

Compendium of relevant sections of the JBMI By Laws amended in 2013. The 2013 amendment dealt only with "Condemnation Procedure" and did not affect Architectural Committee activities.

1. "The Committee shall have the authority and responsibility to control every matter which affects the exterior appearance of the moorage and any floating home, carport, float, structure, or improvement of any kind improvements or landscaping which may be part of or connected in any way to the moorage.
2. No structures, improvements or landscaping of any kind may be constructed or connected in any way to the moorage without the prior written approval of the committee.

Section 2. Provides these Architectural Guidelines:

1. "The Committee shall have the authority, at its sole discretion to approve or disapprove, consistent with applicable government requirements and particular floating home, float, or other structure or improvement."
2. "All floating homes must comply with any structural requirements, height and width requirements regulating floating homes.
3. All floating homes and the upland structures must also comply with any requirements necessary to secure a building permit from the City of Portland.
4. The Committee may regulate the nature and appearance of items on, moored to or attached to the floats and floating homes which are visible from the walkways or from other floating homes.

Article XII Use Restrictions, section 5. Miscellaneous provides in part that: (a) No garbage, trash, building materials or any other waste shall be deposited or maintained in any part of the moorage or on any floating home, except in areas or containers designate for such items.

Article XIII Section 2. Maintenance of Floats and Homes. Each member shall maintain his floating home, boats, floats and all other personal property belonging to him at the moorage in good order and repair and in clean condition.

Rules and Regulations adopted 1/20/2015

Para 9. Appearance:

Your home must present a neat and orderly appearance. The exterior should be kept clean and be repainted (if applicable) periodically.

Personal property including firewood kept outside of your floating home must be stacked or arranged in an orderly manner. **No trash or clutter may be visible from the moorage walkways or other floating homes.** The Architectural committee may deem at any time clutter is unsightly and clean-up is required.

Building materials may not be stored for longer than thirty (30) days without written consent from the moorage office. Under no circumstances should building materials be stored on the ramps, walkways or parking areas of the moorage.

Para 12. Modification of Floating Homes

No modification of your home may be made with out submitting a JBMI Residential Construction form and approved by the Architectural Committee. When work is completed and building permits have ben signed off (if required) a copy must be provided to the office for your file.

Para 18. Footprint:

Tender and swim floats are allowed only if the recorded width on the Membership Certificate is not exceeded and the total depth and the total depth and floats do not exceed 60ft or the depth at the time of the buyout. Slip length at the time of the buy-out is determined by measure of the official aerial photo dtd 1997 and buy-out diagram. (Since, in this context “tender” and “swim floats” are not in the common water space the requirements here are not subject to the replacement clause in the Moorings Rights & Rules dtd 6/20/2017 and further since the 6/20/2017 Rules only replace other “rules” they do not supersede the By-Laws.)

Title 28 Display of House Number Plates: City of Portland Title 28, 28.03.010, Responsibility. “Owners of floating structures are responsible for displaying the required identifying number plate on the floating structure, so that the plate is readily visible from the walkway providing access to the structure.”

19.16.250 (G.) Floating Dwellings City of Portland, Code

The owner of every floating dwelling shall at all times have at least one 50-foot length of garden hose and a spray nozzle connected to City water service.