

Two Rivers Homeowners Cooperative

Community Rules

Welcome to our community!

We wish to provide a pleasant, attractive, and affordable place for residents to live. All communities need some basic rules to accomplish this goal. We hope these rules are not unnecessarily restrictive but provide a safe and tranquil community. The future value of your home rests on our community's appearance and reputation in the region. We hope our rules facilitate these goals.

These rules apply to all member homeowners and all other persons living in the home, as well as guests. They apply equally to Two Rivers Homeowners Cooperative ("the Cooperative") members and non-members. For brevity, we have used "residents" to refer to all of these persons.

These rules may be amended from time to time by the Cooperative members as provided in the Two Rivers Homeowners Cooperative Bylaws.

1. General

Residents may request clarification or interpretation of these rules by the Board of Directors ("the Board").

- a. Any requests of the Board, including requests for approval of exceptions, must be submitted in writing to the Secretary at least five (5) days before a scheduled meeting.
- b. Residents with disabilities may request reasonable accommodations. The Board may establish additional procedures for such requests.
- c. Any approval or directive from the Board must be in writing.
- d. Notice required under these rules will be in writing. Receipt is considered complete three (3) days after mailing or upon hand-delivery to a person 18 or older at the home. Notices may also be posted on the home but must also be mailed.
- e. Homes must be owner-occupied. Occupancy is limited to those named in the space lease. Rentals are not permitted. Occupancy shall not exceed 2 persons per bedroom unless otherwise approved by the Board.

2. Conduct

- a. All residents are responsible for the actions of their guests and guests' children, pets, and/or assistance animals.
- b. Residents must conduct themselves in a reasonable manner at all times and must not disrupt, threaten, or harass other residents.
- c. Public intoxication is prohibited.
- d. This is a drug-free community. Use, possession, or distribution of illegal drugs is prohibited and is cause for immediate eviction, as provided by Oregon law.
- e. No commercial or in-home businesses are allowed, including daycare, except for non-physical internet commerce. If residents are negatively impacted by any business activity, it must cease. No visible signage or advertising is allowed.
- f. Excessive noise is to be avoided at all times. Noise includes, but is not limited to, dog barking, music, conversations, motor vehicles, social events, and loud pets or assistance animals. Quiet hours are 10:00 p.m. to 8:00 a.m.
- g. Vandalism will not be tolerated. Vandalism or graffiti must be removed or repaired within 30 days by the resident. If not, the Board may remove or repair it with 24 hours' notice and charge the cost to the resident.
- h. Discharge of firearms (including BB, air, and paintball guns), archery equipment, and all other weapons is strictly prohibited.
- i. Any person evicted from the community for cause shall not return, except for short-term visits approved in writing by the Board.
- j. Guests staying more than 14 days in a six-month period must apply as household occupants unless they are caregivers for a resident with a disability. Applicants must pass a criminal background check. The Board may deny temporary occupancy based on the results. Approved occupants must sign a temporary occupancy agreement. "Day" is defined as more than four hours within a 24-hour period.

k. Children under 16 on any wheeled vehicle must wear a helmet. This includes bikes, scooters, and similar toys.

l. Children under 16 riding wheeled toys must be accompanied by an adult.

3. Vehicles

a. The speed limit within the community is five (5) miles per hour.

b. Vehicles must be operated carefully to avoid injury to persons and property.

c. Licensed and street-legal motorcycles and motor scooters are allowed for entering and exiting the community. Motorized trail bikes, go-carts, and ATVs are not allowed. Engine noise must be kept moderate and unnecessary revving is prohibited.

d. Each resident's space includes parking spaces. Residents are strongly encouraged to use these rather than parking on the street. Carports and driveways are preferred. No overnight street parking is allowed. Four-hour short-term street parking is permitted. Vehicles may not block access. Streets must remain accessible to emergency vehicles.(Please see attached Appendix A)

e. Residents must remove stored vehicles. A "stored vehicle" is one without current tags or that is inoperable. Vehicles left for extended absences are not considered stored if the Board is notified and approves.

