

JANTZEN BEACH MOORAGE, INC.
RULES AND REGULATIONS
adopted 11/20/18

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

1. Neighborliness:

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, fireworks or other items which may disturb other occupants of the moorage.

Before 8:00 a.m. or after 10:00 p.m., parties, and other activities must be controlled to keep the volume of noise to a level that does not disturb the moorage and/or 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 such as free water space. This activity supports an unhealthy rodent population and discourages water fowl from their normal migration.

2. Gates, Docks and Walkways:

Your moorage has security gates; please keep them 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.

3. Personal Boats:

JBMI uses the Bylaws and Portland's Title 28 for a definition of a boat and as such, a float registered and outfitted as a boat may not be considered a boat to add square footage and exceed your footprint.

You may keep personally owned boats, as defined in the Bylaws, Article 1 Definitions tied to your floating home, provided that said boats do not interfere with egress or ingress of your neighbors boats. The overall length of a boat cannot exceed the foot print width of the slip on the Membership Certificate.

Boat mooring must allow for movement and not damage neighboring property and neighboring properties must not cause damage to moored boats. You may not 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 that endanger the health or safety of any persons or which could endanger or damage property.

4. 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 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 floating debris.

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. Use bio-degradable products to clean decks and floats. Contact the moorage office for a list of acceptable products.

5. Sewage:

You must remain connected to the waste collection system at all times. You are responsible for any leaks that occur from your home. 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.

6. Moorings/Utilities:

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/utility connections may only be done with written consent from the moorage office.

7. Pets:

JBMI has a Pet Policy limited to two pets (dogs and/or domestic cats) per household. All pets must be registered & pet fee paid at move in or when the pet is acquired. Animals must be kept on a leash at all times while on moorage property and cats shall be restricted to the owner's float unless leashed. Pets are not allowed to urinate and defecate on moorage walkways, utility pedestals or on ramps.

JBMI has marked areas to walk pets on the riverbank & lawn. 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. Pet nuisances include: periods of barking, yipping or whining; aggressive behavior towards humans or other animals, and/or cats roaming free on docks.

Pets on Hayden Island are under the jurisdiction of Multnomah County Animal Control (www.multcopets.org) who is responsible for enforcing the animal statues for the County. The law states, "It is unlawful to permit any animal to unreasonably make a disturbance such as repeated episodes of continuous noise lasting 10 minutes or episodes of intermittent noise lasting 30 minutes, providing someone other than the owner did not intentionally provoke the animal to bark."

Pet owners are required to read the JBMI Pet Policy and sign the Pet Policy Agreement. Fines will be levied for non compliance of the JBMI Pet Policy.

8. Safety and Caution:

JBMI has a Fire Protection Policy. Fireworks and open recreational fire pits (includes tiki torches) are prohibited within moorage property. Briquette BBQs, chimera's and enclosed fire pits must be placed on a fire proof hearth and be equipped with a spark containment screen.

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.

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

Please observe the No Wake 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. All children under the age of 10 must wear a lifejacket. Loaner lifejackets are available at the moorage office.

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 Architecture Committee may deem at anytime 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.

10. Guests:

A person is considered a GUEST when they visit a member for no more than 3 weeks, either consecutively or periodically, in one (1) calendar year. Any person extending their stay over 3 weeks is required to pass the tenant screening process.

You are responsible for your guests and respectful behavior is expected. Guests should park in spaces away from the ramps and should be quiet upon arrival and departure.

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

11. Gate Access Cards/Remotes:

Do not loan, give or attempt to copy any of the cards/remotes issued to you.

Gate access cards and remotes will only be issued to owners, family members, roommates or tenants screened and approved by the moorage office.

12. Modification of Floating Homes:

No modifications of your home may be made without submitting a JBMI Residential Construction form and approved by the Architectural Committee.

When work is complete and the building permits have been signed off (if required) a copy must be provided to the office for your file. 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 marked 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 or commercial vehicles may not be parked in the moorage parking area without a Special Permit from the moorage office. Temporary parking of motor-homes, campers, and trailers is allowed for 48 hrs with a Special Permit. There will be a \$25 per day fee for 4 days. On the 5th day the vehicles will be towed at the owner's expense.

