

**GREEN PASTURES SENIOR
COOPERATIVE**

**A Resident Owned
Manufactured Housing Community**

**COMMUNITY RULES
Approved October 10, 2009**

Member Approved Amendments Included:

**Approved October 10, 2011
Approved April 10, 2013
Approved October 19, 2015
Approved October 15, 2018**

Welcome

Welcome to our community. We wish to provide a pleasant, attractive, and affordable place for seniors to live. All communities need some basic rules to accomplish this goal. We hope these rules are not unnecessarily restrictive, but provide a safe and tranquil community. The future value of your home rest on our community's appearance and reputation in the region. We hope our rules facilitate these goals.

The Board of Directors

** The Board of Directors is elected by the Homeowners/Members in the Community. The Board serves as the governing body for the Cooperative. These rules apply to all member homeowners and all other persons living in the home, as well as guests. They apply equally to Cooperative members and non-members. For brevity, we have used "residents" to refer to all of these persons. These rules may be amended from time to time by the Cooperative members.

1. General Responsibilities

To maintain a healthy and collaborative relationship between the Board of Directors and residents, these are basic guidelines for separating responsibilities between the Cooperative and residents.

a. The Cooperative is responsible for:

- ** i. Maintenance of roads, trees and common areas which include visitor parking areas, garbage dumpsters, mailboxes, RV lot, common area adjacent to the storage shed in Section 2, and other common areas.
 - i.a. Ingress and egress to the RV Lot is not maintained during winter months from November to April.
 - i.b. Designated Common Area paths between Spaces 24, 25, 26, 27, 29 and 38 are not maintained during winter months.
- ** ii. Underground utilities up to and including the Co-op provided Home Site connection points.
- iii. The Cooperative will provide water, sewer, and dumpster service.

** Amendment Approved by Membership on October 19, 2015

1. **General Responsibilities, (Amended), continued**

b. The resident is responsible for:

- ** i. Complying with all the Documents that govern this Community and our Cooperative.
- ii. Paying all state and local taxes on the home.
- iii. Upkeep of your space.
- iv. Hooking up utilities, maintaining connections, and paying utility bills.
- v. Residents are responsible for transporting trash from their homes to the dumpster provided.

c. All residents are liable for damages, injury, or loss incurred in their homes and on their space. Residents are required to carry Homeowners Insurance to include General Liability and Property Damage in an amount specified by the Co-op and your lender, whichever is higher. The Co-op specifies the following amounts of insurance:

- i. **Property Insurance** The home shall be insurance against “all risks” of physical loss using Insurance Services Office (ISO) Form HO 00 03, or its equivalent, for the full replacement value, and in any event in an amount that will not incur a coinsurance penalty.
- ii. **Liability Insurance** Public liability insurance using ISO Form HO 00 03 or its equivalent in the amount of \$300,000 per occurrence and in the aggregate. The Cooperative shall be named as an additional insured using ISO Form HO 04 41 or its equivalent and certificates of insurance shall be delivered to the Cooperative annually.

d. Any resident may at any time request clarification or interpretation of these rules by the Board of Directors.

** Amendment Approved by Membership on October 19, 2015

1. **General Responsibilities, (Amended), continued**

Residents' responsibilities, continued

- e. Residents with disabilities have the right to request waivers or modifications of rules if required as a reasonable accommodation. Residents shall make their request in writing to the Board of Directors. The Board of Directors may establish by resolution additional forms and procedures to be followed in making such request. If approved by the Board, such waivers or modifications shall be in writing. The Board and residents must keep a copy of such agreement.
- f. If a resident fails to take any action required by these rules, the Board of Directors may take such action on behalf of the resident, at the resident's expense.
- g. Housing units are to be owner occupied, and limited to the persons named in the Space Lease. Occupancy shall not exceed 2 persons per bedroom. Any exceptions require written Board approval.

2. **Conduct (Amended)**

We strive to build a safe and tranquil community. Due to the close proximity in which we live, we have basic ground rules to maintain the peace and security of all residents.

- a. All residents are responsible for the actions of their guest and guest's children.
- b. Residents must conduct themselves in a reasonable manner at all times, and must not disturb, threaten or harass other residents.
- c. Residents may only be on another's space or in another's home when invited.
- d. Public intoxication is prohibited.

2. Conduct (Amended)

- e. This is a drug free community. Use, possession, or distribution of illegal drugs is prohibited and is cause for immediate eviction, as provided by Oregon law,
- ** f. No commercial or home businesses are allowed, including babysitting and dog sitting businesses.
- g. This is a senior community and noise levels are expected to be at a moderate level at all times. In addition, during quiet hours (10:00 PM until 7:00 AM) they should be even lower.
- ** h. Vandalism or graffiti to your home or space must be immediately repaired or removed by the resident of the space. If not repaired or removed by the resident within 24 hours, the Cooperative may repair or remove it and the cost will be charged to you.
- i. Discharge of firearms, BB guns, archery equipment, and any other weapon is strictly prohibited.

