

## Owners Association Rules and Regulations

These rules apply to homeowners and renters at New Columbia as well as the other members of their household, their guests and invitees.

1. Use of Common Areas - Common Areas are for the use and enjoyment of all Residents at New Columbia. Common Areas are not for private use. Common Areas include but are not limited to: parks and common greens (excluding property owned by the city of Portland), non-private driveways and parking areas, alleys, non-private landscape areas and yards, community rooms, laundry facilities, and other facilities for Resident use.
2. Use of Common Areas at Own Risk - All Common Areas and facilities are to be used at the risk of the Resident. Management/Owner are not responsible for loss, damage, or theft of any personal property in Common Areas. Management/Owner are not liable for any injury to any person or property caused in any way by use of Common Areas or facilities.
3. Maintenance of Common Areas - Maintenance of Common Areas is the responsibility of Management. Residents shall not maintain, repair, redecorate or replace any element or fixture contained in a Common Area. Residents may not alter Common Area landscaping. Gardening is permitted only in designated areas. Residents will be responsible for the cost of repairing damage to the common areas caused by the intentional or negligent actions of Residents or their guests.
4. Improvements - Residents shall not make any improvements to private homes or rental units that infringe upon Common Areas. Improvements such as fences, awnings, patios, walkways, gazebos, arbors, sheds, play equipment, and lawn decorations are not permitted in Common Areas.
5. Signs - Resident shall not erect or post any signs, banners, fliers, flags or other items in Common Areas, except as permitted by the Association.
6. Storage and Personal Belongings - Common Areas may not be used for storage of personal belongings. All items left in Common Areas will be considered abandoned property and disposed of in accordance with state law.
7. Animals - Household pets must be carried or on a leash when not on private property. For the safety of pets and quiet enjoyment of all Residents, pets may not roam freely in common areas, or left unattended for excessive periods of time. Residents must clean up pet waste immediately in common areas and dispose of it in proper trash receptacles. Residents are responsible for any and all damage caused by their pets.
8. Behavior - The Resident shall behave and require other persons in the Common Areas with the consent of the Resident to behave in a manner that will not disturb the peaceful enjoyment of the premises by neighbors. All Residents are responsible for their own conduct, and that of all occupants, contractors, invitees, and their guests. Residents shall not act or speak in an abusive, intimidating or threatening manner. Residents will not be permitted to play or loiter in Common Areas in such a manner as may cause damage to the premises, create unsafe conditions, interfere with access, intimidate or threaten others, or otherwise interfere with the peaceful enjoyment of other Residents or their guests.
9. Noise - Excessive noise or conduct that disturbs the quiet enjoyment of other Residents is not permitted at any time. Between 10:00 p.m. and 7:00 a.m., no noise may be emitted that may be heard in a dwelling unit that is not the source of the noise. This includes stereos, radios, televisions, etc.
10. Alcohol - It is not permissible to possess any open container of alcoholic beverage or consume any alcoholic beverage in any Common Area, or abuse alcohol in such a way that interferes with health, safety, or right to peaceful enjoyment of the premises by other Residents.
11. Smoking - Smoking is not permitted in any enclosed or indoor Common Area.
12. Front Yards, Patios and Porches - Front yards, patios and porches must be kept in a clean and attractive condition. These areas may not be used for general storage. Upholstered furniture (couches, recliners, etc.), tires, boxes, trash bags, and trash cans are not permitted in areas where they can be viewed from the street or Common Areas.
13. Yard Maintenance - Resident will maintain their shrubs and lawn, except for the portion maintained by the Association. The Association will provide for maintenance of the front yard of all homeowners.
14. Safety and Disposal - Resident shall dispose from the dwelling unit all ashes, garbage, rubbish and other waste in a clean, safe and legal manner. Trash receptacles in enclosures located in Common Areas are for the exclusive use of New Columbia Apartments. All Owners are responsible to contract for the removal of household garbage as well as non-household garbage including but not limited to tires, car parts, old furnishings, and mattresses.
15. Bicycles - All wheeled apparatus, including bicycles, skateboards, scooters, etc., will be ridden in a safe and courteous manner. Wheeled apparatus may not be ridden on the sidewalks, pedestrian areas, grass, or planted areas in such a manner as may cause damage to the premises, create unsafe conditions, interfere with access, intimidate or threaten others, or otherwise interfere with the peaceful enjoyment of other Residents or their guests.
16. Laundry Facilities - If applicable, the laundry center and its facilities shall be used only for washing and drying of the usual personal and household articles. No cleaning with inflammable materials or dyeing of clothes in washing machines will be permitted. Laundry facilities are to be used only during the hours posted.

17. Parking - Parking spaces in the alleys may only be used by permit only. Assigned spaces are for the exclusive use of the Resident. Assigned spaces may be used for short-term parking by guests with the Resident's permission. No more than three (3) vehicles may be parked on a single-family lot at any one time.
18. Alleys - Alleys are considered semi-private areas. Alleys may only be used by those Residents whose homes are accessed directly by the subject alley.
19. No automobiles, trailers, boats, motorcycles or campers shall be stored or repaired (including oil changes) on the premises except trailers, boats, motorcycles, automobiles, and campers weighing less than 10,000 pounds that are less than 18 feet in length. Such vehicles must also be stored within enclosed garages. Management shall have the right to remove any vehicles from Common Areas, which are deemed by management to be unsightly or constitute a hazard or nuisance after placing a notice on the vehicle for at least 48 hours notifying the Owner of this intention. The removal shall be done at the expense of the Resident and/or Owner of the vehicle. The 48-hour rule does not apply when vehicle is parked in such a way as to constitute a hazard to the free-flow of traffic or if parked in a fire lane.
20. Spaces designated as "Visitor" parking are not available for Resident use. These spaces are provided to ensure that guests have access to the property. They are not to be used by Residents for additional vehicles or short-term parking.
21. Campers, trailers, boats, buses, and semi-trucks are not permitted in Common Areas at any time.
22. Towing - Unauthorized or improperly parked vehicles will be towed at the owner's expense. Unauthorized non-Resident vehicles may be towed immediately without further notice at the owner's expense. Vehicles parked in fire lanes will be towed immediately without further notice at the owner's expense.
23. Additional Rules - Resident, occupants and guests shall follow all posted rules for use of common areas, playgrounds, parks, parking areas, and recreational facilities.

These Rules and Regulations have been adopted by the New Columbia Owners' Association Board of Directors on the \_\_\_\_ day of \_\_\_\_\_, 2005.