f. Boats, trailers, and similar equipment must not be stored in driveways. They may be kept in the RV storage area or stored on-site with written Board approval. Equipment must be in good condition if visible. Residents may request permission to build a shed to store such items if it meets Section 5(j).

g. Major vehicle repairs (dismantling engines, lifting wheels, etc.) may be done on-site for up to one month. Residents must notify the Board in writing and estimate the repair timeline. Painting and bodywork are prohibited. Minor repairs are allowed without notice. Disabled vehicles must be removed within three months unless the Board grants an extension.

- h. No motor oil, caustic, or non-biodegradable substances may be dumped on the ground, street, or in the sewer system. Residents will be charged for any resulting damage.
 - i. Non-operational vehicles and vehicles that are not properly maintained (including those that are not currently licensed), or are in a condition that detracts from the appearance of the Park, are not permitted. Vehicles that meet this description, as determined by the Board, may be towed at the expense of the owner. Notice shall be given of the intent to tow the vehicle 72 hours prior to towing. If the vehicle owner is unknown, the notice shall be placed in a visible place on the vehicle to be towed.
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4. Pets

We recognize the importance of pets to many Residents. However, not everyone likes the same pets. Recognizing the close proximity in which we live, we intend that the following rules balance the interests of all residents regarding pets and create a healthy environment for all. Two Rivers Homeowners Cooperative expects all community members to familiarize themselves with all local pet ordinances and to comply with those laws while residing in the community. We also require that residents spay, neuter, and vaccinate animals.

- a. Approval from the Board is required for all pets above the weight limit.
- b. There may be no more than two (2) domestic pets per household. The Board may restrict animals that weigh more than twenty-five (25) pounds.
- c. Rules regarding pets also apply to the pets of guests. Each Park resident will be held responsible for their guest's pet behavior or damage. Noisy, unmanageable, or unruly pet behavior that causes complaints is prohibited.
- d. Only domestic household pets, of a docile nature, and service animals will be allowed in the Park. Large farm animals are prohibited.
- e. Exotic and wild animals are not allowed in the Park.
- f. When walking pets, residents must carry a bag, use it to contain their pet's refuse, and must dispose of it in a garbage receptacle.

- g. Dogs must be kept on a leash while in common areas, or contained within the resident's space or yard. Dogs must not bark to the extent that other residents are disturbed.
 - h. Animals that have threatened or bitten a resident or guest, and/or have damaged the property of other residents in the community, may be removed from the community. The victim of the incident shall contact law enforcement officials and notify the Board about the incident.
 - i. Exterior dog runs may also be approved by the Board, and shall meet the building/fencing requirements in Section 6, Subsection h. of these Community Rules.
 - j. No outdoor pet kennels are permitted.
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5. Siting, Set-Up, and Removal of Homes

These rules are intended to facilitate easy set-up and removal of all homes in the Community. The applicable provisions of this Section 5 shall continue to apply so long and a home remains in the community. All existing homes that are modified or remodeled, must continue to comply with the applicable provisions of this Section 5.

A. Set-Up

- a. The Board of Directors must approve and has the right to inspect and view any home before it is moved into the community. The Board must approve the placement and position of the home on the space ("Site Plan"), as well as any awnings or carports to be constructed and the proposed landscaping.
 - 1. All homes moved into the community must be either: 1) a manufactured home that is built to the Manufactured Home Construction and Safety Standards established by the US Department of Housing and Human Development (a "HUD Home"); or 2) a park model recreational vehicle that is built to the ANSI A119.5 Park Model RV Standard (a "PMRV"). Non-park model recreational vehicles (RV's), fifth wheels, mobile homes or tiny homes (collectively "Non-Approved Homes") may not be sited within the community.

