

June 17, 2008

**RE: Notice of Rule Adoption**

From: Landmark at Eighth Board of Directors

To: Landmark at Eighth Homeowners & Tenants

**RULES & REGULATIONS – LANDMARK AT EIGHTH**

The Rules and Regulations have been established to address concerns and complaints brought to the attention of the Board. The purpose of Rules and Regulations is to more specifically define sections of the CC&R's that are vague and provide a peaceful environment for everyone at Landmark. The Rules and Regulations are to be followed by everyone at Landmark and are to be provided to renters by their property owner.

Thank you for taking the time to review the Rules & Regulations and abiding by them.

**Article 5.13, CC&R's: Noise.**

Please be aware of your personal noise - you may not realize how it affects your neighbor(s). Some noises that travel through the walls are computer games, music, voice projection inside and outside, television and barking dogs.

Most master bedrooms face **inside** the **courtyard**. We have occupants who work swing and the graveyard shifts. Please be aware of car **alarms, loud idling engines**, automobiles in need of **muffler** repair, loud talking, barking dogs, instrument playing and wheeling the garbage cans to the sidewalk area after **10:00 PM**.

Musical Instruments – Please consider your neighbors on both sides when playing any instrument. Ask your neighbor what would be an appropriate time to play or practice.

Motorcycles should be rolled outside the courtyard before starting. If you have a loud sounding automobile or truck engine please consider parking on 8<sup>th</sup> or 9<sup>th</sup> Streets, or the Tri-Met parking garage.

We live in a closed in area and our walls are thin. The courtyard is a sound chamber for noise which reflects and bounces off all four inner walls.

**Article 5.13, CC&R's: Offensive or Unlawful Activities.**

Concerning Fire Works. “No noxious or offensive activities shall be carried on in any Unit, Lot or Private Drive, nor shall anything be placed upon any Unit, Lot or Private Drive which interferes with or jeopardizes the enjoyment of other Units, anything which may be a source of annoyance to residents”.

It is deemed and proposed by the Board of Directors that fire works are an extreme fire danger to our homes, roof tops and trees. “**Fire Works** are not allowed at Landmark at Eighth”.

### **Article 5.11, CC&R's: Garbage Cans – Recycling bins.**

Garbage cans are to be taken out on Wednesday evening(s) before 10:00 PM or Thursday mornings, and **brought inside** on Thursday as soon as possible. The **green** garbage cans **are** to be **stored** in the **garage** until pick-up day. All garbage cans are to be placed at the **curb** on NE 8<sup>th</sup>, NE 9<sup>th</sup>, and NE Linden. Please do not place garbage cans on the **barkdust** areas on NE 8<sup>th</sup> or NE 9<sup>th</sup> Streets.

The Board is working on developing a proposal to store the new blue recycling bins in a common area that will work for all owners. Each resident has the option of keeping the recycling bins in their **garage**. This situation is **pending**.

### **Article 5.15, CC&R's: Outside Walls, Decks, or Porches.**

The only items allowed on the front or back porches/decks are to be decorative and in good taste.

Suggestions: tables, chairs, flower pots, hanging baskets, or decorative items. Nothing is to hang over the wrought iron railing. Please remove all dead plants, shoes, tools, brooms, mops, car parts, excess furniture, beer cans and bottles. In other words “No Eye Sores” or items that can be stored in the garage.

### **Article 5.10, CC&R's: Ground Cleaning.**

We live in a neighborhood that is heavily trafficked by humans, animals and cars. Our grounds are polluted with cigarette butts, paper, and other garbage items. We are asking all occupants to help keep Landmark at Eight clean with a pleasing exterior appearance. The Multnomah County street sweeper appears once or twice per month, but cannot sweep our area because of the cars parked on NE 8<sup>th</sup> and NE Linden, so our community needs your help. We encourage everyone to sweep their area, pick-up garbage, cigarette butts, gum, or other garbage found in the bark dust, the street, the park, or the sidewalk in front of each home. Chalk writing or painting on sidewalks and black top areas is **not allowed**. **Thank You for your cooperation**. We can accomplish each situation by working together in keeping Landmark at Eighth a beautiful place to live.

### **Article 5.3, CC&R's: Exterior Appearance, Black Top, Parking, Sidewalks.**

1. Please do not use spray paint or other chemicals on the black top in front of each unit.
2. Washing of trucks and cars after off- road dirt riding is causing discoloration and staining of the black top. The heavy clay also clogs the drains. Please use a local car wash.
3. If automotive fluid leaks or spills on the black top please clean **immediately**, the black top will erode and disintegrate the driveway. The **owner is responsible** for the **financial repair** of any damage to the black top.

### **Other Vehicle Situations:**

1. Extra long vehicles or vehicles over the GV weight of 2 tons can not be parked in the courtyard automobile spaces. They are to be parked on the streets or Tri-Met parking garage.
2. Resident's shall not permit any vehicle of any kind that is not physically running to be abandoned in the parking area or remain parked on for a period in excess of 96 hours. See Article 5.5B, CC&R's.
3. Repairing of vehicles **will not be allowed** in the courtyard parking area – repairs are to be performed inside garages.

Please Note:

“If in the sole opinion of the Board of Directors of the Association, a Unit is in a state of disrepair or is otherwise unsightly; the Association may repair or maintain the Unit at the Owner's expense in accordance with the provisions of Section 9.2”.

### **Article 5.5B, CC&R's: Parking.**

Please read your CC&R's: One car in garage - one car in driveway. Cars and small trucks only. Kerry Ann O'Halloran, our Property Manager has sent out many notices regarding the approved Parking Policy

Please be aware the **Gresham Fire Marshall** made the parking rules for Landmark at Eighth. If we continue to break the rules, we could find the return of the Car Parking rule, “**ONE**” car **parked in the garage only**, no parking on the blacktop area. We don't want the return of the tow trucks or to be fined by the Fire Marshall.

### **Article 5.18, CC&R's: Garage Doors.**

All garage doors shall remain **closed at all times**. No **propping** the garage door open for any reason. The **garage door** is to permit entrance and exit through the garage into the unit. Exceptions: residents who barbeque in front of the garage, work on special projects, or use the garage for special events.

### **Article 5.8, CC&R's: Animals.**

The courtyard is intended as an exterior area for residents to gather with other home owners. Unfortunately, it has become a dog haven and area for dogs to go to the bathroom. Pet waste creates a “Health and Sanitary Hazard” and smells. The waste is also damaging to the grass. **No resident shall permit their animals fecal matter or urine on any of the grass areas or bark dust at the Landmark at Eighth property.** There are several grassy areas to walk your pets in our neighborhood. Please dispose of fecal matter properly.

Barking dogs are not to be left unattended in the garage for any period of time; the barking is very disturbing to people who work the late shift and sleep during the day.

Pets are to be kept on leashes at all times when outdoors on the Landmark premises.

Indoor cats only.

All dogs and cats **must be registered** with Kerry Ann O'Halloran, Property Manager. Proof of insurance, licensing and immunization is required.

Please Note: **Owner's**

**Please** provide names and phone numbers of renters to Kerry Ann O'Halloran, Kohler Meyers O'Halloran, Inc. 15 NE Third Street Gresham OR 97030, including number of residents, number of automobiles and the license number of each car, van, or truck, and licensed pets. Owners must provide their tenant a copy of the 'Rules and Regulation and CC&R's', to inform them of their responsibility as an occupant.

**Article 5.20, Association Rules and Regulations. Please read for your information.**

**Disclosure:** The rules and regulations have been adopted. They are subject to modification by the board at any time it deems necessary.