3. Vehicles (Amended)

We strive to provide a safe, clean, and orderly community.

- a. The speed limit within the community is five (5) miles per hour.
- b. At all times vehicles must be operated in a careful manner so as to avoid injury to persons and property.
- c. Motorcycles and motor scooters that are licensed and street legal are allowed. Motorized trail bikes, go-carts and all-terrain vehicles are not to be used in the community.

** Amendment Approved by Membership on October 19, 2015

3. Vehicles (Amended) continued

- ** d. Each space is provided with either off-street or assigned parking spaces for two passenger vehicles. If a member has a recreational vehicle, boat, trailer or other vehicles, approval must be received from the Board of Directors for a parking space in the RV Area for those units. Additional parking will be available for guests' passenger vehicles in the visitor parking areas. Parking on lawns is not allowed. Parked vehicles shall not block access for emergency vehicles.
- e. No major vehicle repair is to be performed in the community.
 - i. No motor oil or any caustic or non-biodegradable substance shall be deposited in any street, sewer system or on the ground within the community. The resident will be charged for any damages caused by such materials.
- f. Disabled vehicles and vehicles not properly maintained, that pose a potential hazard, or is in such a dilapidated condition that it detracts from the appearance of the community, are not allowed.
- *g. Green Pastures Community streets and vehicle parking areas were originally designed to accommodate passenger vehicles only. Therefore, no vehicle over 3/4 ton will be allowed to park in visitor parking areas or on the streets. Exceptions to this rule will allow commercial vehicles providing services for our cooperative or non-commercial pick up and deliveries to Community Residents.
- *h. RV's, Boats, Trailers, etc. may be assigned a specific parking space in that designated area. Owners of these units must sign a release of liability form to protect Green Pastures Senior Cooperative from responsibility for these units. Vehicles used on a daily or routine basis are not allowed in the RV parking area. This is a storage and/or limited use area. Vehicles are not allowed to drive on un-paved areas in this Community, except those who qualify to use the RV Storage Area.

* Amendment Approved by Membership on April 10, 2013

** Amendment Approved by Membership on October 19, 2015

3. **Vehicles (Amended) continued**

- *h. RV's, Boats, Trailers, etc., continued: No one will be allowed to reside in a unit parked in this area. Homeowners must submit their request for use of this area to the Board of Directors.
- *i. Recreational Vehicles may not be left on Homeowners lot for more than (48) hours to accommodate loading and un-loading.
- ** j. RV AREA: All RV's, boats, trailers and additional vehicles must be parked in the RV Area. Two units per home are allowed based on availability. More than two units may be allowed temporarily based on availability. Tow vehicles must be disconnected from trailers, boats, etc.
- ** k. Homeowner guests/visitors who arrive in an RV or Camper may park that unit temporarily in the RV Area but must be assigned a space by the Board of Directors and the owner of these units must sign a release of liability form to protect Green Pastures Senior Cooperative from responsibility for these units. While visiting, the RV or Camper may not be occupied or lived in. Tow vehicles must be disconnected from Campers.

4. * **Pets (Amended)**

We recognize the importance of pets to many residents, but we must establish reasonable limits. Recognizing the close proximity in which we live, we intend that the following rules balance the interest of all residents regarding pets and create a healthy environment for all.

- a. Only domestic household pets and service animals will be allowed. Domestic household pets are defined as dogs, cats and any pet normally kept in a bird cage, terrarium or aquarium (fish, turtles, etc.) There is a limit of (2) pets per home. Example: (1) dog & (1) cat, or (2) dogs, or (2) cats. This does not include terrarium or aquarium pets.

* Amendment Approved by Membership on April 10, 2013

** Amendment Approved by Membership on October 19, 2015

4. * **Pets (Amended) continued**

- b. Exotic and wild animals are not allowed. Pets capable of causing damage to persons or property are not allowed. **Those animals mostly referred to, but not limited to, are the following dogs: Chow, Rottweiler, Doberman, Pit bull, Blue Heeler and German Shepherd.** These breeds do not include Service Animals.
- c. Residents must register all pets with the Cooperative. Registration must include proof of rabies vaccination.
- ** d. No dog houses or pets living outside of a manufactured home are allowed. All animals must be household pets and not outside animals. Pets shall not be outside without proper restraint including leashes, tie downs, zip lines or enclosed exercise pens. All pets must be accompanied by the homeowner when outside of the home.
- ** e. Portable Pet Exercise Pens are permitted and must comply with the following standards:
 - i. A proposed structure package to include containment material, square footage and site location must be submitted to the Board of Directors for approval prior to the purchase or construction of the Pet Exercise Pen.
 - ii. Materials can be green or black wire fencing or wrought iron fencing or other Board approved material.
 - iii. The height of the Pet Exercise Pen is not to exceed 36 inches.
 - iv. Must be portable in that it can be easily moved or disassembled to render any required repairs or maintenance to the home site.
- f. Pets causing a disturbance to other residents, such as barking, will be removed from the community. A process of written notices will be given to the owner.
- g. All solid waste from pets must be picked up by owner and disposed of in the community garbage containers. This pertains to community property and the property of your neighbor as well as the homeowners own space.