No vehicle may be parked in the moorage parking areas that are not currently licensed or are inoperable. These vehicles will be towed at the owner's expense. Any vehicle parked in the parking areas for more than forty-eight (48) hours without an 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 owner's expense.

14. Security:

Diligence is most important in maintaining a secure moorage.

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

- a. United Security - 312-723-1708
- b. Police non-emergency - 503-823-3333 or emergency 911
- c. Sheriff's River Patrol - 503-988-6788
- d. Multnomah Co Animal Control - 503-988-7387
- e. Moorage Office - 503-283-2151, Emergency - 503-314-2169

15. Complaint Form/Maintenance Request Procedure:

Forms for presenting your complaints/comments or maintenance requests are available from the moorage office or online at our website, www.jbmi.net.

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

16. Resident Tenant Screening:

All prospective members, tenants and/or residents shall be subject to resident tenant screening prior to occupancy.

Short term rentals shall not be allowed for a period of less than three (3) months.

Advertising a home for any period of less than three months on any website available to the public, such as but not limited to Airbnb or VRBO, is deemed to be an intention to obtain a short term rental and shall also not be allowed.

Failure to comply with these rules shall result in assessments as described in the attached Schedule of Special Assessments.

Members must notify the moorage office when a tenant moves out of a rental residence. All tenants must submit to tenant screening prior to moving to another rental property within JBMI.

A fee of \$38.00 per single report or married couple will be charged to develop the criminal background check to be used as a basis for screening tenants and/or residents prior to occupancy.

(Adopted November 19th, 2019)

17. Carport 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.

18. Footprint:

Tender and swim floats are allowed only if the recorded width on the Membership Certificate is not exceeded and the total depth of your floating home and floats do not exceed 60ft or the depth at the time of the buyout. Slip length at time of buyout is determined by measurement of the official aerial photo dated 1997 and buy-out diagram.

All slips must be measured and a Slip Dimension Conformation form completed for the member's file prior to the close of escrow.

19. Liability Insurance Requirement:

It is required of all membership certificate holders to have a Liability policy naming JBMI Inc. as additional insured. Minimum limits of \$300,000 or more are required.

20. Signs Only "For Sale" signs may be placed or maintained on or in the members floating home. sj/20

EXHIBIT "A"

JANTZEN BEACH MOORAGE, INC. SCHEDULE OF SPECIAL ASSESSMENTS
(Board modified 11/20/2018)

Unless otherwise stated below, all special assessments are levied per month, until rectified.

All of the violations listed below will first receive a letter from the office and then an assessment per occurrence as listed.

1. Obstruction, damage to, or interference with the use of the moorage
..... \$100
2. Unsightly exterior items and/or appearance (per month)
.....\$100

- 3. Violation of the Association’s pet policy or rules (per occurrence) a. Second offense.....\$25
- b. Third offense and subsequent offenses\$50
- 4. Feeding ducks, geese, or other wildlife on common property, includes feeding from your own float if food remains (per occurrence)\$250
- 5. Tripping or tampering with animal traps (per occurrence)\$250
- 6. Violation of the Association’s parking policy or rules first offense parking citation Second Offense\$25
- Any further violation could result in towing of vehicle at owner's expense.
- 7. Violation of the Association’s fire protection policy or rules (per occurrence)\$50
- 8. Violation of the Association’s policy or rules regarding modifications to floating homes\$100
- 9. Violation of Article XIII of the Bylaws regarding proper maintenance of floating homes, boats, floats, and personal property (per month)\$100
- 10. Unlawful Activities (per occurrence)\$100
- 11. Harassment of employees or Association Board of Directors (per occurrence)..... \$250
- 12. Storage of garbage on floating home (per month, until rectified)\$100
- 13. Failure to observe the no wake zone inside the moorage (per occurrence) \$100
- 14. Failure to comply with Association’s resident screening policy and rules (per day)\$500
- 15. Other affirmative violation of the CC&Rs, Bylaws, Articles and Rules and Regulations of the Association \$50
- 16. Other continuing violations of the CC&Rs, Bylaws, Articles and Rules and Regulations (per day, until rectified) \$25
- 17. Failure to secure Personal Liability Insurance with a minimum liability of \$300,000, naming JBMI as additional insured \$100

Revised 11/20/18-Item 14: Changed from \$500 per month to \$500 per day to comply with Tenant Screening Guideline changes.