
SONGBROOK

RULES AND REGULATIONS

SongBrook, a manufactured home community designed for Residents age 55 and older, will maintain strict architectural requirements and specifications to ensure an aesthetically pleasing atmosphere and for the preservation of value for all Homeowners. These requirements and specifications are outlined herein.

It is the intention of the owners and management of SongBrook to provide an enjoyable living environment for all Homeowners. The purpose of the Rules and Regulations is to help ensure an orderly, well managed, high quality manufactured home park, and thus help protect the investment you have in your home. SongBrook hopes all Residents will be considerate of their neighbors and abide by the Rules and Regulations in the spirit in which they are intended, as guidelines for living, and thereby preserve the peace and quiet enjoyment of all the Residents.

1. CONDITIONS OF OCCUPANCY; ENFORCEMENT

- 1.1. Definitions. “Homeowner” is any tenant of SongBrook. “Temporary Occupant” is anyone who has written permission from SongBrook and a Homeowner, to occupy that Homeowner’s home for a defined period of time. “Guest” is any person present at a Homeowner’s home or homesite who is not a Homeowner or Occupant. These terms may or may not be capitalized in these Rules and Regulations.
- 1.2. Purpose. These Rules and Regulations have been designed to provide for Homeowners the best possible daily living experience within the SongBrook community. Mutual cooperation between management and Homeowners is encouraged so that these rules can be enforced reasonably and objectively. SongBrook has agreed to provide housing in accordance with the “Housing for Older Persons Act” in this 55 and over community.
- 1.3. Conditions of Occupancy. Each of these Rules and Regulations, and any subsequent additions or changes hereto, is a condition of occupancy. Management at SongBrook reserves the right, at its sole discretion, to enforce or not enforce any condition of occupancy; provided, however, that management will endeavor to apply the Rules and Regulations fairly and uniformly under the same or similar facts and circumstances and in the same or similar situations. The foregoing provision does not create a presumption that all Rules and Regulations are identical for all Homeowners at all times. If one or more of the Rules and Regulations are found invalid, the remainder remain valid.
- 1.4. Minimum Criteria. The sale or purchase of a manufactured home in SongBrook does not constitute a tenancy. Occupancy at SongBrook requires written, complete, and accurate application by all prospective Homeowners and receipt of written approval from management. Applications must be completed in full and all application screening charges paid in full prior to processing for approval. Other minimum occupancy criteria include, but are not limited to, photo identification; proof of home ownership; consistently updated proof of Homeowner insurance; a maximum of 30% of income applied to total housing expenses; positive credit history, including at least one year positive payment history and no repossessions (provided, that shorter payment history and

repossessions can be accepted by management, in management's discretion, if other factors convince management that the applicant is a good credit risk despite such deficiencies); no adverse public information including, but not limited to prior conviction for any felony, or any misdemeanor involving theft, assault, prostitution, drug-related or weapons-related charge, obscenity or related violations, sex crimes or child abuse crimes. The applicant will be notified of management's decision by mail or telephone within 7 days following the day of receipt of the complete and accurate written application.

- 1.5. Guests. Homeowners are responsible for the acts and behavior of their occupants, guests, and invitees, and violation of these Rules and Regulations by a guest or invitee of any Homeowner will be deemed a violation by the Homeowner.
- 1.6. Amendment. These Rules and Regulations may be amended by SongBrook in compliance with Oregon law.
- 1.7. Protection. The protection and security of the Homeowners, occupants, guests, homesites and personal property is the responsibility of the Homeowner. SongBrook does not provide security, protection from the elements or emergency shelter.
- 1.8. Use of Community Name. Use of the name "SongBrook," or any variation or derivative thereof, for commercial purposes is not permitted without the written permission of management.
- 1.9. Personal Property Taxes. Other than Homeowner choosing to utilize the Oregon state senior tax deferral system, Homeowner is required to remain current upon the payment of all personal property taxes on their home and garage structures located in SongBrook.

2. AGE AND OCCUPANCY LIMITATIONS

- 2.1. Housing Classification. In order to remain qualified as "housing for older persons" under the Federal Fair Housing Act, at least 80% of the homes in the park must be occupied by one or more persons age 55 or older. A Homeowner may not sell the home to someone under age 55 without the prior written approval of SongBrook if the prospective purchaser wants to reside in the home in SongBrook. As required by Federal Fair Housing, SongBrook complies with the "Age Verification" survey, as required every 2 years by Federal Fair Housing.
- 2.2. Number of Occupants. Except for temporary guests, a home shall not be occupied by more than two persons per bedroom.
- 2.3. Age 18 Minimum. No person under the age of 18 may occupy any home except as a temporary guest.
- 2.4. Guest Limitation. No guest shall be permitted to occupy a home more than 14 days in any calendar year without the prior written approval of SongBrook.