* Amendment Approved by Membership on April 10, 2013

** Amendment Approved by Membership on October 19, 2015

4. * **Pets (Amended) continued**

- h. No pet food or dishes may be kept outside.
- i. Guest's pets are subject to these same rules, and the Residents are responsible for guests.
- ** j. Dogs that have damaged property, threatened someone or bitten someone are not allowed in the Community and must be removed from the Community. Violation of this Rule is a health or safety issue and will be vigorously enforced.

5. **Maintenance of Building and Structures (Amended)**

To preserve the value of our homes and the safety of all residents, all residents should maintain their homes and spaces to a similar standard of upkeep.

- a. All Homes must be maintained in good condition skirting, clean, neat, and painted in a manner keeping with the general appearance of the community.
- b. Accessory structures, porches, decks, steps, and skirting must be kept painted and in good repair so the appearance of the home and space be attractive.
- c. Steps to homes are to be wood, aluminum, or pre-cast concrete. Concrete blocks may not be used as stairs, for the safety of all residents. Residents are responsible for the installation of all steps and railings.
- **d. Only one or two utility/storage buildings of durable quality materials and construction as provided in 5.e. are allowed on each space. Buildings may be wood or metal. Existing structures may remain, but must be removed from the property if a new building is to be constructed. In the event of home sales, the Board of Directors will

* Amendment Approved by Membership on April 10, 2013

** Amendment Approved by Membership on October 19, 2015

5. **Maintenance of building and structures, continued**

- **d. continued:** decide if an existing utility/storage building(s) qualifies to remain on the property. New structures must comply with the following standards:
- i. One building or the total of two buildings may not exceed 200 square feet, outside floor dimensions. The structure(s) must comply with Redmond, OR City code R105.2 (Exhibit A).
 - ii. Structure maximum height will measure up to ten (10) feet from the finished floor to the peak of the roof.
 - iii. Location setbacks are six (6) feet from Rear Yard property line and five (5) feet from the Side Yard. If Rear Yard abuts an alley, the minimum setback may be reduced to five(5) feet.
 - iv. Structure should be set on a cement pad, sealed foundation or sealed floor to deter ground animals from making a home under your Accessory Structure.
 - v. Colors must coordinate with the residence.
 - vi. A complete plan/design (pictures are helpful) and site placement must be presented and approved by the Board of Directors prior to building or purchase as provided in 5.e.
- d. 1. Greenhouses are permitted provided that they are in accordance with 5.d. (above) and 5.e. and with the following restrictions.
- i. The Board of Directors will determine if the designated Space has sufficient room for a Greenhouse.
 - ii. The Greenhouse may not exceed 36 square feet.
- **e.** Buildings, structures, porches, sheds, decks, carports, wheelchair ramps, greenhouses, etc. are not permitted without prior approval from the Board of Directors (Exhibit B) . They must also comply with building codes and federal and state regulations. Before installation, residents must present to the Board a plan for any of the above structures, showing details of the structure and its proposed location on the space. After approval by the Board, the resident must obtain a building permit, if applicable, and give a copy to the Board to be placed in the resident's file.

** Amendment Approved by Membership on October 19, 2015

5. **Maintenance of building and structures, continued**

- f. Residents are responsible for preventing leaks and freezing in their home's water lines. Don't forget to inspect water lines each year in the fall. The cooperative reserves the right to shut off the water at any home where there is a leak until repairs are made.
- g. Residents must not tamper with community electric service or connections. Contact the Board for any necessary repairs.
- h. The Board of Directors will notify the resident if any additional repairs or maintenance is needed. The resident has thirty (30) days from the receipt of notice to complete the requested work. Unless a request for extension is submitted in writing by the resident and approved by the Board.
- ** i. Repainting of your residence and structures will require prior approval by the Board. Structure colors must coordinate with the residence.

6. **Space Maintenance (Amended)**

These rules provide a standard for upkeep of individual spaces and maintain a neat and orderly community appearance.

- a. Residents must keep their spaces free of debris, waste, and garbage. After notice of violation and thirty (30) days for resident to fix the violation, the Cooperative may clean the space and bill the owners for the cost.
- **b. Yard and lawns are to be kept trimmed and mowed. You must have the consent of the Board of Directors before cutting or trimming trees, removing existing landscaping or modifying the landscaping with anything more than annual flowers, perennial flowers or small shrubs. Planting of trees **MUST** have prior approval from the Board to avoid potential problems and damage to underground water pipes and utility lines.

