

MOUNT BACHELOR VILLAGE RESORT
AMENDED RULES AND REGULATIONS
(Approved May 3, 2014)

The following is a summary of the Mount Bachelor Village Resort Rules and Regulations as adopted by the Board of Directors of the Mount Bachelor Village Association. Their purpose is to promote safety, well being, and good order within Mount Bachelor Village Resort. The rules are not substituted for good judgment or personal conduct that is beyond reproach. The rules and regulations do apply to everyone, owner, guest and visitors alike.

1. **DISTURBING THE PEACE.** Disturbing the peace and tranquillity of Mount Bachelor Village Resort is not permitted. The generation of excessive and unnecessary noise by vehicles, appliances, tools, pets and raucous behavior by individuals or other sources attributable to a resident or guest shall be deemed to constitute a disturbance of the peace under this regulation. Quiet hours are enforced after 10:00 p.m. (Class A infraction).

2. **CHARCOAL OR WOOD-BURNING BARBEQUES, EXTERIOR HEATERS AND ANY OTHER SUCH OTHER DEVICES.** The exterior use or storage of charcoal or wood-burning barbeques, or any type of exterior wood-burning device, is strictly prohibited within Mount Bachelor Village property. If a charcoal/wood-burning barbeque or heating/warming device is observed in use, the heat source must be immediately and safely extinguished and the device must be removed from the premises within 48 hours. This rule is adopted in recognition that the danger of a fire initiating from such heating device used within the premises of Mount Bachelor Village is a particularly high and unacceptable risk factor. (Class A infraction).

3. **ANIMAL PETS.**

a. Only owners of Ski House Condominiums are allowed pets while on the property and must comply with the City of Bend leash law. Tenants and guests are not allowed pets at any time. Owners of pets that create a nuisance and/or disturb the peace and tranquillity of the Mount Bachelor Village Resort community may be required to remove their pets from Mount Bachelor Village Resort. Tenants with service dogs, must be qualified service animals, with certification. The service-dog certificate must be provided prior to move-in date to Mount Bachelor Village Assn. manager for verification. (Class C infraction).

b. All River Ridge Condominium Declarations strictly prohibit housing of pets by owners, guests or tenants at any time. (Class C infraction).

c. Dogs must only be allowed to relieve themselves in undeveloped areas (areas not landscaped or under irrigation). Clean-up is the dog owner's responsibility regardless of where the owner's dog is relieved. (Class C infraction).

4. **DISCHARGE OF FIREARMS.** Discharge of firearms, air rifles, pistols, CO-2 arms, bows and arrows, slingshots, fireworks or any potentially hazardous projectile within Mount Bachelor Village Resort property is strictly prohibited. (Class A infraction).

5. LITTERING. All types of littering, including disposing of cigarettes, is prohibited at Mount Bachelor Village. All owners, guests and visitors must place all garbage and recyclables in the provided trash/recyclable receptacles. (Class C infraction).

6. PICNICKING. Picnicking is authorized in designated areas for property owners, residents and registered guests only (Class C infraction).

7. RENTAL UNITS. Rental units, whether managed by owner or professional real estate manager, shall be subject to all Mount Bachelor Village declarations and Mount Bachelor Village Resort rules and regulations. Emphasis will be on (1) Mount Bachelor Village declarations pertaining to Maintenance, Residential Use and Appearance, (2) Mount Bachelor Village rules and regulations on file in Manager's office. No less than two weeks prior to a month-to-month tenant occupying the premises, the owner must provide the Homeowner Association Manager with copies of the lease, as well as the Rental Information and Acknowledgement Sheet. (Class B infraction).

Any Unit Owner who leases his or her Unit shall provide a copy of the signed lease agreement to the Association Manager. Each lease agreement shall provide that the tenant's failure to comply with the provisions of the Mt. Bachelor Village Association Charter and the Rules and Regulations, as well as the individual association Declarations and Bylaws, shall constitute a breach of the lease agreement. Each Unit Owner shall also provide a copy of the Rules & Regulations to his or her tenants. Each Unit Owner shall be responsible for the payment of any fines or fees assessed by the Association Manager for violations committed by his or her tenants. (Class B infraction).