3. ARCHITECTURAL SPECIFICATIONS

- 3.1. Age/Size. All homes moving into SongBrook must be new and of double section or larger.
- 3.2. Energy Classification. All homes, at the time of construction, must meet the highest energy efficiency standard available. Discrete roof mount solar panels are permitted, but must be approved and permitted by the local jurisdiction; wind energy generators are prohibited.

3.3. Plans and Approval. Each prospective Homeowner must submit to SongBrook management for prior approval:

3.3.1. A brochure or other representative picture with specifications and/or complete description from the manufacturer of the home to be placed on the homesite. Information must show “net sizes” without hitches, location of the home’s utility area, rear door, and similar features.

3.3.2. A color sample showing exterior colors of the home.

4. HOME SET-UP AND IMPROVEMENT REQUIREMENTS

4.1. Pit Setting. Each home must be set in a manner that permits a residential foundation look with positive drainage away from the house. Skirting shall be decorative concrete blocks for all homes installed after June 1, 1996. All homes must be ordered from the factory foundation-ready to accommodate block skirting.

4.2. Electric Meter Bases. Each home must have a meter base attached to the outside of the home or garage and should be ordered with the home when possible to expedite power connection.

4.3. Overhangs and Eaves. Each home must have front and rear overhangs at least 12 inches nominal in depth and side eaves of at least 6 inches nominal, not including gutters.

4.4. Roofing. Roof surfaces must be non-reflective and made of composition asphalt shingles or fiberglass shingles. White roof surfaces are not permitted on homes re-roofed after July 1, 2001. Per the Oregon Manufactured Dwelling Standard, roofing overlays are not permitted. All roof vents must be maintained rust free and are to closely match the color of the roofing.

4.5. Rain Gutters. Each home shall have continuous 4-inch or 5-inch prefinished metal rain gutters that extend the full length of the home and accessory buildings with down spouts. Rain water may not be diverted to adjacent homesites. All home roof drains must connect to footing downspout drains and tie into an underground drain line which runs to the designated drain area.

4.6. Air Conditioners and Heat Pumps. Each home with air-conditioning equipment or heat pumps shall have such equipment installed at ground level (swamp type coolers, window or wall mounted air conditioners are not permitted).

4.7. Concrete and Masonry Work. Each home shall have either concrete or other approved masonry driveway, walkways and steps. All street sidewalks must be concrete, with a medium broom finish so as to maintain continuity of design throughout the park.

4.8. Garage. Each home shall have a one level, single, double or triple car garage; over-height recreation vehicle garages are prohibited. No construction shall begin until a complete set of plans for the garage has been submitted to and approved by management. The garage must be attached to the manufactured home, constructed of the same materials as the home (including the roof), and finished and painted to match the exterior of the home. However, SongBrook reserves the right to allow a detached garage in any case where the configuration of the site does not allow an attached garage.

4.9. Exterior Siding. All siding must be made of natural wood, composite wood materials, or cement board of either vertical panels or horizontal lap; stone accents are permitted. Shingle style, stucco, aluminum, vinyl, fiberglass siding, etcetera are prohibited.

- 4.10. Patios. Each home must have decking, concrete patio, or other approved masonry product having a minimum surface area of 120 square feet.
- 4.11. Patio Covers /Awnings and Window Awnings. All permanent devices designed to provide shade or cover over decking, patio, and entry area flatwork must be constructed of wood, composite, or cement board materials matching those of the home design and finished with matching composition asphalt shingles. With the exception of outdoor table umbrellas, canvas products, including those which roll up and attach to the home, are not permitted. Fiberglass and/or aluminum window awnings may be permitted with management approval.
- 4.12. Landscaping
- 4.12.1. Homeowner must submit a detailed landscaping plan to management for prior approval, including subsequent renovations and improvements to landscape. The entire landscaping and underground irrigation system (excluding the irrigation system time clock) at each homesite is purchased by and is installed and owned by the Homeowner of that homesite. Any landscaping installed without management's approval shall be removed by Homeowner within 10 days after receipt of written notice. Initial landscaping and irrigation is to be installed no more than 90 days after the home is delivered to the leased site. Subsequent renovations and improvements shall be completed within 30 days from the approval date.
- 4.12.2. Management will not permit landscaping which it feels, in its sole discretion, is inconsistent with the high quality of the community. Management will not permit landscaping that includes bright, offensive, or poorly crafted objects. A minimum of 50% of the homesite (excluding the manufactured home), and substantially all of the front yard, must be lawn and shall be accomplished by use of sod, instant grass, or seed. The remainder of the landscaped area must be planted with shrubs, plants, or trees, or covered with decorative rock or bark.
- 4.12.3. Trees, including those located on Homeowner's homesite, may not be removed by Homeowner without management's consent.
- 4.12.4. Each Homeowner must check with management and the local underground utility locating service before digging or driving rods or stakes into the ground as they might damage underground wiring or plumbing. The Homeowner shall bear the cost of repairs to any utilities damaged by Homeowner or Homeowner's agent or contractor.
- 4.13. Irrigation System Time Clock. SongBrook provides and owns an irrigation system time clock which may operate up to three homesites and shall be mounted on an exterior wall so as to be easily accessible to management. Each irrigation system must be connected to and operated by the time clock designated by management.
- 4.14. Fencing, Outbuildings, and Home Additions. No alterations or additions to homes or homesites, including erection of outbuildings or fencing, will be permitted without the prior written approval of management. Detailed plans must be submitted. Fencing on sites adjoining water features must not extend beyond the corners of the house so as to not block the views of others who also reside on a water feature lot. Fencing on all homesites must not extend beyond the home corners closest to the street.
- 4.15. Broadcast Antennas and Satellite Dishes. Broadcast antennas and satellite dishes are permitted. In order to maintain an attractive community, Homeowners are strongly urged to rely on indoor broadcast antennas. For safety reasons, reception devices may only be as high as required to

