

SHOREWOOD ESTATES RULES & REGULATIONS

1. Equipment and apparatus furnished on Park grounds are solely for the convenience of residents, and all persons using the same do so at their own risk.
2. The management will not be responsible for accidents or injuries, or loss of property by fire, theft, wind, floods, or an act which is beyond its control.
3. Drunkenness, immoral conduct, or conduct causing a disturbance or an annoyance to other tenants shall not be tolerated. All state and local laws shall be observed.
4. Activities after 9:00 PM need to take into consideration the nearness of neighbors. Repeated complaints to management about excessive noisiness may be cause for eviction.
5. Space rent is due on the first of each month. Rents received after the fifth of the month will be assessed a \$50.00 late fee. Three late rents may be cause for eviction.
6. Tampering with Park electric services or connections is strictly forbidden. Please contact office in case of trouble.
7. Tampering with the mail addressed to others is prohibited.
8. Each home must have a NO FREEZE heat tape on water lines.
9. Soliciting in the Park is limited. Permission must be obtained from the office.
10. The laundry building washing machines, laundry tubs and dryer filters must be thoroughly cleaned after use. Clothes lines and outdoor drying are NOT permitted.
11. Homes and carports shall be kept clean; lawns mowed and watered. Any lawn left unkept will be cared for by the management and the tenant will be charged \$25.00 per incident.

12. Lawn watering shall be limited. Tenants living on even-numbered spaces may water on even-numbered days of the month. Tenants living on odd-numbered spaces may water on odd-numbered days of the month.
13. All sprinkler systems must be at least six inches above the ground or must have back flow devices installed and inspected by a certified back flow inspector.
14. No storage is allowed beneath the home, nor shall rubbish be allowed to accumulate. (Oregon State Law.)
15. Garbage shall be deposited in proper containers and lids tightly closed. (Oregon State Law.)
16. The Park's posted speed limit is 10 MPH. This is to be observed at all times.
17. At least one parking space per lot will be furnished for automobile vehicles, which shall be parked on the space and off the Park streets. Tenant's additional vehicles must be parked in the lot by the laundry building. Parking of unusual vehicles requires special arrangements to be made with Park management.
18. No person shall allow their pet animal to run at large or to create a health hazard within the Park. (Oregon State Law.)
10. Small dogs not exceeding 20 pounds at maturity will be permitted, subject to the management. Dogs exceeding this limit shall not be permitted.
20. Tenants shall not allow their pet to be outside unattended or unleashed at any time. Tenants shall immediately clean up their pet's excrement.
21. No tenant shall be allowed to keep breeds with violent tendencies, including but not limited to: Dobermans; Rottweiler's; Pitt Bulls; German Shepherds, etc.
22. Cats shall be kept indoors at all times. Feral cats shall not be fed by tenants or their visitors.

23. All guests shall observe Park rules. Tenants shall be responsible for the action of their guests. Neither tenants nor guests are permitted in the lake areas or streams. No air rifles, BB guns, sling shots, bows and arrows or similar devices may be used in the Park.
24. Limited storage area is available for boats, campers, motor homes, travel trailers, etc. There is an additional monthly fee of \$20 per vehicle for this use and is payable with the monthly rent.
25. Skirting, awnings, decks and steps are required. The material to be used must be approved by Park management.
26. Fireplace wood may not be stored in the carport. Wood shall be placed in an inconspicuous location, such as behind the carport or home, and neatly stacked to discourage nesting places.
27. No vehicles may block driveways, obstruct traffic movement or remain parked in the street longer than 90 minutes. Visitor parking must be on the provided parking space in designated visitor parking areas.
28. No major vehicle overhauling will be permitted.
29. Motorcycles, motorbikes and scooters shall obey the posted 10 MPH speed limit and shall be operated in such a manner as to not cause excessive noise.
30. These Rules and Regulations may be changed or altered by management at any time, subject only to compliance with Oregon State Law.

I HAVE READ AND AGREE TO ABIDE BY THE ABOVE PARK RULES.

Applicant/Tenant Signature

Date

Spouse/Partner Signature

Date

Revised 10/2012