

BRANDY BAR LANDING HOMEOWNERS AND RESIDENTIAL RULES AND REGULATIONS

1. A unit owner shall make no repairs, alterations or perform any other work on the unit which would jeopardize the soundness of safety of the property, reduce the value thereof, or impair any easement of hereditament or increase the common expenses of the association unless the consent of all other unit owners affected is first obtained.
2. Unless otherwise provided in the declaration or bylaws, a unit owner may not change the appearance of the common elements or the exterior appearance of a unit without the permission of the board of directors of the association. Any change or alterations of a unit must be submitted to the board of directors in a timely manner so it can be considered at the next board of director quarterly meeting. Any change will require the majority consensus of the board of directors. This will also require a detailed plan of any change and the standards of construction planned. The form, request to modify exterior of unit must be filled out and approved by board members before the work is started. All permits and building code considerations will be the responsibility of those requesting the change.
3. Pets must be kept on a leash or under the control of their owners at all times. The owner must remove all waste immediately from the grounds.
4. One car shall be allowed to be parked at the unit within the designated parking areas and an additional car can be parked in the non-designated lower parking level. Parking in another unit's designated parking space requires written permission from that unit's owner and is to be filed with the Condo Association and/or Manager.

Autos that leak oil or other fluids are not allowed on the asphalt; they must be parked in the graveled area. No boats or RV vehicles may be parked by the units. They must be parked in the designated graveled area from May 1st till November 1st. Brandy Bar's RV and boat parking area is subject to flooding conditions periodically, therefore, boats and RV's are the responsibility of the owner and are parked at the owner's risk. It is suggested that motor homes or larges boats be stored at a more suitable storage than Brandy Bar can provide during the winter months. For the purposes of loading and unloading boats or RV's they may be parked next to the unit for a reasonable time but not to exceed(12) hours. Any exceptions to these dates must be arranged with the Condo Association and/or Manager.
5. No noxious or offensive activity shall be carried on in any unit or in the common areas, nor any activity that may be or become an annoyance or nuisance to other residents including, but not limited to, loud stereo playing or raucous parties.
6. The front area of the condo should be kept neat and orderly. No permanent storage is allowed in these areas for wood or other paraphernalia. Wood may be stored from October through March in neat rows under the stairs or behind the unit. No garbage cans or bags are allowed in any area outside the condo. All garbage and trash must be promptly placed in the dumpster behind the sewage plant.
7. The speed limit for all condo roads is 10 miles per hour. Boat speeds in the channel are limited to the maximum speed of 5 miles per hour, to prevent a wake forming behind the boat. This is in compliance with the Oregon "no wake" law.

8. The dock on the main river is for the purpose of swimming, fishing and temporary moorage of boats. Overnight docking is not permitted nor is a boat to be placed at such an angle as to prevent the use of the dock for these purposes.
9. Driving vehicles off the parking strip or roads is not permitted.
10. Occupancy by more than four persons on a permanent basis is prohibited. More than 12 days is considered permanent occupancy.
11. Deliberate and unwarranted invasion of any resident/guest's privacy by another resident or guest will not be tolerated. Invasion of privacy includes such activities as trespass on limited common elements(e.g. decks, terraces) and/or any type of unauthorized audio or visual access to private living quarters.
12. All problems are to be handled through the Condo Association and/or Manager who is authorized by the Association to enforce these rules and regulations. Violations are subject to disciplinary action, including, but not limited to, fines for repeated violations. The Board of Directors shall levy fines and other disciplinary action, and rule on grievances and exceptions. Unit owners are, and will be held, responsible for the actions of guests and renters. Renters are the sole responsibility of the unit owner. The Association will not accept any responsibility for the guests or renters.

NOTE: Rules and Regulations approved by the Board of Directors on April 11, 1999 and by the Homeowner's Association on July 3, 1999. Item #4 was revised at the Homeowner's annual meeting on July 7, 2001.

No satellite dishes or support brackets to be installed on any roofing materials.

I have read The Brandy Bar Landing Homeowners and Residential Rules and Regulations

Sign _____ Date _____

Sign _____ Date _____