When the complaint is against an individual Lot Owner, a copy of the complaint, minus the confidential information, will be placed in that Owner's file.

CONSTRUCTION

No building or other structure shall be constructed or placed on any lot without prior written approval of the Architectural Review Committee (ARC). Appeals of denials may be submitted to the Board of Directors for review. No fence or gate shall be constructed or placed on any lot without the prior written approval of the ARC **and** the Board of Directors.

ELECTRIC SERVICE

CVPOC continues to provide 30 amp electrical service to some Lot Owners. This section applies only to Lot Owners who receive electrical service from CVPOC.

Effective 1 January 2014, no lot can be sold which has not upgraded or contracted for an upgrade to PUD service. Effective 1 January 2015, no lot can be rented or have the rental renewed which has not upgraded to PUD service. Effective 1 January 2017, no electrical service will be provided to Lot Owner properties within Coast Village.

CVPOC electric meters are read around the 15th of each month. Lot Owners are billed for the cost of each KWH used, as well as a monthly service fee. All charges will be included in the next Monthly Statement and past due amounts handled as outlined above.

Past due electric accounts may be disconnected. CVPOC Staff will attempt to contact the Lot Owner at least twice, to inform them of the specific day electrical service will be disconnected. Before service is restored, payment in full is required, or satisfactory payment arrangements made. In addition, a reconnection fee must be paid. See *current Fee Schedule for updated fee amounts*.

Health Considerations

If disconnected service would significantly endanger the health of a resident, and upon request of the Lot Owner, the Lot Owner may meet with *the POM* to discuss the circumstances. *The POM* may temporarily extend service until the next Board Meeting, at which time, the full Board will act on the request.

If service is allowed to continue, a written agreement covering all charges will be completed. Charges for electricity used, late payment fees and finance charges will accrue as outlined above (see Past Due Accounts). The decision to disconnect electrical services, once extended for health reasons, requires the approval of the Board of Directors.

Tampering

Lot Owners who tamper with CVPOC's electrical service will be charged a tampering fine up to \$500.00, in addition to expenses incurred for any necessary repairs. The Lot Owner may also face criminal prosecution.

DRAINAGE DITCH

CVPOC requires that a five (5) foot buffer of vegetation be maintained on each side of the drainage ditch that crosses some of the properties in Coast Village. This will maintain stabilization of the bank.

EMPLOYEE RELATIONS

CVPOC employs personnel who are responsible for *Park Operations Management*, office clerical duties and maintenance of the property. Employees' tasks are determined by their job descriptions and any direction by the *POM*, or in the *POM's absence*, the *President of the Board of Directors*. During working hours, employees shall not be diverted to the employment of any owner. Requests for maintenance support may be made at the office by filling out the appropriate form. Complaints regarding CVPOC employees will be submitted using the complaint procedures previously discussed.

FEES

Fees are established to cover CVPOC's costs incurred for items and services provided to individual Lot Owners. Fees may be increased to cover costs from time to time, as needed, by the Park Operations Manager, without prior approval by the Board of Directors. The POM shall update the Fee Schedule, and post the updated Fee Schedule on CV bulletin boards, in the office, and in the next available Newsletter when changes are made to any fees.

FINES

Coast Village has limited resources to ensure compliance with the Rules and Regulations. For most, acknowledgement of the rules to help maintain the peace, keep the Village orderly, safe and neat, and allow the collection of dues and charges is simply the price we pay for living in Coast Village. Simple infractions of the Governing Documents are usually dealt with through an informal letter from the Board, *the POM*, or the ARC Committee, and the issue is resolved.

On occasion, however, actions and activities which violate our rules are purposeful, malicious and/or continuing. In these cases, the Board will attempt to deal with the problem by *directing the POM to write* a letter to the Lot Owner, outlining the problem and the specific violation that is occurring, and provide the Owner, if immediate action is not required, 30 days to resolve the violation. Failure to satisfactorily resolve the problem shall result in fines and charges for costs, if applicable, to resolving the problem. Fines will continue to accrue while the violation(s) remain unresolved. Failure to pay the fines and charges associated with a violation can result in Collection Action, liens against the Lot Owner's property, and ultimately foreclosure. See Attachment 1 for the Fine Schedule. The Board's authority to impose a fine in no way limits its authority to seek other remedies for violations.

All actions taken by the Board *or the POM* are appealable to the Board by request of the Lot Owner. Since the Board Members, volunteers all, own property in the Village, the Board will attempt to resolve problems in a neighborly way, with fines and charges reserved for infrequent but necessary use.

