

RIVER VIEW VISTA ESTATES RULES AND REGULATIONS

The following Rules and Regulations have been established for the River View Vista Estates Association and adopted by the Association Board of Directors. These rules supplement the Declarations, Protective Covenants and Conditions for River View Vista Estates ("Declaration") but do not change your obligations as an Owner under either the Declaration or the Association Bylaws, together with these rules referred as "Governing Documents". Please keep in mind these rules were approved at the time of issuance and that they may be amended from time to time by the Board of Directors for River View Vista Estates (the "Board").

Definitions

To assist you in reading the rules, the legal terms used in the Governing Documents are generally dispensed with here in favor of plainer language. The context should make the meaning clear. To the extent there is any conflict between any provision of these rules and any provision of the Governing Documents, the provisions of the Governing Documents shall control.

Rules and Regulations

Restricted Activities

Dangerous or unlawful substances may not be stored, introduced or used within the Property (Common Areas and Lots). All obnoxious or offensive activities are prohibited. In addition, you are required to control noise in all of your activities and to monitor your children, guests and pets so that you do not disturb others.

Use of Residential Units

As provided in the Declaration, the use of units is restricted to residential use. No trade or business of any kind may be conducted. The lease or rental of a unit for residential purposes is not a violation of the Declaration as long as the lease is in compliance with rules and regulations adopted by the Board. Any lessee or tenant of any kind is subject to the applicable rules governing the Property.

Noise; Exterior Lighting and Noise-making Devices

Occupants of Residential Units must exercise extreme care not to make noises which may disturb occupants of other Residential Units. Except with the consent of the Board and the Master Association Environmental Control Committee, no exterior lighting or noise-making devices shall be installed or maintained on any Lot within River View Vista Estates. Owners shall not tamper with exterior lighting except to replace expended bulbs with similar new bulbs.

Windows, Decks, Porches, Outside Walls and Yards

In order to preserve the attractive appearance of the community, the Association may regulate the nature of items which may be placed in or on windows, decks, entry porches, outside walls and yards so as to be visible from outside the Residential Unit. Garments, rugs, laundry, and other similar items may not be hung from windows, facades, porches or decks. No outdoor art or other ornamentation, including holiday lights are allowed on Residential Units or in Common Areas.

Flags

Flag displays are limited to the State of Oregon or United States of America Flags on a Lot and must be reasonably sized and tasteful displays. When flying the State of Oregon or United States of America Flags, please follow proper flag etiquette: www.usflag.org .

Alterations

Owners are expressly prohibited from painting or changing the exterior of the building or other structure without written permission of the Association and Environmental Control Committee. No structure of any kind may be installed outside of the Residential Unit except structures installed with written approval of the Association and Architectural Review Committee.

No Soliciting

No soliciting is permitted at any time by an owner, guest, tenant or member of the general public within the River View Vista Estates community.

Fire Danger

Fire danger is a constant concern in this dry climate. Cigarette butts or any other burning materials must be completely extinguished and carefully discarded in an appropriate trash facility.

Landscaping

There is no gardening, landscaping or planting allowed in Common Areas or on any Lot, other than those services conducted with approval from the Board or its managing agent. No walls, hedges or barriers will be erected in Common Areas or on any Lot. Cable, chains, or ropes attached to trees for the purpose of securing a pet, fencing, clothes lines, etc. shall not be permitted. Securing a pet to a cable, tree, or stake will not be allowed as it lends to the destruction of the natural vegetation and can be unsightly.

Pets

In units where pets are allowed, only dogs, cats, or such other household pets approved by the River View Vista Estates association may be kept in the community. While on the owner's property, household pets shall be kept indoors, leashed, or under complete control of the owner at all times. While off the owner's property, such approved pets can be exercised only when accompanied by their owners and then only on a leash no longer than six (6) feet for a fixed length leash or up to a maximum of fifteen (15) feet (when extended) if a retractable leash, one end of which is held in the owner's hand. Pet owners are responsible for the prompt removal of their pet's waste anywhere within Property, including their own Lot. Compliance with these rules shall be determined solely by the Board.