receive acceptable quality signals. Reception devices must be placed in the most inconspicuous location possible, without impairing reception, must be less than 39 inches in diameter, and must be painted an appropriate color to match the surrounding environment. Prior to installation, Homeowner must submit plans indicating placement and design; no construction shall begin until plans are approved by management. Installation shall not interfere with the reception of a neighboring telephone or television. The antenna and/or satellite dish is the responsibility and liability of the Homeowner. Antennas and/or dishes must be maintained and kept free of rust and must be removed from the home when no longer in use by the Homeowner who installed the antenna and/or dish.

- 4.16. Smoke Alarm. Smoke alarms must be installed and maintained in an operational condition by the Homeowner and in accordance with State law.
- 4.17. Utility Installation. All utilities to the home and/or garage are to be installed underground by SongBrook, or agent appointed by SongBrook, at the Homeowners expense. All utilities installed into the home from the underfloor access area including electrical, telephone, television, and/or any additional wiring is to be installed by the Homeowner or an approved installer, at the Homeowners' expense. Utility installations are not permitted to attach to the exterior of the home or garage without prior approval from management. Disturbance of any utility at anytime must be immediately reported by Homeowner to management.
- 4.18. Home Installation. Homeowner will be held liable for any damage to the homesite, neighboring homesites, or SongBrook community caused by or related to the installation of the Homeowner's home.
- 4.19. Home Removal. Homeowner will give SongBrook thirty (30) days written notice before removing the manufactured home from the homesite in SongBrook. Without consent from SongBrook, Homeowner may not remove from the homesite any improvements, fixtures, or any other property. Prior to the removal of the manufactured home, all rents for the site, utilities, personal and real property taxes, and services must be paid in full unless waived by Management. Homeowner is responsible for any damage caused to homesite or other homesites, streets, or any portion of SongBrook during the removal of the manufactured home and shall reimburse owner or other Homeowners, as appropriate, for any loss suffered. Upon home removal, Homeowner will remove the manufactured home, remove all improvements, fill the "pit" to grade level with topsoil, and return the homesite to the pre-home, original condition.
- 4.20. Improvement Time Frame. Initial construction improvements to homesite, including exterior painting, is to be completed in accordance with the approved plans, no more than 60 days after the home arrives to the leased premise. Subsequent improvements to the homesite or home improvements, including exterior painting, is to be completed in accordance with the approved plans, no more than 60 days from the approval date.
- 4.21. Contractors. Except for work performed personally by the Homeowner, all construction, painting, and installation type improvements outside the home must be performed by licensed and bonded contractor. All contractors must be experienced in the work being performed with no actions pending against them through the Oregon Construction Contractor's Board. Contractors must carry liability insurance of not less than \$1,000,000. Prior to the commencement of any work, plans must be submitted to management for approval. Management reserves the absolute right to require the contractor to complete a "Contractor's Statement" form, which provides proof of insurance, licensure, bond, and business license information. SongBrook is not responsible for the work of any contractor hired by Homeowner.

5. HOME AND HOMESITE MAINTENANCE REQUIREMENTS

5.1. Home Maintenance. Homeowner is responsible for maintaining and keeping clean and in good repair the exterior of their manufactured home, as well as appurtenant structures such as garage, patios, awnings, decks, steps, and fences at all times. All wood, composite, and/or cement board structures such as the home and garages—siding, awnings, decks, hand railings, etc., shall be painted, stained, and repaired as necessary to prevent their visual and/or physical deterioration.

5.2. Irrigation System Maintenance.

5.2.1. All irrigation system time clocks are owned by SongBrook and programmed by SongBrook personnel to ensure adequate water is provided. The homesites on which the irrigation system time clocks are located are responsible to ensure electricity is provided to the clocks on a continuous basis and in return shall receive a monthly credit toward site rent for electricity used to operate the clocks. Homeowners are not permitted to adjust or utilize the irrigation time clock except as specified in section 5.2.3. below.