GARBAGE, BRUSH, AND SPECIAL REFUSE COLLECTION

Under no circumstances will Coast Village collect hazardous waste, as defined by any governmental agency, from any member's lot.

Garbage Collection:

Garbage collection is on Monday (except legal holidays) beginning at 9:00 a.m.

All garbage shall be tied off inside plastic bags and contained inside a covered metal or plastic garbage can/container weighing less than 35 pounds. Two garbage cans are allowed per lot. Garbage shall be placed at your property line the morning of pickup. Only household garbage is accepted. Owners are responsible for the disposal of any items too large for the garbage cans. Other materials, such as building material and gravel, are to be disposed of by the owner at their expense.

Garbage strewn by animals requiring clean up by staff will result in a \$25.00 charge to the owner.

Several bear proof garbage collection containers are available near the Maintenance Office. If you are going to be away during garbage collection, please use **these** containers. To open them insert your finger in the hole at the top right of the can, and move the slide to the left while lifting the lid. Please ensure that the lid is secure after you close it. Please refrain from leaving garbage against the buildings or in the CVPOC maintenance trailer.

Recycle containers are located near the Maintenance Office. Please follow the posted instructions.

Brush Pick-Up:

Brush pick-up is on Tuesdays (except legal holidays), weather permitting. Please ensure that your brush is cut to manageable lengths (i.e., 3-4 feet). Brush pick-up is to assist Lot Owners in maintaining their property. If you have an excessive amount of brush, put it out for pick-up over a few weeks. Otherwise:

Any lot owner with an excessive amount of brush placed at their front line for pick-up will be charged a per load service fee plus any landfill charges.

Any lot owner removing trees from their lot will be responsible for the clean-up and removal of limbs and branches. If CVPOC staff must remove the debris from any tree removal, the Lot Owner will be charged a per load service fee plus any landfill charges. *See current Fee Schedule for fee amounts.*

Special Refuse Pick-up:

Every year in September, the maintenance staff will pick up any household refuse accepted by the Landfill. This Special Refuse Pick-up will be listed on the calendar in the newsletter and on the Coast Village bulletin boards, or residents may contact the Office with a request for a Special Refuse Pick-up. Extra fees charged by the Landfill for individual items will be passed along to the lot owners, such as for refrigerators and freezers.

GATED ACCESS AND ENTRY SYSTEM

Access Devices:

The Village has three methods of vehicular access: Key Pad, Gate Cards, and Remote Controls (“clickers”). The Clubhouse and Pool access require an active gate card. Lot owners/property managers shall provide gate cards to guests/renters for that access. No entry is permitted to the Clubhouse and Pool without an active gate card. Remotes and gate cards:

- Only Lot Owners can purchase remotes and gate cards, a maximum of 4 *active* cards per lot. (Qualified Renters get access devices from the owner/property manager, *or from the Office at the request of the Lot Owner.*)
- New remote controls and gate cards may be purchased at the Office. Approved Businesses may purchase commercial cards. *See current Fee Schedule for pricing.*
- Upon sale or transfer of property, all operational access equipment not returned to CVPOC *or passed along to the new owners* will be programmed out of the system. This includes equipment reported lost or stolen.

Key Pads: Code numbers change monthly and will be posted on the monthly billing statements. The effective date of the code is from the 10th of the month to the 10th of the following month. Key Pad electronics are set to deactivate after three unsuccessful attempts and will not accept any key pad input for three minutes, thereafter.

MAILBOXES

A new lock and one mailbox key will be given free of charge to new Owners only. Renters are to get their keys from the owner or property manager, or from the Office at the request of the Lot Owner.

If a mailbox key is lost, or if a new tenant moves into the property, the US Post Office requires that the mailbox lock be replaced and a new key issued. The cost of the lock and key replacement will be charged to the Owner. See current Fee Schedule for cost. CVPOC is no longer able to issue duplicate mail box keys. Owners may get duplicates made on their own if desired.

HOUSEHOLD PETS AND WILDLIFE

- No livestock or poultry of any kind shall be raised, bred or kept on any lot in Coast Village.

- Household pets may be kept as long as they are not maintained or bred for commercial purposes. Any owner of a pet shall keep it on a leash or confined to the lot at all times. You shall clean up after your pet.
- Pets should not be allowed to interfere with, threaten or intimidate others. Pets with an aggressive or threatening nature must be restrained at all times while outside the dwelling.
- No person shall scatter or deposit any food or other attractants within the Village with the intent of attracting and/or feeding wild animals; including, but not limited to: bears, raccoons, feral cats, wild rabbits, rodents, coyotes and deer.

LAND USE

No owner shall conduct any commercial business or other activity necessitating customer roadway or pedestrian traffic, or accumulated vehicles within Coast Village.

