

**RULES AND REGULATIONS
OF
SAHHALI SOUTH HOMEOWNERS ASSOCIATION**

The Board of Directors (“Board”) of Sahhali South Homeowners Association (“Association”) has adopted the following rules, regulations, fines and fees concerning use of the Property. These may be amended from time to time, with delivery of the amended version to Owners.

NON-PAYMENT OF ASSOCIATION DUES AND ASSOCIATED PENALTIES

Dues are considered late if not received within 30 calendar days of the invoice date. The date 30 days calendar days following the invoice date is called the due date.

- 1) Dues arriving 31-60 days after the due date will be assessed a \$50.00 late fee.
- 2) Dues arriving 61-90 days after the invoice date will be assessed an additional \$100.00 late fee.
- 3) Dues arriving 91+ days after the due date will cause the Association to record a lien against the property until the assessment is paid in full.

NOTICE DEFINITIONS

“Interested Owner” is any owner of a lot within 100 feet of the lot to which the Board or Architectural Review Board (“ARB”) has given permission or approval for an action.

“Notice” will be considered given when it is in writing and has been deposited in the US mails, with postage prepaid, to be forwarded by certified or registered mail with return receipt.

If to Owner: At the site address of the Lot within Sahhali South, or the address on file at the Association office, or as contained in the tax records of Tillamook County.

If to Board or ARB: At Sahhali South Homeowners Association, 840 Beltline Road, Suite 202, Springfield, OR 97477; or at such other address as the Board or ARB may designate from time to time.

STEP SYSTEM GUIDELINES

The domestic sanitary sewer system for the development is a private system. The system is permitted by DEQ. The permit allows for a maximum peak flow discharge of 17,400 gallons per day. This equates to 300 gallons per day per lot. All alarms for all on-site tank systems are set to this maximum. If the number of gallons per day is exceeded, the alarms will go off. This is particularly an issue if the home is used as a rental. If a lot exceeds the allotted flow per day and the alarms go off the lot owner will be charged for the service call to turn off, reset or repair the onsite system so the alarm

stops. Guidelines for appropriate use of the STEP system are attached to this document.

LANDSCAPING

Each homeowner is responsible for his/her landscape maintenance whether the home is occupied full time or not. Any homeowner(s) failing to maintain their lot will be contacted by the HOA and if the situation is not rectified in a timely manner, the HOA may at its own discretion have the maintenance performed and require the homeowner to reimburse the HOA for the cost to rectify the situation.

UNAUTHORIZED DEVELOPMENT AND ASSOCIATED PENALTIES

Owners who choose to ignore the Covenants, Conditions & Restrictions (CC&R's) of the community when developing their lot(s) will face severe penalties. Owners must submit a complete application to the Architectural Review Board ("ARB"), and must receive written approval from the ARB prior to beginning any development on their lot(s).

"Development" shall be defined as any grading, clearing, scraping, tree removal, planting, filling, or any other manipulation of the site or vegetation.

"Tree" shall be defined as any variety of tree or large shrub with a trunk diameter at breast height ("DBH") equal to or greater than 4 inches.

"Complete ARB application" shall be defined as:

- 1) A completed application for architectural review.
- 2) Payment in full of the review fee.
- 3) A narrative to explain how the design of the project meets the various Declaration requirements.
- 4) A site plan that includes the building and paved surfaces footprint, setbacks, sanitary sewer connections, etc.
- 5) A topographical map of the lot that indicates the existing ground elevations in relation to the building and paved surfaces footprint.
- 6) Building elevations that indicate the height of structure from the average natural ground contour on the uphill side of the structure.
- 7) A floor plan of the project.
- 8) Descriptions of the products (brand, material, and color) that will be used for siding, roofing, windows, paint, etc.
- 9) A plan showing the location and size of any existing tree in relation to the proposed development footprint, and whether the owner believes said tree(s) will need to be removed, or will remain, if the ARB gives approval.
- 10) Any other plan, drawing or information that the ARB requests from the owner within the 30-day consideration window. These may include, but are not limited to, details for site drainage, landscaping, screening of foundations or retaining walls, and so on. An ARB request for additional information stops the 30-day

consideration clock from the day the ARB notifies the owner that more information is needed until the day the ARB receives the information.

The Association will assess the following fines for failure to follow the development guidelines:

- 1) \$1000 per lot for beginning development on any lot prior to submission and written approval of a complete ARB application.
- 2) \$500 per tree removed prior to submission and written approval of a complete ARB application.
- 3) \$100 per day per lot for each day from the beginning of unauthorized development to receipt by the board of a complete ARB application.

ARCHITECTURAL APPROVAL & DEVELOPMENT DEADLINE

Any owner (or owner's agent) receiving ARB approval for building plans will be subject to a 2-year deadline to begin construction. Failure to begin construction within 2 years will cause the approval to expire, and the owner will be required to resubmit a complete application and another architectural review fee.

Any owner (or owner's agent) who obtains a construction permit from Tillamook County has one year from the date the county issues the permit to complete development.

CONSTRUCTION GUIDELINES

Contractors and subcontractors working at Sahhali South are expected to maintain the highest level of professionalism when working in the community. Whether working on a home for an owner, or in any of the common areas for the Association, the members expect contractors and subcontractors to abide by the following rules:

- 1) Maintain a clean worksite. Sahhali's coastal winds blow construction and personal trash across the community if garbage is not properly monitored and contained. Contractors and subcontractors are expected to keep one or more trash containers with latching lids on site, and are expected to conduct a DAILY "trash patrol".
- 2) Living at the construction site is not allowed. Living in RV's, trailers, campers, storage containers, tents and any other form of habitation during construction is strictly prohibited. Habitation of a home is not allowed prior to the home receiving an occupancy permit from Tillamook County.
- 3) Construction work is limited – whether indoors or outdoors – to the hours of 7:00 a.m. to 7:00 p.m.
- 4) No speeding. The speed limit throughout the community is 25 MPH.

- 5) No pets. Only owners' pets are allowed on site.
- 6) No loud music. Music played from cars or stereos on site is expected to be kept at a low volume. A low volume means the music cannot be heard from more than 25 feet away.
- 7) No dumping. All concrete, sand, fill dirt, wood, rock, brick and all other "left over" building materials are to be hauled away at the conclusion of the project, or the subcontractor's portion of the project. Dumping and cleanout of concrete mixers anywhere on site or in the street is strictly prohibited. If the Association must perform the cleanup, the contractor or subcontractor will be invoiced for the expense of the cleanup, plus 15%.

The Association Board, as well as other owners in the community will monitor compliance with these regulations. You will be notified if there are violations, and will be expected to correct infractions immediately.

Questions about these guidelines may be directed to the Association's Secretary.