8. SOLICITATION. No person shall solicit with Mount Bachelor Village Resort to offer, sell, enlist support for, or promote any item of commercial nature, non-commercial or political nature by means of personal contact, including the handing out of handbills or other literature or advertisement, the wearing or displaying of any advertisement, or door-to-door contact. No other solicitation shall be allowed within Mount Bachelor Village Resort except as provided herein.

The following types of solicitation shall be allowed within Mount Bachelor Village Resort:

a. Solicitation by means of literature, advertising, newspapers, periodicals, or other printed matter either posted or left for sale or distribution to the public at large at such places within Mount Bachelor Village Resort and in such manner as the Manager may designate shall be allowed.

b. Solicitation by means of newspaper, periodical, radio, television, or similar advertisement means, placed in such media outside of Mount Bachelor Village Resort which reach persons within Mount Bachelor Village Resort through the U.S. mails, newspaper delivery routes, or other similar delivery means in compliance with all Mount Bachelor Village Resort rules and regulations shall also be allowed.

c. Solicitation (including solicitation to promote sales, rentals, or other arrangements for the transfer or ownership or the sharing or use of any residence or property within Mount Bachelor Village Resort) shall also be allowed if such solicitation:

1) Occurs in or immediately adjacent to the solicitor's sales office, model unit, or business or retail office established and operated in compliance with all Mount Bachelor Village Resort rules and regulations, or

2) Occurs in response to a prior expression of interest by a person (including follow-up meetings, telephone conversations, the preparation of delivery of written matter, the showing of residences or property within Mount Bachelor Village Resort, and other activities customarily related to real estate transactions.

d. Signage. No "For Sale" or "Open House" signage or signage of a commercial or non-commercial nature is allowed, except for signage by the Developer, as provided for in the Declarations, Covenants and Restrictions. (Class C infraction).

9. UNIT USAGE.

a. HOME OCCUPATIONS. Any lawful occupation carried on by a resident of a dwelling as an accessory use within the same dwelling, or in an accessory building on the same property, with no retail sales or sales accessory to a service, and employing no full-time employees except members of the immediate family, and not affecting the external appearance of the premises in a way consistent with its use as a residence is permitted. (Class C infraction.)

b. ENTRY AND BACK DECKS. At no time shall an entry deck or a rear deck be used for storage. They shall be at all times free of debris, and be kept in a neat and orderly fashion. (Class C infraction).

10. VEHICLES (Including Motorcycles).

a. All motorized vehicles shall be licensed; shall be operated by licensed operators in accordance with the laws of the State of Oregon; shall obey all posted signs; shall not exceed 19 MPH; shall not travel on other than surfaced roadways; shall not park in other than designated parking areas (Class B infraction).

b. Motor homes, campers, trailers and camping equipment may not be used for living accommodations nor parked more than seven (7) days at Mount Bachelor Village Resort. (Class C infraction).

c. Operation of "off road" motorized vehicles is prohibited on Mount Bachelor Village Resort properties. This includes, but is not limited to: snowmobiles, dirt bikes, dune buggies, all-terrain vehicles, go-carts, dune cycles, mini-bikes and any other motorized vehicle that is not equipped and registered for operation on the highways of the State of Oregon. Construction equipment is excepted (Class B infraction).

d. The number of vehicles per unit are limited to two (2) vehicles per unit unless authorized by the Homeowner Association Management. Vehicles or trailers that are not used on a regular

basis (at least twice a week) should be stored off-property. This does not apply to any owners' fully-owned carports or garages. (Class B infraction).

11. BICYCLES AND BICYCLE PATHWAYS. Parents should ensure their children are aware of and familiar with the following rules and regulations pertaining to bicycles. The manager will impound vehicles of offenders who flagrantly violate rules or display a disregard for bicycling safely -- they will be tough on offenders in order to make the pathways safe and enjoyable.