5.2.2. The backflow device shared by two, occasionally three, homesites is part of the irrigation system owned by those Homeowners. The expense of required annual testing of the backflow, required by law, is shared by the responsible Homeowners.

5.2.3. SongBrook personnel will turn on the irrigation mainline valve, pressurize the backflow device, and turn on the irrigation system time clock each spring. For two weeks only, immediately following the pressurization of the irrigation system, Homeowners are permitted to utilize the time clock to inspect and adjust their irrigation system. Throughout the watering season, SongBrook personnel will regularly adjust water volume through the time clock, depending on weather conditions. Each fall, SongBrook personnel will turn off the irrigation mainline valve, bleed the backflow device, and turn off the irrigation system time clock.

5.2.4. Except as provided above, Homeowner is otherwise responsible for the maintenance of their irrigation system. Items may include, but are not limited to, adjustment of sprinkler heads, repairing broken irrigation lines, replacing broken sprinkler heads, and repairing damaged backflow devices. Homeowner may turn their irrigation system on (for inspection/maintenance purposes only) by opening the in-ground valve box(es) and manually turning on the electric valve(s) one at a time. For Homeowner convenience, SongBrook may offer a fee based, “Irrigation Maintenance Service”.

5.3. Landscape Maintenance. All landscaping shall be kept in a neat, orderly, and presentable condition at all times including mowed, trimmed, edged, fertilized, watered and without weeds or overgrown vegetation. No compost piles will be permitted. If landscaping and yards are not maintained to community standards, management reserves the right, but not the obligation, to do the required maintenance, and to charge the Homeowner for such maintenance according to the current fee schedule posted in the office. It is the Homeowner's responsibility to ensure that all yard clippings and chemicals are contained to their homesite or properly disposed. Additionally, Homeowners are to maintain and prevent vegetation from growing into and/or over adjacent homesites and common areas. Per the Fire Marshall, Homeowner is to keep vegetation pruned at least three feet away from any fire hydrant located on their homesite. In effort of creating one day of peaceful enjoyment, management encourages all Homeowners to refrain from using noise making power equipment within SongBrook on Sundays.

- 5.4. Alternative Maintenance Arrangements. It is the Homeowner's responsibility to make arrangements for maintaining the homesite when the Homeowner is on vacation, absent, or unable for any reason to care for the homesite. For security and safety reasons, the Homeowner must notify management in writing if another person has been made responsible for such maintenance.
- 5.5. Outdoor Items Prohibited. Homeowner shall not hang towels, rugs, blankets, wearing apparel, or laundry on or about the homesite outside the home. Only well maintained patio style furniture and barbecues may be used or kept outside of the home.
- 5.6. Garbage and Refuse. All garbage and refuse must be stored in trash containers provided by the sanitation company. Trash containers must be kept in the garage or in an area otherwise not visible from the street or adjacent homes, except when set out the day they are to be picked up by the sanitation company.
- 5.7. Storage. Storage of any items beneath the home, or storage on or around the homesite of any material of an explosive nature is prohibited by Oregon law. Unless specifically permitted by management in writing, nothing may be placed or stored outside of the garage or home. Garages shall be neatly maintained and, except when being used, shall be kept closed.
- 5.8. Newspaper Receptacles. Newspaper clips or newspaper receiving boxes are allowed.
- 5.9. Holiday Decorations. All outside holiday decorations are prohibited more than 30 days prior to the holiday and are to be removed from the home and homesite within 30 days after the celebrated holiday.
- 5.10. Exterior Painting. The home and improvements require periodic inspection and maintenance. Upon fading, oxidation, staining, etc. of all wood, composite, and/or cement board structures such as garages, awnings, decks, hand railings, etc., the Homeowner shall thoroughly caulk, paint, and/or stain the exterior of their home and improvements as necessary to prevent their visual and/or physical deterioration. Color samples must be submitted and approved by management prior to changing the exterior color scheme. Paint touchups must match the existing paint color and sheen.
- 5.11. Concrete Maintenance. All sidewalks, driveways, and patio areas (including all concrete expansion joints) on each individual homesite are to be maintained free of weeds, moss, and snow by the Homeowner.
- 5.12. Utility Lines. SongBrook ensures availability of all essential utilities to each homesite. SongBrook is responsible for the underground utility lines up to point where they enter the homesite, generally adjacent to and behind the sidewalk; and herein referred to as the "connection point". The Homeowner owns and is responsible for any maintenance of utility lines at and beyond the connection point.
- 5.13. Street Gutter/Storm Drain Maintenance. SongBrook will maintain the street gutters and storm drains. Dumping and/or washing any debris of any type, including yard clippings, into the gutter or storm drains is prohibited.
- 5.14. Environmental Contaminants. No one is permitted at any time to use or release at or upon any premises within SongBrook any hazardous materials or environmental contaminants (including but not limited to compounds regulated by law), except for reasonable amounts of household chemicals ordinarily used for household purposes, and only if they are used in a manner consistent with such usual household purposes. Homeowners are responsible for all costs and

liabilities arising from any use or release of hazardous materials or environmental contaminants, weather or not they are used consistent with the Rules and Regulations.

