



Timber Ridge Homeowners Association

Rules & Regulations

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RULES & REGULATIONS

In accordance with the authority granted by Article VII of the Declarations, Restrictions, Protective Covenants and Conditions for Timber Ridge, the Board of Directors, in January 2014, has reviewed, clarified and updated the following Rules & Regulations of the Association. These supersede all previous copies of the Rules & Regulations.

1. Each lot shall be used for residential purposes only. A homeowner may rent their home on a long-term basis only. Short-term vacation rentals for a period of less than six months are not permitted.
2. Dogs are subject to Deschutes County and City of Bend ordinances. In Timber Ridge, they are not permitted to be "at large"; meaning off the premises of the owner when not on leash. Neither are they permitted to be a nuisance by howling, prolonged barking, or in general disturbing the neighborhood. Should dogs deposit solid waste on any property, including that of its owner or in the common area, the owner of the pet shall have the responsibility of immediately removing the solid waste.
3. No outside radio antenna is permitted without written approval of the Board of Directors.
4. No exterior solar heating units may be installed without the written approval of the Board of Directors.
5. The speed on all streets of Timber Ridge shall be 15 miles per hour.
6. Only licensed and registered vehicles, other than golf carts, may be parked or operated on the property. No other vehicle may be parked outside on any lot nor operated on the property without prior approval of the Board of Directors. In accordance with City Code # 5.380, homeowners shall not store or permit the storing of a discarded vehicle on property for more than 72 hours unless it is completely enclosed within a building. Discarded vehicles mean any vehicle that is in one or more of the following conditions:
 - A. Inoperative
 - B. Wrecked
 - C. Dismantled
 - D. Partially Dismantled
 - E. Abandoned (includes vehicles which are not used on a regular basis)
 - F. JunkedDiscarded vehicles may be considered to include major vehicle parts, including, but not limited to bodies, engines, transmissions and rear ends.
7. No motorcycles, motor bikes or trail bikes are authorized unless used in the normal course of business. Permission for use of any motorized vehicle other than automobiles and pickup trucks must be obtained in writing from the Board of Directors. If permission is granted, such vehicles must obey the posted speed limit and noise control requirements.

8. All vehicles (except those used for grounds and service maintenance) including bicycles, tricycles, and trail bikes shall be restricted to use on black topped surfaces only. Any damage to vegetation or sprinklers as the result of a vehicle off the black top surface will be repaired and charged back to the homeowner.
9. Due to the narrowness of Timber Ridge streets, routine parking on the streets, because of safety factors, is prohibited. The exception is occasional guest parking.
10. Parking of motor homes, travel trailers, boats, boat trailers, pickup campers or pickups with boats on top on any lot shall be restricted to the packing or unpacking, cleaning or repairing, or guest RV with the limitation of 48 hours for such parking. If additional time is required, permission must be obtained from the Board of Directors.
11. Homeowners are not exempt from their responsibilities to the Association when renting or leasing their dwellings to other individuals, or if they do not reside in their homes on a full-time basis. Homeowners are accountable for maintenance of their non-lawn personal property and must adhere to all rules and regulations of the Association on a full-year basis.
12. In accordance with Article VIII of the Declarations, Restrictions, Protective Covenants and Conditions for Timber Ridge, approval is required for any exterior alteration to a home in Timber Ridge. An Architectural Alteration Application form (Appendix D) must be completed per the instructions included with the application. Upon completion of the form, it must be returned to the Architectural Committee Chairperson. The Chairperson will then contact all available committee members and they will make a recommendation to the Timber Ridge Board of Directors. Only the Board of Directors can approve or disapprove of the request. The Board representative will contact the resident with either an approval or denial of the request. No construction, painting, etc., is to be started until the resident receives a copy of the approved request. After completion of the alteration, the resident must notify the Board representative so that a final inspection can be made to ensure conformance to the request. Homeowners must keep their property cleared of any debris on a daily basis during the course of the project.
13. Deterioration and appearance of structures, (i.e., exterior paint, driveways, and physical damage) condition of each lot and any destruction to the common area by any individual will be reported, by letter, by the Board of Directors to the homeowner with a reasonable time to remedy. If a homeowner fails to take corrective action, the Board of Directors of Timber Ridge maintains the right to apply a tax lien per the provisions of Article IX, Section 1, of the Declarations, Restrictions, Protective Covenants and Conditions for Timber Ridge.
14. Association members wishing to report any infractions of the Covenants or Rules & Regulations to the Board of Directors must do so in a signed letter or by email that clearly identifies the reporting member.