- a. Bicycles operated after dark must have a front light and rear reflectors.
- b. Pathways are for the exclusive use of Mount Bachelor Village Resort residents, property owners, guests of owners, registered guests and such visitors as may be authorized by the Manager to use the pathways.
- c. Bicycles are not permitted to traverse common ground at any time.
- d. Bicycle pathways shall be used only by authorized Mount Bachelor Village Resort bikes, pedestrians, and non-motorized cycles, excepting only authorized Mount Bachelor Village Resort maintenance vehicles.
- e. Skateboarding, rollerblading and roller skating are prohibited on any boardwalks, and Mt. Bachelor Court: the entry road to the Townhomes.
- f. No dogs or other pets shall be permitted on bike paths except on a leash. Bikers are not to be accompanied by pets.
- g. Bikers or pedestrians shall ride or walk, on the right hand side of the bike path except when passing. When biking with others, ride single file, never two or more abreast.
- h. All bikers shall maintain a safe speed, consistent with conditions of paths and volume of traffic. Bikers shall ride in a defensive manner.
- i. Bikers shall pass other bikers or pedestrians only if unobstructed view shows non-oncoming traffic. Passing shall occur on left side only after fair warning to those ahead with bell, holler, or horn.
- j. When stopping on paths, move both bike and person completely off path.
- k. Pedestrians shall at all times have the right of way.
- l. Bikes, skateboards, motor bikes or any other vehicles which are being used by individuals who are determined to be in violation of the bike path's rules may at the discretion of the Manager be impounded. Return of vehicles that are impounded shall be subject to payment of a fine and/or signature of legal guardian (Class B infraction).

12. POOL

a. Hours of Operation:

1. 9:00 am – 10:00 pm
2. Closed October 1 and reopens in March for Oregon's spring break

Management has the discretion to open or close the pool due to weather and usage/occupancy.

b. Usage (Class B infraction):

1. The pool is limited to Mount Bachelor Village Resort condominium owners and their guests. The guests must be accompanied by the owners. As an example, the owners cannot give permission to family members and/or friends to just stop by and use the pool at their convenience. It is a violation of the Rules and Regulations for an owner or resident to allow a guest to use the swimming pool and spa without the owner or resident being present on site. The exception to this rule is provided for in item b.

2. Usage per Unit. Pool privileges run with the unit. If a homeowner has chosen to rent his/her unit, pool privileges pass to the renter for the period of the rental occupancy, and the owner forfeits their usage of the pool and spas

3. Guests of Owners and Nightly or Monthly Rentals. Condominium owners occasionally loan or rent their unit on a nightly or monthly basis. It is required that all owners provide the guests names and dates of stay to the Mount Bachelor Village Association manager prior to their stay.

4. All users of the Mount Bachelor Village Resort pool must abide by the Rules and Regulations of the association and of the Oregon State Division of Health Administrative Rules.

13. SPA

a. Hours of Operation: The spa will be open 365 days from 9:00 am to 10:00 p.m. (except for repairs and maintenance). During slow times or extreme cold weather conditions, one spa may be closed.

b. Spa Usage:

1. Those eligible to use the spa are the same as listed under pool usage (Paragraph 12.b).

14. OREGON CRIMINAL CODE. The Oregon Criminal Code as set forth in O.R.S. Chapters 162 through 167 are hereby adopted as rules of Mount Bachelor Village Resort, any violation of which may be treated as a Class A Infraction thereunder in addition to the penalties prescribed by the Oregon Criminal Code itself.

15. ESTABLISHMENT OF FINES.

a. A violation of any rule or regulation designated a Class A infraction shall be punishable by a fine not to exceed \$500.00.

b. A violation of any rule or regulation designated a Class B infraction shall be punishable by a fine not to exceed \$250.00.

c. A violation of any rule or regulation designated a Class C infraction shall be punishable by a fine not to exceed \$100.00.

16. ENFORCEMENT. Upon discovering a violation of these Rules and Regulations, written notice of noncompliance will be provided to the owner of record including a two-week time period in which to correct the violation (except Rule 2, above). If the owner fails to comply within this time period, a fine will be imposed. In addition, if an owner again fails to comply within the time period stated, Mount Bachelor Village Association or its authorized agents may correct the violation at the expense of the owner.

17. REMEDIES/LEGAL EXPENSES. In the event a fine is levied against an owner due to a violation of any rule or regulation by either the owner, their guests or their tenant; the amount of the fine is due and payable within a thirty-(30) day period. If the fine is not paid during that time, the Association will place a lien on the unit and all rights and use privileges of Association amenities will be denied to the owner, their guests and tenants until such time the fine is paid and the lien removed. All legal expenses related to placing and removing the lien would be assessed to the owner and become a part of the lien.

(Amended by the Master Association Board of Directors on May 3, 2014.)