TEMPORARY STRUCTURES

Any temporary structure/portable garage placed on any property within Coast Village must be repaired when covering begins to deteriorate.

LOT APPEARANCE

- All lots shall be kept in a state of good repair and appearance.
- Any debris, including junk vehicles, shall be removed from Coast Village.
- View of any clothesline *should* be concealed from the street.
- Tarps over dwellings or guest quarters shall be limited to six months in a one year period.

Native Vegetation/Greenbelts:

Natural vegetation indigenous to the Florence region or other drought-tolerant species shall comprise the Greenbelt. The Greenbelt and its regulation form an important part of the culture in Coast village. It protects privacy, enhances appearance and improves property values.

Greenbelts serve as a visual screen to protect privacy between adjacent lots. Greenbelts may not be used for lot development, storage or lot access other than emergency. Greenbelts are generally determined by the setback requirements. Greenbelt vegetation shall not be disturbed or removed on any lot within five (5) feet from the side and back property lines. The greenbelt must be fostered and maintained. Driveways are excluded. A three (3) foot walkway between the greenbelt and dwelling unit must be kept clear by order of the Florence Fire Marshall. The Board may impose

a fine for non-compliance. Conditional waivers from the Board of Directors allowing Greenbelt encroachments may be granted.

NUISANCES

No offensive activity shall be carried out upon any lot or any portion of the Planned Community. Remedies available to the Board include fines, restrictions and eviction. Nuisances include, but are not limited to: vicious or uncontrolled pets, noise at a time and frequency to disturb other Lot Owners, activities requiring the intervention of local law enforcement and illegal or obnoxious conduct.

RENTALS

In order to maintain the Single Family residential nature of the Village, maintain property values, and enhance re-sale and financing opportunities, rentals in Coast Village will be closely regulated.

- All persons residing within Coast Village, owners, qualified renters, or guests, must be registered with the Coast Village Office. Lot owners in Coast Village may choose to rent or lease their property to a non-owner.
- Property owners renting in violation of the CC&R's, By Laws, and these Rules and Regulations will be subject to fines, and may be prohibited from renting for up to two years. Repeat or continued violation will result in permanent withdrawal of rental authority.
- Lot owners must make rental arrangements directly with the applicant or use the services of a Rental Agent/Property Manager. The Owner must provide a Rental Agent or Property Manager with a copy of CVPOC's Rental Policy.
- Owner/Rental Agent shall provide the occupants with a copy of CVPOC CC & R's, By-Laws and Rules and Regulations. The rental agreement shall contain a clause stating "Tenant has received and agrees to abide by the terms and conditions of the CC&R's, By-laws and Rules and Regulations of CVPOC".
- Owner/Rental Agent must register all adult occupants in the CVPOC Office, complete the "Non-Owner Resident Information" form, which is available in the office or online, and provide a certification of a successful completion of a criminal background check for each adult occupant to the CVPOC staff **prior** to rental occupancy. Owners shall be financially responsible to CVPOC for all acts or omissions of their tenants or guests.
- Violations of CVPOC Rules and Regulations may result in fines, eviction, and/or restrictions or suspension, either temporarily or permanently, of a tenant's or owner's use of the common areas and recreation facilities.
- Owners are responsible for payment to CVPOC of all assessments, late fees, finance charges, fines and fees. Any unpaid charges will be collected as summarized in the Billing section above.

- Owners *and* Rental Agents are responsible for providing adult occupants with gate cards.

Rental of Coast Village Common Property *for special events* will be as determined by the *POM*.

RESPONSIBILITY

Any damage or vandalism done to Coast Village property or equipment by Owners, qualified renters or guests shall be charged to the Lot Owner involved. Fines may also be imposed.

SWIMMING POOL

- Pool season and hours will be as determined by the *POM*.
- The Pool is governed by Oregon Statutes and Village rules which are posted in the Pool area.
- Violation of Pool Rules will result in the loss of Pool Privileges.
- In order to prevent soiling and damage to the Pool pad surface, no street shoes are allowed on the pool deck.

WATER CONSERVATION AND LEAKS

Coast Village is vulnerable to expensive water leaks due to its aged delivery system, the sandy subsoil, and the lack of individual meters. Recent upgrades have been made to the system including installing individual property shut-off valves. When property is to be vacant for an extended period (30 days or more), Lot Owners must arrange for the maintenance staff to close the property shut off valve by completing the form available at the Office or on line. If for irrigation or other reasons, the individual Lot Owner desires to leave the water valve open, the aforementioned form provides for an emergency phone number contact and instructions for the repair of any leaks. Regardless of instructions, water valves will be closed in case of a leak and the Lot Owner notified. Failure to complete the form for vacant properties will leave the Lot Owner responsible for excess water charges. Water service will be restored upon request.