- 5.15. Window Treatments/Décor. Window treatments and décor are to be of professional type quality and aesthetically appealing from the outside of the home.
- 5.16. Pest and Rodent Control. It is the Homeowner's responsibility to keep the home and homesite pest and rodent free at all times.
- 5.17. Per State law, political yard signs are permitted during an election campaign however must be removed within forty-eight hours after Election Day. No sign shall be larger than 24 x 18 inches or 432 square inches.

6. PARKING

- 6.1. Homesite Parking. Two vehicles that are registered to Homeowner may be parked at the homesite, including passenger cars, pickup trucks, small vans, street legal motorcycles, 3-wheeled motorized vehicles, and electric carts. Only with management's permission may a third vehicle registered to Homeowner be parked at the homesite. Vehicles parked on and longer than the driveway may extend into the sidewalk, but not into the street.
- 6.2. Utility Vehicles. Vans or pickup trucks equipped with exterior racks or storage containers, containing tools, equipment, or camper shells, must be parked so as to not extend beyond the front of the home in order to limit its visibility from the street or adjacent homes. Homeowner must first obtain written permission of management before parking these types of vehicles at the homesite.
- 6.3. Recreational Vehicles. Other vehicles within SongBrook belonging to Homeowner such as trucks, buses, motor homes, 5th wheels, trailers, and boats are not permitted to be parked at the homesite, but may be parked, at the Homeowner's own risk, in a designated space in the recreational vehicle storage area. However, after first notifying management, a vacation or recreational vehicle may be parked at the Homeowner's homesite for a period of 24 hours before and after extended trips, for the purpose of loading and unloading. Management reserves the right to extend homesite recreational vehicle parking during extreme weather conditions. Only non-reflective, cloth type covers which overlay the vehicle are permitted. Maintenance of any type of such vehicles is prohibited at Homeowner's homesite. Due to Bonneville Power Administration (BPA) regulations, overnight lodging is prohibited in the recreational vehicle storage area. The use of electrical outlets in the recreational vehicle storage area is prohibited without prior consent from SongBrook management.
- 6.4. Street Parking. No passenger car or other vehicle may be parked on the street for more than two hours including recreational vehicles, except as specified in 6.3 above, and must be parked so as not to restrict driveways or street passage for emergency vehicles (ie: on opposite sides of the street directly across from one another). A Homeowner must be present at the homesite if a guest or the Homeowner has a vehicle parked on the street. Parallel parking on the road restricting sidewalk access is prohibited.
- 6.5. Guest Parking. Guests may park passenger cars, pickup trucks, small vans, 2- or 3-wheeled motorized vehicles or electric cars at the Homeowner's homesite (ie: in garage, driveway, or two hours street parking). If space is not available there, then in the SongBrook Center parking area. If a guest vehicle is parked overnight in the SongBrook Center parking area, the host's house number must be displayed on the dashboard.

6.6. Guest Utility and Recreational Vehicles. If space is available, and with management's consent, guests may park, at their own risk, trucks, campers, buses, motor homes, 5th wheels, trailers or boats temporarily in the community recreational vehicle storage area; overnight lodging in this area is prohibited by the City of Eugene, the Bonneville Power Administration, and SongBrook. Guests may not park these vehicles in the SongBrook Center parking area.

7. VEHICLES

7.1. Speed. The maximum speed permitted in the community is 15 miles per hour. All motorized vehicles within the community must meet applicable state laws that regulate operation on public streets. Violators will be noticed as a hazard to the safety of the SongBrook community. Pedestrians, electric carts, and bicycles have the right-of-way.

7.2. Noise. Excessively noisy vehicles are not permitted. Vehicles must be adequately muffled.

7.3. Fuel and Lubricant Residue. No vehicle dripping oil, grease, gasoline, or other toxic substances will be allowed in SongBrook; the long-term, outside use of under car catch pans are prohibited.

7.4. Vehicle Maintenance and Repair. Homeowners may wash, polish or wax their cars (if not excessively dirty or caked with mud) in their driveways, but maintenance (including changing of oil), repair, or work of any kind on vehicles, boats, recreational vehicles, or trailers may not be done outdoors at the homesite. However, SongBrook reserves the right to limit the number or otherwise condition car washings at the homesite, or to prohibit them entirely, as necessary to address any environmental, public, or safety issues or problems.

7.5. Vehicle Washing Area. A designated vehicle washing area may be provided by SongBrook in the recreational vehicle storage area. Homeowners will be responsible for leaving the washing area in a clean condition after using it. Recreational vehicles, boats, or trailers shall not be washed at the homesite.