15. Prior to altering structures or adding trees and shrubbery to owned lots or the common area, homeowners are requested to consult with the Architectural Committee to assure that such changes will not interfere with irrigation lines or lawn maintenance. Any moving of damage to the lawn or irrigation during the alteration project(s) is the homeowners responsibility for repairs or replacement.
16. No homeowner will be allowed to plant shrubs, trees or flowers in the common area or change the natural look of the common areas without approval of the Board of Directors or its designated committee. The Board of Directors may approve certain homeowners' requests to plant flowers in the common areas, or replace a tree which needed to be removed within Timber Ridge, if such requests serve to preserve and/or enhance the natural serenity of Timber Ridge.
17. Timber Ridge does not allow garage sales. However, in the event of a death or a resident moving to a senior residence or care facility, estate sales will be allowed with the written permission of the Board of Directors. To conduct such a sale, it will be necessary to follow these parameters: a) No signs will be permitted on public street corners within Timber Ridge. One sign may be placed at the entrance of Timber Ridge and one may be installed by the driveway of the home; b) Notice shall be given to each house on the sale street at least 48 hours in advance; c) The sale shall be for one day only, no earlier than 9:00 a.m. and no later than 4:00 p.m.; d) Estate sales will not be permitted on garbage pickup days which are currently scheduled on Friday mornings; e) A pre-plan addressing parking, traffic and the above shall be approved by the Board of Directors.
18. Enclosures, railings, fences, etc.
- a) An area around a patio located adjacent to a residence may be railed if it meets the following conditions:
 - 1) The railing is to be abutted to or attached to the patio or deck structure, does not extend beyond the patio or deck structure and no more than four feet high.
 - 2) The railing material meets all other CC&R's and Rules & Regulations of Timber Ridge.
 - 3) The project has been approved by the Architectural Committee and Board prior to construction.
 - b) An area adjacent to a residence may be enclosed to surround garbage cans, lawn equipment, etc. if it meets the following conditions:
 - 1) The enclosure is wall-like and no less than 6 nor more than 8 feet high.
 - 2) The wall material matches the house in siding type and color. And meets all other CC&R's and Rules & Regulations of Timber Ridge.
 - 3) The enclosure is no more than approximately 150 square feet in size.
 - 4) The enclosure compliments or blends in with the residence.
 - 5) The project has been approved by the Architectural Committee and Board prior to construction.
 - c) Railing and enclosures are not approved for use as dog runs or kennels.
 - d) Fences are not allowed.

19. In accordance with Timber Ridge's CC&Rs, an annual inspection of each home site will be conducted during June each year by the Architectural Committee. The inspections will be followed by a formal review and approval by the Board of Directors. Homeowners not in compliance will be provided a written notice of the specific nature of any area of non-compliance that needs to be corrected. If not corrected within the allotted time period, the non-compliance will move into "TRHOA PROCEDURE FOR ENFORCING COMPLIANCE TO CC&R'S AND RULES & REGULATIONS" (Appendix A), Step 5.

20. The membership of the Timber Ridge neighborhood recognizes the intrinsic beauty of the native trees (Ponderosa Pine and Juniper) and the value which preservation of native trees adds to our property. Article VI, Section 3 of the Timber Ridges CC&R's prohibits the cutting of living trees 6 inches or more in diameter at the base without the written consent of the Association. No major trimming of native trees shall be permitted without the written permission of the Architectural Committee.

a) In keeping with the goals of maintaining the beauty, health and value of a forested community, the following factors will be taken into consideration prior to allowing a native tree to be cut down or major trimming to be done:

- 1) Threat to person or property such as a leaning, damaged or split top trees.
- 2) Health of the tree.
- 3) Roots impacting foundations, paved areas, decking, etc.
- 4) Trees proximity to a house with canopy overhanging the house.
- 5) Dead or unsightly trees.
- 6) Number of trees in the area.
- 7) Opportunity for starting new trees.
- 8) Neighbor or community impact.

b) Since the goals focus on maintaining the "native" trees, non-native trees will be approved for removal and major trimming. Although non-native trees will need formal approval in order to maintain an accounting of tree cutting activity.

c) A Tree Removal or Major Trimming Application (Appendix E) must be completed.