VEHICLES

Speed Limit and Direction:

- The Speed limit on all roads in Coast Village shall be no more than ten (10) miles per hour.

- All vehicles (including bicycles, skateboards and scooters) shall obey all posted signs and drive in the direction specified by road signs in Coast Village.
- Careless and reckless driving is prohibited.
- Operators of vehicles who fail to operate in a safe manner and/or exceed the speed limit are subject to a fine, and in case of repeated violation, will be prohibited from operating a vehicle within Coast Village.

PARKING

Because of access requirements for Emergency Services, no obstruction by car, boat, R.V., etc. of the Village roadways will be permitted. Any obstruction will be moved immediately by lot owners or by commercial towing services at lot owner's expense.

Overnight parking:

Parking on the Common Area parking lot, for owners and/or guests of owners, for any vehicle, including RV, trailer, boat, or camping equipment, for a period of no longer than seven (7) days, is allowed upon completion of a permit issued by the Coast Village Office. The permit must be posted in plain sight on the vehicle. Overnight camping in a self-contained recreational unit is permissible. Use of any parking areas shall be governed by "space available", on a "first come, first served" basis.

Long term Parking:

Owners and/or guests of Owners desiring a parking space for longer than seven (7) days may be authorized to park on Corporate lots for up to 30 days. A permit is required and must be posted in plain sight on the vehicle. The permit may be obtained for a fee from the Coast Village Office. The permit may be extended. Use of any parking areas shall be governed by "space available", on a "first come, first served" basis.

Junked Vehicles:

Junked vehicles are prohibited. You shall not park, store, leave, or permit the parking or storing of any licensed or unlicensed motor vehicle of any kind for a period of time in excess of seventy two (72) hours, which is in a rusted, wrecked, junked, partially dismantled, inoperative or abandoned condition, whether attended or not, upon any property within the Village unless the same is completely enclosed within a building or garage. For the purposes of this section, vehicles shall include: any motor vehicle, boat, aircraft, recreational vehicle, or trailer.

Owners of such vehicles shall be notified of any violation, and given 30 days to remove or enclose the vehicle. Failure to comply will result in fines. Continued violation will result in the vehicle being towed off Coast Village Property to an impounding facility at the Owner's expense.

Motorcycles and ATVs:

Motorcycles, ATVs and Motorbikes are prohibited from operating *under power on Coast Village roads.*

Moped/Scooters:

Operation of a moped or scooter in Coast Village is a privilege granted by the Board of Directors pursuant to compliance with the following rules:

- The vehicle must be classified as such by the Oregon Department of Motor Vehicles.
- Lot Owners must provide a copy of their current registration at the Coast Village office
- Lot Owners who operate a moped or scooter within Coast Village must follow all rules and regulations that govern such vehicles in Oregon and all vehicle restrictions in place at Coast Village.

This privilege may be revoked by the Board of Directors at any time for cause.

VIOLATIONS

Immediate Action: Violations of the Governing Document, of a nature which require immediate action, are those necessary to preserve the health, safety and welfare of the Coast Village community such as parking in the street limiting emergency vehicle access, late night noise, unsupervised or improper fires; obnoxious, inappropriate or criminal behavior, occupying a rental property without completing required documents, *damage to Coast Village property or infrastructure, etc.*

The Coast Village staff will attempt to notify the Lot Owner immediately through the emergency phone contact on file in the Coast Village Office. Immediate actions, to include towing, police notifications etc., will be taken as necessary. Expense related to resolving a violation of this nature, including towing expenses and any associated fines, will be charged against the Lot Owner. *Fines per the attached schedule may be imposed by the POM or the Board of Directors.* Expenses, fines, or challenges may be appealed to the Board of Directors.

Other Violations: If any Owner, qualified renter, or guest in Coast Village shall violate any of the provisions of the CC&R's, the Bylaws, or these Rules and Regulations, not requiring immediate action, the Corporation shall give written notice to the Owner of such lot and order the Owner to correct all deficiencies and violations specified in that notice. If such matters are not corrected within thirty (30) days after such notice is given, then the Board of Directors shall, after giving the Owner an opportunity for a hearing, elect to cause such deficiencies and violations to be corrected and may charge the Lot Owner the reasonable cost and/or assess an appropriate fine. Either of the above costs shall be deemed to be additional assessments pursuant to the CC&R's and Bylaws.