** Amendment Approved by Membership on October 19, 2015

6. **Space Maintenance (Amended), continued:**

- c. Burning of leaves, rubbish, etc. is not permitted. Gas and charcoal grills are permitted, but permanent fireplaces or barbecue pits are not.
- d. Rubbish must be removed and placed in the dumpsters provided. Items not used on a weekly or seasonal basis may not be stored outside the home or outside the utility/storage building. Residents must not keep appliances, large containers, motors, auto body parts, tools, building supplies, chemicals, drums, tires, old furniture, etc. stored around their space.
- ***e. Fences: Members must remember there are no official boundaries or property lines between home sites in the Co-op. The Board of Directors has the final decision on the location of a fence. The Board of Directors may consider a request for a fence when the Member submits a GPSC Request for Approval Form with sufficient justification, exact specifications of the fence including location (a photo would be useful), and signed agreement with the Member whose home site will border the proposed fence location stating who will be responsible for the cost of the fence and any repairs. The Board of Directors reserves the right to require modifications to the Member's Request.

The fence must conform to the following restrictions.

- A GPSC form will be provided for the homeowners on each side of the proposed fence to each approve the construction of a wood fence between properties. Each will sign approving **or** disapproving the fence. Cost of the fence will be shared equally between the homeowners. If either homeowner does not approve of the fence, then it will not be allowed to be built.
- No fence can be installed on the front of the lot between your home and the street or primary access to your home such as the driveway.
- Fence must NOT be any higher than six (6) feet in height and each board must be 5 inches wide.
- Each fence post must be a 4" X 4" wood post.
- Fence will be stained and not painted.

***Amended by Membership October 15, 2018

6. **Space Maintenance (Amended), continued:**

***e. Fences, restrictions continued:

- Prior to any digging of post holes you **must** contact Utility Locate (**call 811**) to locate any utilities. Homeowners will be responsible for all damages of repairs to utilities resulting from the construction of a fence.
- It shall be the homeowner(s) responsibility to reasonably maintain the fence.
- In the event of an underground utility requiring repair which requires the fence or a portion of the fence to be removed, it is the homeowners' responsibility to replace the fence to its original condition.
- The Board of Directors reserves the right to require a homeowner to repair or remove any fence that is severely weathered, dilapidated, or improperly maintained.

** f. Any temporary or seasonal garden or landscaping fixtures and decorations **MUST** be removed within fourteen (14) days of the end of the holiday. Yard decorations and property border decorations, such as miniature fence-like decorations around flower beds or lawn areas, are permitted. Such decorations should not exceed 24 inches. Materials commonly used may be plastic, lightweight metal and/or decorative bricks or other shaped concrete blocks.

**g. Freestanding clotheslines, such as folding dryer racks, are permitted. They must not be visible from the street. Clotheslines may not be permanently embedded in the ground or fixed to the Homeowners residence.

**h. Watering of lawns and landscaping should not be excessive. Use care in placing watering devices (such as sprinklers) to ensure water spray area does not include streets. Monitor the length of time water runs in any given area. Residents are required to adhere to all watering mandates as directed by the City of Redmond for Emergency or Rationing of water.

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7. **Set-Up and Removal**

These rules are intended to facilitate easy set-up and removal of all manufactured homes in the community.

a. Set-Up

- i. The Board of Directors must approve and has the right to inspect and view any home before it is moved into the community. The Board must approve the placement and position of the home on the space, as well as any awnings or carports to be constructed.
- ii. If required by local, state, or federal regulations, the regulating authority must approve the age and condition of the home before it is moved into the community.
- iii. Residents are responsible for connecting all utilities, including electrical, telephone, television, and water.
- iv. Skirting and permanent stairs must be installed within thirty (30) days of placing the home in the community.

b. Removal

- i. Residents wishing to remove their homes are required to give written notice of intent to the Board of Directors at least thirty (30) days prior to moving their home.
- ii. Upon the removal of the home, the resident shall be responsible for clearing the space of all debris and trash.

8. **Fines for Rule Violation (Amended)

- a. A written notice of a rule violation will be given to the Homeowner at the first instance. This letter will grant the Homeowner a period of thirty (30) days to correct the situation.
- b. If the violation is not resolved within 30 days, the Board of Directors may determine whether to impose a fine and the amount of the fine up to \$50.00.

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****8. Fines for Rule Violation (Amended), continued**

- c. Second and subsequent violations are subject to a fine of up to \$100.00 at the discretion of the Board of Directors.
- d. If the Board of Directors determines that any violation is a material violation of the space lease, the Board may vote to proceed immediately to terminate the lease and proceed to eviction.

** Amendment Approved by Membership on October 19, 2015