8. PETS

8.1. Approval and Registration Required. House pets may be allowed, if Homeowner obtains prior written permission from management. All pets must be registered at the SongBrook office and the Homeowner must submit color photo(s) to the SongBrook Office. Management reserves the right to require that Homeowner sign a Pet Agreement which requires that Homeowner carry liability insurance with SongBrook listed as an interested party. Homeowners requiring reasonable accommodations are allowed to keep a guide animal, often referred to as "help animals," as required by law.

8.2. Types of Pets; Inoculation; License; Breeding. The types of pets that may be permitted are dogs, cats, small birds such as parakeets and canaries, fish and other usual household pets approved by management; exotic animals are not permitted. Dogs and cats must have written proof of inoculation from a veterinarian. Dogs must be licensed with the local authority. Commercial breeding is not permitted.

8.3. Hand Held Leash Required. Pets are allowed to be outside the home, but only on a hand held leash or confined within a yard enclosure, and only when the pet's owner is at home (or is handling the pet on a leash). Pets are allowed to be unleashed in the designated "Dog Run Area," however, the dog run gates must be closed and the pet owner must be present. The use of the Dog Run Area is at the risk of the pet owner.

- 8.4. Common Areas; Excreta Cleanup; Feeding. Pets may be walked on the streets, walkways, and common areas of the community but must be kept on a leash at all times; pets shall not enter homesites other than the pet owner's. The pet's owner must pick up and remove excreta, and pets must be kept from excreting on other Homeowner homesites. Excreta from pets on the owner's homesite, on vacant homesites, or anywhere within the SongBrook community, including the Dog Run Area, must be picked up immediately, wrapped, and placed in a trash container. No homesite shall have outside dog runs, dog houses, or pets feeding or living outside of the home.
- 8.5. Guests' Pets. Guests with pets must comply with all pet rules and must be informed of these rules by the Homeowner.
- 8.6. Revocation. Pet ownership in SongBrook is a Homeowner privilege. Management, in its sole discretion, may revoke permission to keep any pet which annoys or disturbs the peace and quiet of the park or does injury or damage to persons or property within the community.
- 8.7. Damages. The Homeowner shall be responsible for all damages caused by the Homeowner's and/or guest's pet.
- 8.8. Impoundment. Any pet found unattended outside the homesite's enclosure may be taken to the animal shelter and impounded at the expense of the pet's owner or responsible Homeowner.
- 8.9. Stray and Abandoned Animals. To discourage the presence of stray animals, no outdoor feeding is allowed. SongBrook is not responsible for the control of stray or abandoned animals. Management may call animal regulatory for control and encourages the same of Homeowners.
- 8.10. Dog Run Area Rules. These Rules are in accordance with the City of Eugene. Use of the SongBrook Dog Run area is at your own risk. The Dog Run area is open to all SongBrook dogs, and guest pets, at all times unless the dog is prohibited from the area by management or by jurisdiction.
- 8.10.1. No pet shall be left unattended and unsupervised in the SongBrook Dog Run area. An unleashed dog is not under control if an individual reports that they have been attacked or intimidated by the dog. If a dog destroys sensitive plant material or attacks/intimidates other animals or people, management may respond.
- 8.10.2. No dog may deposit solid waste matter anywhere throughout SongBrook, including the Dog Run area, unless the dog's owner immediately removes the solid waste. Un-kept waste may result in prohibition of the dog's use of the Dog Run area.
- 8.10.3. A dog's owner is responsible for the dog's behavior at all times while the dog is in the Dog Run area or anywhere within SongBrook.
- 8.10.4. SongBrook management may require a person in charge of an animal to undertake any measure, including the removal of the animal from the park or open space area, necessary to prevent interference by the animal with the safety, comfort, or well-being of the Dog Run, SongBrook common areas, visitors, or resources.
- 8.10.5. No animal may be hitched to a tree or shrub in a manner that endangers the tree or shrub.
- 8.10.6. Dogs may be allowed to run off-leash only in the Dog Run area or within the confinements of SongBrook Homeowner's fenced yard, provided:

8.10.6.1. The dog is properly licensed and has received required vaccinations (rabies); the dog's owner:

8.10.6.1.1. Removes any solid waste deposited by the dog;

8.10.6.1.2. Keeps the dog within the designated Dog Run area during all times it is off-leash;

8.10.6.1.3. Secures the dog by adequate leash and thoroughly assesses the surroundings when entering or leaving the designated Dog Run area;

8.10.6.1.4. Does not take a female dog in estrus into a designated Dog Run area when other dogs are present, or, if already within a designated Dog Run area, removes such female dog in estrus when other dogs enter the area; and

8.10.6.1.5. Is present in the designated Dog Run area and has voice control of his or her dog. The authorization contained herein shall not extend to a dog classified as a potentially dangerous dog, which must remain secured by an adequate leash during any time it is present within a designated off-leash dog area. No dog shall be permitted to fight, bite, or bark excessively while in a designated off-leash dog area, and the owner of a dog fighting, biting, or barking excessively may be cited therefor and/or required to remove his or her dog from the Dog Run area.