Non-Emergency violations not involving "correctable" infractions, such as Traffic Violations, destruction of CV property and/or infrastructure, etc., shall be assessed the appropriate fines without the 30 day notice to correct the violation. Owners will still have 30 days to appeal the fine before it is added to their account balance.

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Attachment # 1: FINE SCHEDULE

CC&R VIOLATIONS

\$100	§5.3 Use of temporary structure as permanent residence (i.e., Dwelling Unit)
\$ 10	Per day if 5.3 violation continues
\$100	§5.4 Waste & Garbage: No garbage, trash or other waste may be kept or maintained on a lot except in an approved container. Brush and other waste (as defined as metal, appliances or lumber) may be placed on a lot for a period not to exceed 10 days in order to facilitate its pickup by CVPOC personnel.
\$ 25	Per week if specific §5.4 violation continues
\$100	§5.5 Unpleasant Conditions and Nuisances: No noxious, offensive, or unsightly conditions are permitted on any portion of the planned community nor anything be done thereon which may be or become an annoyance or nuisance.
\$ 25	Per week if specific §5.5 violation continues
\$100	§5.6 Business: No owner shall conduct any business or commercial activity necessitating customer roadway traffic within Coast Village.
\$ 50	§5.7 Rentals: Failure to provide the CVPOC office with required rental information.
\$ 5	Per Day if specific §5.7 violation continues
\$ 50	§5.10 Burning: Improper burning as defined in §5.10.
\$ 50	§5.11 Livestock and Poultry: No animals, livestock or poultry of any kind shall be raised, bred, or kept on any Lot, except household pets not maintained for commercial purposes.
\$ 10	Per week if specific §5.11 violation continues
\$ 50	§5.12 Signs: Improper placement of signs as defined by CC&R's.
\$ 10	Per week if specific §5.12 violation continues
\$100	§10.2 Greenbelts: Violations of Greenbelt either through omission or non-waived encroachment.
\$250	<i>§10.2 Greenbelts: Violations of Greenbelt by intentional and substantial removal of greenbelt.</i>

\$ 50 Per month if specific §10.2 violation continues

MISCELLANEOUS

\$ 25 Staff cleanup of garbage strewn by animals

\$ 10 Offense of animal leash, trespassing or clean-up violation

\$ 50 Entrance Gate Damage, *Wooden Board only, 1st offense*

\$100 *Entrance Gate Damage, Wooden Board only, each subsequent offense*

\$200 *Entrance Gate Damage, All Other. Plus any repair costs in excess of \$200 incurred by CVPOC.*

\$100 Abandoned or Junk Vehicles as defined by these Rules and Regulations

\$ 25 Per week if specific abandoned or junk vehicle violation continues

\$100 Non-removal of a temporary structure with torn or deteriorated cover

\$ 25 Per week the temporary structure with torn or deteriorated cover remains standing

\$ 50 *Destruction of or damage to any CVPOC property or infrastructure not specifically covered elsewhere. Plus any cost to repair damage or replace property.*

\$100 *Tarp over dwelling unit or guest quarters exceeding 6 months.*

\$ 25 *Per month that tarp remains over dwelling unit or guest quarters.*

ARC VIOLATIONS

\$250 Changes performed without prior ARC approval

\$ 50 Structural or Maintenance violation

\$ 10 Per day that structural or maintenance violation continues

TRAFFIC

\$ 25 1st Traffic violation (speeding, failure to stop at sign, driving the wrong way, etc.) Includes all modes of transportation

\$ 50 Subsequent violations of the same nature

These Violations and Amounts do not limit the Board of Directors from establishing further fines as necessary.

Attachment #2: FEE SCHEDULE

\$ 50	<i>CVPOC Returned Payment Fee, 1st offense. Plus all Bank fees.</i>
\$100	<i>CVPOC Returned Payment Fee, all subsequent offenses. Plus all Bank Fees.</i>
\$0.25	<i>Per page copied by CVPOC Office</i>
\$ 25	<i>Late Payment Fee, assessed each month the account is past due by more than \$20. Plus Finance charge of 12% per annum.</i>
\$ 50	<i>Park provided Electrical Reconnection Fee during business hours</i>
\$100	<i>Park provided Electrical Reconnection Fee outside business hours</i>
\$ 25	<i>Excessive Brush pick-up fee, per load, Plus any landfill charges.</i>
\$ 50	<i>Tree Removal Debris pick-up fee, per load, Plus any landfill charges.</i>
\$ 15	<i>Gate Access Cards, each</i>
\$ 35	<i>Gate Remote Push-button Openers, each</i>
\$ 25	<i>Commercial Gate Access Cards, each</i>
\$ 25	<i>New Mailbox Lock plus One Key</i>