



Quiet Water Homeowners  
Association

**Community  
Rules**

*Adopted: July 2, 1995  
Amended: June 3, 2001*

## The Quiet Water Homeowners Association Community Rules

### 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 which supersede previously adopted **Renters' Rules** and which are binding on owner-members, renters and guests.

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

### Rules governing pools and recreational areas:

1. Recreational facilities are for owner-members and their resident guests or renters. 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.
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 12 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 below the age of 3 are not permitted in the spa unless accompanied by an adult in the spa.
9. Persons requiring diapers are not allowed in 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 or 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.

## Rules governing 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 at facilities provided in Yachats and Waldport.
3. Furniture and other larger items may not be placed in the dumpsters. The Waldport disposal site is open Monday through Saturday from 9:00 to 4:00.
4. Lawn and yard debris should not be placed in the dumpsters. Contact the staff for instructions on the disposal of vegetative debris.
5. Only two vehicles per dwelling may be parked in designated off-street parking areas.
6. Neither owners, guests nor renters may occupy RV's or tents on Quiet Water premises overnight.
7. Loud or persistent noise that disturbs your neighbor or the community will not be allowed.
8. Renters and guests may be subject to additional rules and restrictions imposed by the property owner.

## Enforcement

1. An infraction of the rules governing the recreational facilities may result in the loss of recreational facility privileges.
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. If violation continues, a fine of \$25 per infraction will be assessed against the owner-member. 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&R Article II Section 4.8.

### Rules governing construction activities:

1. Construction materials will be stacked/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 crews will not place construction waste or other debris in dumpsters provided by the Association for the waste material of QWHA member households.
4. Construction crews will neither place nor store construction materials on adjacent private property without prior consent of the owners involved.

### Rules governing the common and limited common areas:

1. Dogs are not allowed to roam unattended in any common or limited common area including the riverbank and paths. Dogs must be on a hand-held leash or under immediate, positive control of the owner at all times.
2. Pet owners are required to clean up and dispose of pet waste.
3. Wildlife may not be harassed or disturbed by pets or people.
4. 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.
5. Boats, canoes, and other water recreational craft may not be left in any common or limited common area for more than 10 days.
6. To prevent river bank erosion, access of boats to the river is allowed only at designated launch areas.

## Rules for the use of QWHA yard maintenance equipment:

Maintenance of area grounds around improved lots and within lot boundaries of unimproved lots is the responsibility of the respective lot owner(s). It is expected that tall grasses over 7 inches, dandelions and other weed growth, scotch broom, and uncontrolled blackberry growth will be removed by the respective property owners.

When in the opinion of the QWHA Board of Directors or their designate that lot maintenance is not in keeping with that expected of a "good neighbor" or in a manner considered to be a detriment to the image of Quiet Water, a letter to the owner/member 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. The costs incurred 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 that further maintenance is necessary, action will be taken when deemed appropriate and the property assessed the resulting costs without additional notification.

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 equipment care and use, this equipment is **not** available for use by the general membership. This equipment is kept in the large shed in the recreation area. Under some circumstances and with proper instruction, the

Manager may authorize limited use of this equipment by a member for a specific need.

2. The Association also owns a power mower, line trimmer and hand tools available for use by the general membership 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 where the dumpster is located. 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. The leaf vacuum sweeper and power sprayer kept in this shed are not for use by the general membership.
3. Members will return Association equipment to the storage shed promptly when task is completed.
4. Association equipment which becomes disabled or non functional when in use or custody of any member will be returned to its place of keeping and the Manager advised as to the problem or circumstances.
5. The continued use of Association equipment may be denied to a member whenever it becomes apparent that safe operating procedures are not being followed, the equipment is abused or used for purposes for which it was not intended.