

Amended July 13, 2019 / Effective August 01, 2019



VIDA LEA COMMUNITY COOPERATIVE RULES

**A Resident-Owned
Manufactured Housing Community**

COMMUNITY RULES

Approved 1/14/2012

Amended 3/12/2013

Amended 7/15/2017

Amended 7/13/2019



VIDA LEA COMMUNITY COOPERATIVE COMMUNITY RULES

Welcome!

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.

General

These rules apply to all member home owners and all other persons living in the home, as well as guests. They apply equally to Vida Lea Community 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 Vida Lea Community Cooperative members.

1. The Board of Directors

- a. Any resident may at any time request clarification or interpretation of these rules by the Board of Directors.
- b. Residents with disabilities have the right to request waivers or modifications of rules if required as a reasonable accommodation. Residents shall make their request in writing to the Board of Directors. The Board of Directors may establish by resolution additional forms and procedures to be followed in making such request. If approved by the Board, such waivers or modifications shall be in writing. The Board and residents must keep a copy of such agreement.
- c. If a resident fails to take any action required by these rules, the Board of Directors may take such action on behalf of the resident, at the resident's expense.
- d. Housing units are to be owner occupied, limited to the member named in the Space Lease and Board-approved occupants; provided however, occupancy shall not exceed 2 persons per bedroom.

2. Conduct

We strive to build a safe and tranquil community. Due to the close proximity in which we live, we have basic ground rules to maintain the peace and security of all residents.

- a. All residents are responsible for the actions of their guests and guests' children. All children must be supervised by an adult at all times.
- b. Residents must conduct themselves in a reasonable manner at all times, and must not disturb, threaten or harass other residents.
- c. Residents may only be on another's space or in another's home when invited.
- d. Public intoxication is prohibited.
- e. 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.
- f. No commercial or home businesses are allowed, including babysitting with the exception of non-physical internet commerce. No visible signage or other advertising for permitted businesses is allowed.

- g. This is a senior community and noise levels are to be at a moderate level at all times. In addition, during quiet hours 9:00 PM until 8:00 AM noise levels should be even lower.
- h. Vandalism or graffiti to your home or space must be immediately repaired or removed by the resident of the space. If not repaired or removed within 72 hours, the Vida Lea Community Cooperative may repair or remove it and the cost will be charged to you.
- i. Discharge of firearms, BB guns, archery equipment, and any other weapon is strictly prohibited.

3. Vehicles

We strive to provide a safe, clean, and orderly community.

- a. The speed limit within the community is ten (10) miles per hour.
- b. At all times vehicles must be operated in a careful manner so as to avoid injury to persons and property.
- c. Motorcycles and motor scooters that are licensed and street legal are allowed for ingress and egress to the park. Motorized trail bikes, go-carts, and all-terrain vehicles are not to be used in the community.
- d. Each space is provided with either off-street or assigned parking spaces for two passenger vehicles. If a member has a recreational vehicle, approval must be received from the Board of Directors for a designated RV parking space and payment for same. Designated additional parking is available for guests. Parking on lawns is not allowed. Parked vehicles shall not block access for emergency vehicles.
- e. No major vehicle repair is to be performed in the community.
 - 1. No motor oil or any caustic or non-biodegradable substance shall be deposited in any street, sewer system, or on the ground within the community. The resident will be charged for any damages caused by such materials.
- f. Disabled vehicles and vehicles not properly maintained, that pose a potential hazard, or is in such a dilapidated condition that it detracts from the appearance of the community, are not allowed.

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 interest of all residents regarding pets and create a healthy environment for all.

- a. Only domestic household pets, of docile nature, and service animals will be allowed. Domestic household pets are defined as dogs, cats, and any pet commonly kept in a bird cage, terrarium, or aquarium . . . All cats introduced to the park after July 2017 must be indoor-only cats. There is a limit of two pets (dog, cat, or bird) per home, and does not include terrarium or aquarium pets. There shall be no exterior dog houses or dog runs.
- b. Exotic and wild animals are not allowed. Pets capable of causing damage to persons or property are not allowed.
- c. Residents must register all pets with the Vida Lea Community Cooperative. Registration includes proof of rabies vaccination.

- d. Dogs and cats must be kept on a leash in community areas, or contained within the owner's space. Dogs must not bark excessively or create similar disturbances in the community. Dogs that have threatened or bitten someone are not allowed in the community. Violation of this rule is a health or safety issue and is cause for eviction.
- e. Animals that damage the property of other residents may be removed from the community.
- f. All solid wastes from pets are to be picked up by the pet-owner immediately and must be disposed in proper garbage container.
- g. Guest's pets are subject to these rules.