Non-Approved Homes sited in the community prior June 1, 2025, are allowed to remain, provided however, if they are destroyed or otherwise removed from the community, they must be replaced by a HUD Home or a PMRV.

- b. If required by local, state, or federal regulations, the regulating authority must approve the age and condition of the home before it is moved into the community. No homes older than 20 years will be accepted. Videos or photos of the potential home to be sited must be submitted to the Board before the board accepts a member's application packet.
- c. All installations and construction must be performed by a licensed and bonded contractor; or, by the resident if prior approval is obtained by the Board. Installations and construction must be in accordance with local, state, and federal laws.
- d. Residents are responsible for contacting utility companies relating to the connection of all utilities, including electrical, telephone, television, and water, with supervision by the onsite maintenance personnel. The work must be performed by a licensed, bonded contractor.
- e. Because of the many underground utilities in the community, residents who wish to dig to a depth below one foot must receive prior approval from the Board. It is called to your attention that high voltage wires are buried underground, and it could be dangerous to dig without knowledge of the location of these wires. Residents must call line locate services to mark location of underground utilities prior to digging on their rental space.
- f. All wiring and plumbing, either inside or outside of the manufactured home, must comply with state and local codes. Any changes necessary in altering community wiring or plumbing must first be approved by the Board.
- g. Skirting: Skirting and permanent stairs must be installed within six (6) weeks of the home being sited in the Park. All manufactured homes must be skirted to match the exterior siding of the home. It is necessary that an access door be installed in the skirting for easy access to utilities. All skirting must be installed by a licensed and bonded contractor; or, by resident if prior approval is obtained from the Board. Installations must be in accordance with State of Oregon specifications.

h. Steps and Porches: Steps and porches must be installed at each exterior door of a manufactured home in the community. Each Resident must have their steps and porches installed within sixty (60) days after the home is sited. Minimum landing size, for steps or porches, is thirty-six (36) inches x forty-eight (48) inches. All handrails must be bolted. No temporary steps allowed after sixty (60) days from the siting of the home.

i. Awnings: Side/carport: Each manufactured home should be equipped with a carport awning. For your protection, the carport awning must conform to the building codes for this type of installation. Carport awnings on the side of the home shall be no less than twenty-five (25) feet in length, and wide enough to cover the driveway area. Maximum space allowable between the driveway and the home shall be (3) feet. In some instances, wood carports are required. Check with the Board for more details.

j. Storage Sheds: Each manufactured home should be equipped with a storage shed. The size and exterior appearance of sheds must be approved by the Board prior to installations. The maximum storage shed size shall not exceed 8' by 10'. Storage sheds should be installed within sixty (60) days after the home is sited.

k. Gutters and Downspouts: Gutters and downspouts must be installed, and connected to an adequate drain field or to the street. Dry wells may be acceptable if approved by the Board. Gutters and downspouts must be installed and connected within six (6) weeks after the home is sited.

l. Surfaces: All exterior surfaces, and accessories, must be painted or stained.

m. Landscaping: Residents are strongly urged to landscape within sixty (60) days after the home is sited and landscaping plans must be approved by the Board. If the weather does not permit landscaping, this time frame may be extended with Board approval. Residents should consult guidelines established by a Landscaping Committee.

B. Removal

a. Residents wishing to remove their homes are required to give notice of intent to the Board at least thirty (30) days prior to moving their home.

b. Following removal of the home, the Resident shall be responsible for clearing the space of all debris and trash within thirty (30) days. Trash and debris that remains 30 days after the home removal shall be removed at the homeowner's expense.

6. Space and Home Maintenance

These rules provide a standard for upkeep of individual spaces and maintain a neat and orderly community appearance.