21. Stump removal is required for any tree removed except where not possible, such as in the lava rock. This includes trees removed from common areas.

22. No materials such as firewood, building materials, ladders, refuse, or garbage containers shall be stored outside the structure. No outside clothesline or outside drying of laundry will be permitted. During any interior or exterior remodeling of homes, it is the homeowner's or hired contractor's responsibility to clean up all building material debris from their property throughout the project(s) on a daily basis.

23. Each lot and its improvements shall be maintained in a clean and attractive condition in good repair and in such fashion as not to create a fire hazard, and in compliance with the Rules & Regulations of the Association. The mowed lawn around each home is maintained by the Association. It is the homeowners' responsibility to maintain the rest of their property free of noxious weeds, pine needles and pinecones. Removing pine needles from roofs and decks is especially important because of the fire hazard they create. It is the responsibility of the homeowner to ensure the upkeep of their property on a full-year basis. If homeowners are away from their property for an extended period of time, they must make arrangements to consistently maintain the property in clean, attractive and safe conditions.
24. All outdoor holiday lighting fixtures and decorations must be taken down by January 31st each year. Holiday wreaths may remain on display through the end of February each year.
25. All toys (i.e. balls, basketball hoops, game equipment, etc.), tools (i.e. rakes, hoses, sprinklers, lawn chairs, etc.) and personal equipment need to be immediately put away after use as they create delays and hazards to our maintenance crew.
26. Installation of a hot tub requires an Architectural Alteration Application (Appendix D). When the application is submitted to the Architectural Committee, it must include the description of the mandatory privacy screen.
27. It is the homeowners' responsibility to provide renters with CC&R's and Rules & Regulations and to ensure they understand and follow them. Non-compliance issues and fines will be handled directly with the homeowner.
28. Failure to comply with these Rules & Regulations could make the Homeowner subject to fines per the "Schedule of Fines For Non-Compliance" (appendix B) following the "Procedure For Enforcing Compliance To CC&R's And Rules & Regulations" (appendix A). If a specific violation is not listed in the fine schedule, the Board of Directors may add a fine or use one similar in nature.

Timber Ridge Homeowners Association

PROCEDURE FOR ENFORCING COMPLIANCE TO CC&R'S AND RULES & REGULATIONS

1. Any homeowner who believes a violation of the CC&R's or Rules & Regulations has occurred may file a complaint with the Board. ***Please submit your complaint in writing or by email.***
2. The board will investigate the complaint to determine if it constitutes a violation of the CC&R's or Rules & Regulations. At least two Board Members must agree.
3. The Board will notify the Homeowner of the alleged infraction and request that the homeowner remedy the infraction.
4. The Homeowner will have 5 days to: remedy the infraction; request an extension; or request a meeting with the Board to protest the infraction.
5. If none of step 4 happens within the 5 days, the Homeowner will be notified that a fine (and the amount) is imposed. And that the infraction might be corrected by the association and the cost charged back to the Homeowner.
6. For infractions that go uncorrected, fines may continue to accumulate per the fine schedule. Fines may be assessed each 5 days until the infraction is corrected.
7. Repeat infractions of the same nature will go immediately to fine.
8. Multiple repeats of the same infraction will generate a double fine.
9. Fines will be added to the monthly homeowner dues. Unpaid fines will be handled in the same manner as unpaid dues.
10. Per our published CC&R's, the Board has the right to impose discretionary fines for violations that have not been foreseen in the published fine schedule. This decision would be based upon a majority vote of the Board. The same procedures stated above will apply.
11. Discussion, decisions and follow up on non-compliance issues will be handled in a confidential manner. Each board member will be notified of any action taken. Board members will keep the information in confidence. When responding to inquiries regarding non-compliance issues in process, an appropriate response is "Compliance procedures are in progress".