

JANTZEN BEACH MOORAGE, INC.

RULES AND REGULATIONS

YOUR PEACE AND ENJOYMENT, AND THE PEACE AND ENJOYMENT OF YOUR NEIGHBORS IS DEPENDENT UPON THE WILLINGNESS OF ***ALL*** TO BE COURTEOUS AND COOPERATIVE. IF AN UNDESIRABLE SITUATION ARISES OR EXISTS, THE MANAGEMENT ENCOURAGES YOUR INPUT AND/OR RECOMMENDATIONS WHICH WE WILL CONSIDER AS WE CARRY OUT OUR RESPONSIBILITIES TO YOU.

1. Gates, Docks and Walkways:

Your moorage has a security gate, please keep it closed at all times. Please do not prop the gate open for any reason.

Keep the ramps, docks, walkways and common areas completely clear of your personal property and other items relating to your home.

Tender and swim floats are allowed only if the total width of your floating home and floats do not exceed the width recorded in your certificate. Tender and swim floats may not be added if the total depth of your floating home and floats will then exceed sixty (60) feet.

2. Personal Boats:

You may keep personally owned boats tied to your floating home, provided that said boats do not interfere with egress or ingress of your neighbors boats.

You may not sublease moorage space or moor boats that do not belong to you without written consent from the moorage office.

Members shall not permit any conditions to exist within or about their boats or moorage spaces, or take any actions while boating or while within the moorage property which could endanger the health or safety of any persons or which could endanger or damage property.

3. Trash, Garbage and Oil Disposal:

Garbage of any type must always be placed in the appropriate garbage containers and not left on your float or our walkways. ***Never*** throw any material of any kind into the river or moorage area.

It is the responsibility of the member to keep the water area around their floating home clear of any flotsam.

3. Trash, Garbage and Oil Disposal: - continued

Members shall not generate or dispose of any hazardous material, oil or other petroleum products in, on or around the premises, except, at the approved collection site in spill-proof containers.

4. Sewage:

You must remain connected to the waste collection system at all times. You are responsible for any leaks that occur from your home, including the connection to our check valve. If connections are found to be in disrepair, the member will be given a ***seventy-two (72) hour notice*** to remedy the problem. If the matter is not remedied, the moorage office will have the problem repaired and the member will be billed.

5. Moorings:

You are required to be diligent about your homes' safety and security. The moorage attachments on your floating home belong to you and their maintenance is your responsibility. New connections must agree with the City of Portland Floating Structures Code, Title 28.

Moving or shifting moorage connections may only be moved with written consent from the moorage office.

6. Pets

Pet owners are fully responsible for the behavior of their pets and any damage caused by them. Pet owners shall not allow their pets to become a nuisance to others and shall clean up after their pets in all areas they may visit.

Pets on Hayden Island are under the jurisdiction of Multnomah County Animal Control who are responsible for enforcing the animal statutes for the County. Dogs must be kept on a leash at all times while on moorage property.

7. Safety and Caution:

No person shall swim, dive or water ski from the ramp or walkways of the moorage property. Ramps and walkways are often wet, icy and very slippery. Be alert and cautious about slick surfaces and obstacles over which you might trip.

Running and/or riding wheeled vehicles, such as motorcycles, scooters, bicycles, roller skates or skateboards is prohibited on the ramps and walkways.

Please observe the ***No Wake, 5 mph speed limit*** in all moorage areas and entire length of the North Portland Harbor. Each member shall be responsible for the safety of all minors occupying members floating home or visiting the moorage as a guest or invitee of member.

8. Appearance and Neighborliness:

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 junk may be visible from the moorage walkways or other floating homes.***

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.

9. Peaceful Enjoyment:

You may not carry on obnoxious or offensive activities which are an annoyance or a nuisance to your neighbors. All persons shall refrain from creating any disturbance, making noise or using musical instruments, radios, televisions, amplifiers or other items which may disturb other occupants of the moorage.

Before 8:00 a.m. or after 10:00 p.m. on weekdays (12:00 p.m. on weekends), parties and other activities must be controlled to keep the volume of noise to a level that does not disturb the peaceful enjoyment of the moorage by the other residents.

Soliciting, peddling or other commercial enterprises are not allowed on moorage property without written consent from the moorage office. Do not feed the ducks, geese or other animals in the moorage area, including ramps, docks, walkways, parking lots or common areas. This activity supports a unhealthy rodent population.

10. Guests:

You are responsible for your guests. Undue rowdiness on the docks, walkways, parking lots or boats will not be tolerated.

Your guests should park in spaces away from the ramps.

Remind your guests to be quite when they arrive and leave.

Children under the age of ten (10) must wear life jackets and must be, at all times, accompanied by a supervising adult while within the moorage.

Persons hired to work on your floating home must have your written permission to have access to your home or to enter the moorage area.

11. Keys/Access cards:

A refundable deposit will be charged for each additional key and security card issued. This deposit will be refunded upon return of the key or security card.

Please do not loan, give or attempt to copy any of the keys or security cards issued to you.

Keys and access cards will only be issued to owners, family members, roommates or tenants listed on a signed rental agreement and others authorized by the moorage office.

12. Modification of Floating Homes:

No modifications of your home may be made without providing the moorage office with proof that all building or other permits required by the City, County or State have been obtained. You will be responsible for any liens given to the association which has been caused by a violation of any City, County or State codes.

No modifications may be made to moorage structures, docks, ramps, walkways or common areas.

13. Parking:

Parking is available in uncovered parking areas on a first-come, first-serve basis.

You are allowed to park automobiles, pickup, vans, motorcycles and small trucks in the parking areas. Your vehicles must properly display a moorage parking sticker. Other vehicles such as boats, boat trailers, motor homes and/or travel trailers may not be parked in the moorage parking area.

No vehicle may be parked in the moorage parking areas that are not currently licensed or have flat tires. These vehicles will automatically be towed at the owners expense.

Any vehicle parked in the parking areas for more than ***forty-eight (48) hours*** without any approved sticker, or without written consent from the moorage office, and/or any vehicle parked in the lot otherwise in violation of these Rules and Regulations may be towed at the owners expense.

14. Security:

Your diligence is most important in maintaining a secure moorage. Keep a watchful eye on suspicious activity and do not allow people through the gate unless you know them.

14. Security: - continued

Please report any criminal or suspicious activity immediately by calling one or more of the following:

- a. Interstate Security 503-285-1234
- b. Police non-emergency 503-823-3333 or ***emergency 911***
- c. Moorage Office - 503-283-2151, Emergency - 503-314-2169
- d. Sheriff's River Patrol - 503-288-6788

15. Signs:

Only "For Sale" signs may be placed or maintained on or in owners floating home.

16. Complaint/Request/Maintenance/Comment Procedure:

Forms for presenting your comments or requests are available from the moorage office, either in person or by telephone.

We will attempt to provide a response to each inquiry with ***two (2) working days.***

17. Fees:

A fee of \$45.00 per single report and a \$45.00 administrative fee will be charged to develop the credit report used as a basis for screening tenants. This includes any owners prospective assignees, tenants or purchasers of owners floating home.

18. Waiting List:

The moorage office will maintain and post a waiting list, if demand for covered parking space exceeds supply. Your name will be added to the list, in the order received.

You are responsible for maintaining an accurate record of your address and phone number while on the list by notifying the moorage office on the date of any change in your address and/or phone number.

When your name reaches the first position on the covered parking space list, we will attempt to notify you through a letter and two (2) phone calls directed to the last address and phone number on record at the moorage office. If you do not respond within ten (10) days, the covered parking space will be offered to the next party on the list and your name will be removed from the list.