8.10.7 There are situations management will strongly respond to. Management will clarify the situation with the dog's owner and ask for cooperation. If this fails and complaints persist, management may notify the dog's owner that the dog is not allowed in the dog run and/or removed from SongBrook. Management may then notify Lane County Animal Authority, who may fine the owner. Pet ownership in SongBrook is a privilege; violation of the Dog Run area rules may result in prohibition from the Dog Run area.

9. USE OF COMMUNITY CENTER BUILDING FACILITIES

SongBrook Center is a private Community Center for the use and enjoyment of *SongBrook* Homeowners, owners, and management.

9.1. Hours. SongBrook Center is open during the posted hours which shall be scheduled by management: hours are posted at the front entrance of the Center. SongBrook management reserves the right to close SongBrook Center on certain holidays such as New Years Day; Fourth of July; Thanksgiving Day; and Christmas, and/or as scheduled by management.

9.2. Scheduling of Community Center Building.

9.2.1. SongBrook Homeowners are allowed to use SongBrook Center facilities at their own risk during the posted hours. There will be no charges assigned to an organized SongBrook group for the use of SongBrook Center. A conditionally refundable deposit for cleaning/damage will be assigned to SongBrook Homeowner for semi-private functions. To schedule a function or event in SongBrook Center, Homeowner(s) shall complete the form "Application for Use of SongBrook Center"

and obtain approval of management at least three (3) days prior to the event.

- 9.2.2. Semi-private functions are allowed in SongBrook Center and reservations of such are limited to SongBrook Homeowners, owners, and management. Semi-private means that a portion of SongBrook Center may be "reserved" for a "private" function. The rooms at SongBrook Center available for semi-private functions include the multi-purpose room, kitchen, patio area, and restrooms; however, the entirety of SongBrook Center must remain available for all SongBrook Homeowners, owners, and management. Schedule your time with the management. A conditionally refundable deposit for cleaning will be required at the time the "Application for Use of SongBrook Center" is approved.
- 9.3. Cleaning. SongBrook Homeowners are responsible for and shall leave SongBrook Center in a clean and orderly fashion with all materials put away directly following their use of the facilities. Homeowners shall reference "guidelines for cleaning kitchen/community center after use" posted in the community center kitchen. Prior to leaving SongBrook Center, Homeowners are responsible for the closing of the inner entry door and assuring that it has locked, as well as the rear multi-purpose room and kitchen doors, when SongBrook Center is open for their use and the SongBrook office is closed. No furniture, equipment, or other items for use in SongBrook Center may be borrowed or removed from the building.
- 9.4. Smoking/Alcoholic Beverages. Smoking is prohibited within SongBrook Center. Only discreet and moderate use of alcoholic beverages shall be permissible, giving due consideration to other Homeowners within the community.
- 9.5. Guests. Homeowners must accompany their guest(s) while at SongBrook Center. Guests are the Homeowner's responsibility at all times; guest privileges are secondary to other SongBrook Homeowners. The SongBrook Homeowner shall be responsible for any damage. Guests up to fourteen (14) years of age must have parental and/or guardian supervision at all times while using the SongBrook Center facilities.
- 9.6. Pets. Excluding those animals assisting the disabled, pets are not permitted in SongBrook Center at any time, even if carried in arms.
- 9.7. Exercise Room. Use of the exercise room is at Homeowner's own risk; there is no trainer on duty. Homeowners must register their guests prior to their use of the exercise room; see clipboard in exercise room. Guests under fourteen (14) years of age are not permitted to use the exercise room. Guests between fourteen (14) and seventeen (17) years of age must be accompanied by a parent and/or guardian at all times while using the exercise room.
- 9.8. Swimming Pool and Spa. Use of the swimming pool and spa is at swimmer's own risk; there is no lifeguard on duty. Swimmers may not be alone in the swimming pool area.
- 9.8.1. The swimming pool and spa are open during the posted hours and must be observed.
- 9.8.2. State law requires that no one is permitted to use the swimming pool or spa unless at least one other person is either in the swimming pool, spa, or on the pool deck.
- 9.8.3. State health laws require that each person showers before entering the pool or spa.
- 9.8.4. Homeowners must register their guests prior to their use of swimming pool or spa; see clipboard in pool and spa area. All guests must be accompanied by a Homeowner who is responsible for the guest's behavior. Homeowners have priority of use.