Parking and Safe Speeds

Parking is only allowed in designated parking areas. Due to the limited space and for the safety of all, there is no street parking permitted within the River View Vista Estates community. Boats, recreation vehicles, campers and trailers of any kind are only permissible in designated Eagle Crest Master Association overflow parking areas. Camping or overnight sleeping in any parking areas is not allowed within the community. The maximum speed limit is 15 miles per hour. Please abide by this speed limit at all times to encourage maintaining a safe community.

Debris and Outside Storage

All refuse containers, wood piles, storage areas, etc. must be obscured from view of neighboring property. No rubbish, trash or garbage shall be allowed to accumulate on any portion of the Property. The Association arranges for community-wide garbage service and there are community trash and recycling bins located inside walled, gated facilities in the Common Areas. Only those items which reasonably fit into the provided dumpsters and are of appropriate material may be placed in trash bins. No additional items are to be left in or around trash corrals. A recycling center located at 7220 Falcon Crest Dr is available for use by members of the River View Vista Estates community and accepts glass, cardboard and cans/bottles. No individual trash cans or containers are allowed anywhere within the Property.

Antenna and Exterior Appliances

No facilities for the reception or transmission of radio, television, and/or internet broadcasts shall be erected or maintained on any portion of the Property, unless approved by the Board with respect to location and other matters permitted by the rules issued by the Federal Communications Commission (FCC).

The RVVE Board of Directors has approved the installation of up to one (1) exterior satellite dish for the purpose of television reception and one (1) exterior satellite dish for the purpose of internet reception, not exceeding 25" in diameter, plus one (1) antenna for television reception. Satellite dishes are preferred to be approximately 25 inches in diameter or less and should be discreetly located. Screening may be required by the RVVE Board. Satellite dishes and antennas not in use are required to be removed.

Policies for Owner Communication with Association, Management Company, HOA Manager or Contractors

All management company employees, independent contractors or other persons or entities providing services to the Association are under the supervision of the management company's HOA Manager and no Owner, tenant or guest shall direct their activities or reprimand or discipline any such person or entity.

Further, Owners and their guests shall not abuse any of the management company employees, HOA Manager, Association directors, officers, committee members or other agents of the Association, verbally or otherwise. Efficient and cost-effective operations at the River View Vista Estates community depend upon the ability of the management company employees, HOA Manager, Association directors, officers, committee members and other agents of the Association to complete their respective work without unnecessary interference or interruption and without verbal or other abuse.

Report an observation or request regarding a common area maintenance condition to the HOA Manager by phone, e-mail or by written notice. Criticisms or suggestions regarding the operations of the Association shall also be addressed to the HOA Manager. If an Owner believes a complaint or criticism has not been addressed by the HOA Manager after a reasonable time period, the Owner shall send a written communication to the Association Board. Please note, however, the Board will not allocate Association resources responding to repetitive complaints, criticisms or requests for information after the Board has already determined appropriate action, if any, or has already responded with the requested information. Owners shall refrain from repetitive or abusive communications directed to the management company employees, HOA Manager, Association directors, officers, committee members or other agents of the Association.

Enforcement of the Rules and Regulations

River View Vista Estates requires all Owners, tenants and their guests to adhere to the requirements set forth in the Association Rules and Regulations, Bylaws, and the Declaration. To assist the Board of Directors in the enforcement of the provisions of these documents, the Board has authorized the management company to initiate and manage the enforcement procedures, including notifications described in the Fine Procedure and Schedule attached as "Exhibit A". Any Owner, tenant or guest who has been advised by the HOA Manager that they are in violation of the Association Rules and Regulations, Bylaws, or the Declaration is asked to immediately cease and desist that activity.

If any Owner, tenant or guest, after being notified by the HOA Manager that they are in violation of the Rules or other Governing Documents, fails to comply with the HOA Manager's direction, the management company has been authorized to proceed with the steps outlined in the Fine Procedure and Schedule and may refer the matter to the Association Board for consideration of additional enforcement action. The assessment of penalties for violations or noncompliance matters has been pre-approved by the Board as provided in the Fine Procedure and Schedule. If fines or penalties are proposed for noncompliance, the Owner against whom such action is proposed to be taken has the right to a hearing as provided in the Association Bylaws and Fine Procedure and Schedule.