- a. Residents must keep their spaces free of debris, waste, and garbage. After notice of violation and thirty (30) days for the resident to fix the violation, the Board may clean the space at the homeowner's expense.
- b. Yard and lawns are to be kept neat and uncluttered.
- c. Gas and charcoal grills are permitted.
- d. Items not regularly in use must be stored inside the home or inside the utility/storage building. Residents must not keep non-working appliances, large containers, motors, auto body parts, tools, building supplies, chemicals, drums, tires, old furniture, etc. stored around their space.
- e. Resident's use of spaces, including trellises (and similar decorative structures used for gardening purposes); gardens and landscaping must not interfere with the Board's ability to perform any upkeep and maintenance of the community's infrastructure.
- f. Fencing shall be chain link, all weather or wood fencing. The Board must approve all fencing prior to installation. Fencing should be not higher than four (4) feet in the front of the home site and six (6) feet in the back of the home site.
- g. Clotheslines are permitted but they must not be visible from the street.
- h. Residents must properly secure tarps, or other protective coverings, and are to avoid the prolonged use of any tarp for uses such as fencing or roofing.

- i. Watering of lawns and plants should not be excessive, and water should not be allowed to run into the street. Lawns are expected to be no higher than ten (10) inches in height. In extreme conditions of minimum water availability, such as a drought, the Board reserves the right to impose watering restrictions for the community by written notice. All residents will be expected to comply with the stated restrictions.
- j. Furnishings for the patio are restricted to patio-type furniture and equipment. Patios are not to be used for miscellaneous storage if visible from the street.
- k. The Resident will be responsible for proper maintenance of their home. Gutters and downspouts must be cleaned regularly and maintained in good condition and remain connected to drain pipes that run off into the streets or drywell. Drywells must be approved by the Board.
- l. All exterior surfaces and paint of manufactured homes in the community must be maintained in good condition. All exterior surfaces and paint of skirting sheds, carports, fences and other accessories must be maintained in good condition. Faded, streaked, or peeling paint should be painted by the Resident as soon as possible, weather permitting.
- m. Residents shall maintain insulation such as "heat tapes" on water pipes under their manufactured home, to prevent freezing of their water pipes.
- n. Homeowners must receive prior written permission from the Board before installing a hot tub on their space. Hot tubs must comply with applicable federal and state laws and local ordinances as to their construction, installation, and maintenance. While hot tubs are permitted, they must be in a fenced yard and covered when they are not in use.
- o. Swimming pools over twelve (12) inches in height are prohibited. Swimming pools under twelve (12) inches are only permitted in a fenced yard and must be emptied and covered when they are not in use.

7. Fireworks

All fireworks are prohibited in the community year-round.

8. Rule Violations and Relief Clause

- a. When a Resident or a Resident's guest violates a rule, as determined by the Board, the Board shall determine whether to or not to also impose a fine on the Resident and the amount of the fine. If the Board decides to impose a fine, the maximum fine for the first violation shall range from \$15 - \$50, and the maximum fine for a second violation shall range from \$50 - \$150. Mediation will also be encouraged and explored.
- b. A second violation may result in a fine or lease termination at the discretion of the Board if the Board determines that any violation is a material violation of the space lease, the Board may vote to proceed immediately to terminate the Resident's lease and proceed to eviction subject to compliance with the space lease.
- c. Residents who resided at Gladstone Mobile Home Park prior to the Cooperative's ownership of the community are granted relief from a Community Rule when compliance would result in the removal of a pet that belonged to the Resident before the Cooperative purchased the park or when compliance would subject a Resident to immediate financial hardship. A Resident must describe the immediate financial hardship to the Board in writing.

The undersigned, being the duly and acting Secretary of Two Rivers Homeowners Cooperative, hereby certifies that the attached copy of the Community Rules is a full, true, and correct copy, as now in effect, that said document was duly adopted by the members of Two Rivers Homeowners Cooperative, by Member vote on 06/16/2025, and that said voting was held in pursuant to the Bylaws of the Corporation.

Print name: Felicia Value Dated: 6/26/2025

Signed: Felicia Value
Secretary, Two Rivers Homeowners Cooperative