- 9.8.5. Guests under eighteen (18) years of age may use the pool and spa between 1 pm and 4 pm daily and/or Friday evenings between 6 pm and 9 pm.
 - 9.8.6. Infants must be equipped with rubber pants, swim suit, and a flotation device.
 - 9.8.7. Pollution of pool or spa water is prohibited: Urinating, spitting, blowing the nose, or depositing into the pool or spa any foreign matter or objects such as coins, rocks, balls, snorkels, swim fins, etc. is not permitted.
 - 9.8.8. Swim wear only will be allowed. (No shorts, cut-offs, T-shirts, etc.)
 - 9.8.9. No person having any open sore or any communicable disease will be allowed to use the pool or spa: (i.e. chicken pox, pink-eye, influenza, etc.)
 - 9.8.10. No diving, dunking, roughhousing, or running into or around the pool or spa. No throwing or pushing anyone into the pool or spa.
 - 9.8.11. Glass containers, food, and alcoholic beverages are prohibited in the pool and spa area. Only non-alcoholic beverages in unbreakable containers are permitted in the pool area.
 - 9.8.12. No person wearing wet clothing will be allowed in SongBrook Center (i.e.: anywhere other than the pool area or restrooms). Before exiting the swimming pool and restroom areas, swimming suits must be covered.
 - 9.8.13. Life saving equipment is provided for emergency use ONLY and may not be used for any other purpose.
 - 9.8.14. The swimming pool and/or spa may be super chlorinated every Friday evening at 9pm; the swimming pool and spa will be closed from Friday 9pm thru 10am the following Saturday.
- 9.9. Common Area Access. Access to Muriel Pond, Harvey Falls, and all common areas within SongBrook shall be through common area accesses only. Homeowners occupying a homesite adjacent to a common area may access the common area from their homesite.
- 9.10. Cooperation and Enforcement. Management must have the full cooperation of each Homeowner. Violation of these rules can result not only in loss of a Homeowner's privilege to use SongBrook Center, but can also be material breach of a Homeowner's lease.

10. COMMERCIAL ACTIVITIES

- 10.1. No Soliciting or Commercial Activity. Except as specifically allowed herein or otherwise authorized by management, no soliciting of funds or orders for goods or services, or the conduct of any other selling or commercial activity by any means whatsoever, by Homeowners or others, will be permitted in the community. All sales people must make individual appointments with the Homeowners upon whom they call. Homeowners should report to the park's management personnel any soliciting which may occur.
- 10.2. Bulletin Board. Homeowners may utilize the mailroom bulletin board provided by management for the purposes including soliciting or offering personal items for sale. Use of the SongBrook Center bulletin board is for information and promotion of community events which may be of interest to Homeowners.

- 10.3. Homes "For Sale". State law provides that Homeowner must give management at least 10 days written notice prior to the proposed sale of their home. If Homeowner notifies the landlord of their home sale and did not give a 10 day notice that the home would be listed for sale, the application approval process of a new Homeowner may take 10 days rather than 7 days. If the home is to remain in SongBrook, the selling Homeowner may receive a "Re-Sale Compliance Notice" from SongBrook noting items requiring correction; if agreed upon in the purchase agreement, State law allows for these items needing correction to be passed through to the Buyer. Homeowner shall be permitted to advertise the sale of a home by displaying one sign in the window of the home (the sign being no larger than 24 x 18 inches or 432 square inches in size) and one "Take One Convenience Information" box located on the homesite; one additional window sign may be approved by management. "Open House" signs may be placed only outside the entrance gate and at the homesite itself, and must be removed at the conclusion of each open house day.
- 10.4. Estate or Garage Sales. Any estate sale or garage sale held within the community must first have management's consent. Upon Homeowner organization, SongBrook will permit up to two (2) annual "SongBrook Community Garage Sales."

11. NUISANCE/COMPLAINTS

- 11.1. Homeowners and family members shall conduct themselves so as not to interfere with or disturb their neighbors' quiet enjoyment. Quiet hours are from 10:00 p.m. to 8:00 a.m.; including the operation of outdoor power equipment. Excessive noise will not be tolerated at any time. All state and local laws must be observed. City of Eugene ordinance 9.644E, also known as "Noise Control" exemption, permits construction work from 7:00 a.m. to 7:00 p.m.
- 11.2. All complaints to SongBrook Management regarding Homeowners, Guests, Pets, Contractors, Management, and SongBrook in general are required to be in writing, signed, and delivered to the SongBrook Office. SongBrook management will not act upon verbal complaints.

12. CONSTRUCTION SAFETY/LIABILITY

- 12.1. Due to concerns for safety and liability, no Homeowners other than the owner of the home under construction are allowed to enter or loiter in close proximity of construction sites.
- 12.2 Commercial dumpsters located in the RV Parking Area are for SongBrook use only.

**THESE RULES AND REGULATIONS HAVE BEEN ADOPTED TO ENSURE A
HAPPY, HARMONIOUS ENVIRONMENT FOR OUR HOMEOWNERS, ALONG
WITH PROTECTION OF THEIR INVESTMENT.**