5. Maintenance of building and structures

To preserve the value of our homes and the safety of all residents, all residents should maintain their homes and spaces to a similar standard of upkeep.

- a. All manufactured homes must be maintained in good condition, clean, neat, and painted in a manner keeping with the general appearance of the community, and with the exception of RV's, skirted. However, RV's known as Park Models, shall be skirted.
- b. Accessory structures, porches, decks, steps, and skirting must be kept painted and in good repair so the appearance of the home and space be attractive.
- c. Steps to homes are to be wood, composite materials, aluminum, or pre-cast concrete. Concrete blocks may not be used as stairs, for the safety of all residents. Residents are responsible for the installation of all steps and railings.
- d. One utility/storage building is allowed on each single wide space, two for double wides. All items should be stored in a storage building or in the home when not in use. Wooden or metal buildings are permitted. Existing structures are to remain on the property, but any new structure must comply with the following standards:
 - 1. May not exceed 10 ft. L; 12 ft. W; 10 ft. H.
 - 2. RV spaces are allowed one utility/storage building not to exceed 8ft. L; 8ft. W; 10ft. H.
 - 3. Roofs must be pitched and covered with compositional shingles or metal.
 - 4. Doors and windows must be in good repair and able to be closed.
 - 5. Metal and polyethylene sheds should be placed and anchored on a wooden platform base.
- e. Buildings, structures, porches, sheds, decks, etc. are not permitted without prior approval from the Board of Directors. They must also comply with building codes and federal and state regulations. Members are responsible for obtaining any required public permits and the permits must be displayed. Before installation, residents must present to the Board a plan for any of the above structures, showing details of the structure and its proposed location on the space.
- f. Residents are responsible for preventing leaks and freezing in their homes' water lines. Don't forget to inspect water lines each year in the fall. The Vida Lea Community Cooperative has the right to shut off the water at any home where there is a leak until repairs are made.
- g. Residents must not tamper with community electric service or connections. Contact the Board for any necessary repairs.
- h. The Board of Directors will notify the resident if any additional repairs or maintenance is needed. The resident has thirty (30) days from the receipt of notice to complete the requested work. Unless a request for extension is submitted in writing by the resident and approved by the Board.

- i. Repainting of your residence will require prior approval by the Board.

6. Space 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 Vida Lea Community Cooperative may clean the space and bill the owner for the cost.
- b. Yard and lawns are to be kept neat and uncluttered. You must have the consent of the Board of Directors before cutting or trimming trees, removing existing landscaping or modifying the landscaping with anything more than flowers. Any and all additions to landscaping become the property of the Cooperative, and shall not be removed without the written consent of the Cooperative.
- c. Burning of leaves, rubbish, etc. is not permitted. Gas and charcoal grills are permitted, but permanent fireplaces or barbecue pits are not.
- d. Rubbish must be enclosed in covered garbage container. Items not used on a weekly or seasonal basis may not be stored outside the home or outside 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. Fences between Homeowner Lots and Front Fences might restrict emergency and utility personnel. Therefore, front fences and fences between Homeowner Lots are not permitted.
- f. Resident's use of spaces, including trellises (and similar decorative structures used for gardening purposes); gardens and landscaping must not interfere with the Vida Lea Community Cooperative's ability to perform any upkeep and maintenance of the community's infrastructure.
- g. Permanent clothes lines are not permitted, but temporary freestanding clotheslines are allowed. They must not be visible from the street, and shall not be used as a place to store clothing.
- h. Watering of lawns should not be excessive. Water should be restricted only to lawns and landscaping. Even numbered spaces may water on even numbered days, odd numbered spaces on odd numbered days.

7. Set-Up and Removal

These rules are intended to facilitate easy set-up and removal of all manufactured homes in the community.

- a. Set-Up
 1. 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, as well as any awnings or carports to be constructed.
 2. 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.
 3. Residents are responsible for connecting all utilities, including electrical, telephone, television, and water, with supervision by Operations Manager.

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4. Skirting and permanent stairs must be installed within thirty (30) days of placing the home in the community.

b. Removal

1. Residents wishing to remove their homes are required to give written notice of intent to the Board of Directors at least thirty (30) days prior to moving their home.
2. Upon the removal of the home, the resident shall be responsible for clearing the space of all debris and trash, with verification by the Board.

8. **Rule Violation**

- a. The Board of Directors shall determine whether to impose a fine and the amount of the fine. If the board decides to impose a fine, the maximum fine for the first violation shall be \$50, and the maximum fine for a second violation shall be \$100.
- b. If the Board of Directors determines that any violation is a material violation of the space lease, the Board may vote to proceed immediately to terminate the lease and proceed to eviction.

Approved: John W. Storrs, Jr. Published to Residents: July 19, 2019
Secretary

