

## **Three Rivers Rules, Regulations and Organizational Committee Mission Statement**

The purpose of the Rules, Regulations and Organizational committee for Three Rivers Land Owners Association is to not only review, revise and create rules and regulations which allow for all association members to enjoy their Three Rivers property and the commons in a safe and secure environment but also to encourage communication and cooperation among all Three River's property owners.

**Duties** (Any implementation proposed by this committee must be approved by the Board of Directors)

1. Review each year the rules and regulations for Three Rivers.
2. Create or remove rules and or regulations when necessary.
3. Review complaints and levy fines if appropriate.
4. Ensure that all fines are levied fairly and consistently.
5. Serve as the first appeal for fines levied to members for infractions of the rules and regulations.
6. Ensure that all members are aware of all rules and regulations.
7. Review and help implement suggested projects for the betterment of Three Rivers.

### **Procedures**

It is the Board of Directors ultimate responsibility for the running of Three Rivers Landowners Association. Thus all fines for infractions of rules and regulations must be levied by a Board Member representative. All fines and complaints will be processed by the rules and regulations committee. If there is an appeal from a property owner, this committee will be the first hearing. If it is not settled to the satisfaction of the property owner, the case then will go to the Board of Directors.

When clean-up, beautification or other cooperative projects are proposed by the Board or by members of the Three Rivers Landowners Association, it is the duty of this committee to review the proposal and help facilitate the completion of the project if the committee agrees that it is a worthwhile and possible endeavor. This will include communication of the project to the landowners, publication of location, date, and time of the proposed project and obtaining volunteers to complete the project.

## **Rules, Regulations, and Restrictions of Three Rivers Landowners Association, Inc.**

In order to promote the mutual goals of Three Rivers Landowners Association, Inc. all members, guests, renters, and leaseholders are subject to the following rules, regulations and restrictions. All members are expected to ensure compliance with the rules, regulations, and restrictions. Failure to comply with the rules, regulations and restrictions shall result in fines levied to the property owner as per the adopted Penalty Schedule. If a member, guest, renter, or leaseholder violates more than two of the Three Rivers Landowners' Association rules, regulations and restrictions in one incident, it shall be considered as a multiple infraction of the same rule and subject to the adopted penalty schedule.

1. Each member shall be entitled to all rights and subject to all duties contained in the Bylaws, Covenants, Conditions and Restrictions and Resolution 1 of the Three Rivers Landowners Association as now enacted or as amended from time to time.

2. Every family unit of Three Rivers Recreation Area shall pay dues to the Three Rivers Landowners Association in the amount set by the board of directors of the association for a period beginning June 1, of the current year, through May 31, of the following year. If a family unit owns more than one piece of property in Three Rivers, they are required to pay dues on their primary property and any other properties that they rent, lease or occupy by means of persons and or vehicles. Dues shall be paid by June 1, of the current year and shall be considered delinquent thereafter.

3. All members of the Three Rivers Landowners Association shall exhibit the decal of the Three Rivers Landowners Association and their guests shall exhibit a guest pass in a visible and conspicuous place upon all motorized vehicles, watercraft, motorcycles and ATV's used in Three Rivers Recreation Area.

4. All guests of Three Rivers Landowners Association members shall obtain a guest pass (member card number required) and temporary access number (active for no more than seventeen days) at the Three Rivers Recreation Area's main gate entrance. All guests shall follow all rules of the Three Rivers Landowners Association's rules, regulations and restrictions.

5. Upon leaving Three Rivers Recreation Area, guests shall leave their guest pass at the Three Rivers Main Gate.

6. The property owner/card holder must be on the property for the Three Rivers Landowners Association guest passes to be valid. Property owners are solely responsible for their guests, renters, leaseholders, and guests of the renters / leaseholders. Cardholders are responsible for guests, in the absence of the owner, however, the cardholder is a guest of the property owner as well. The property owner assumes all liability for any damage caused by their guests, renters, leaseholders, and their guests. It is the landowner's responsibility to furnish key cards or guest passes for all renters and leaseholders.

7. All operators of motorized vehicles on the main road from the gate to the lake (Lakeview Drive) shall have a valid driver's license.

8. All members and guests shall obey posted speed, parking, and access limits at Three Rivers Recreation Area. All gravel or unimproved roadways have a twenty-mile per hour speed limit whether posted or not. Only one vehicle is allowed through the front gate with each lift.

9. No motorized vehicles shall be allowed on the day use beach or the airfield (other than aircraft) at Three Rivers. Vehicles must be operated in a safe and non-destructive manner when on Three River's roads and common areas. All common area trails and open areas, except maintained roads, shall be closed to all motorized vehicles between 11:00 p.m. and 6:00 a.m.

10. All motorized ORV/ATV's (off road and all terrain vehicles) operated at Three Rivers Recreational Area will be equipped with an approved spark arrester type of mufflers.

11. No overnight parking or camping is allowed on the day use beach or the parking area at Three Rivers Recreation Area. No personal property shall be left at the beach area overnight and no boat may remain beached on the beach overnight. No boat trailers shall be left more than 10 days in the day use overflow parking area.

12. All association members and guests of Three Rivers Landowners Association shall follow all water safety rules as posted at the front gate, and in the beach area and as stated in the Oregon Boaters Handbook.

13. All animals visiting any common areas of Three Rivers Recreation Area must be under the complete control of the owner or person in possession of the animal at all times. Unruly animals must be on a leash at all times while visiting common areas. No animals are allowed in the designated swim area, which is defined by the tree line.

14. All Association members and guests of Three Rivers Landowners' Association shall not discard or deposit trash, litter, or household garbage on any common areas, roadways or beaches. Only return-for-deposit beverage containers may be deposited in the designated collection containers.

15. No cutting of trees or removal of gravel or pumice or any material owned by the Three Rivers Landowners Association (Common Area) is allowed without prior written approval of the board of directors.

16. No member or guest of Three Rivers Landowners Association shall engage in a noxious or offensive action, which may become an annoyance or nuisance to the recreation use for the property. Levels on noise should be minimal between the hours of 11:00 p.m. and 6:00 a.m.

17. No taking of game animals or discharge of firearms is allowed at Three Rivers Recreation Area. Shooting of firearms is only allowed in the designated shooting range except for the necessary and justifiable protection of life, limb or property. Use of the rifle range is limited to persons 18 years or older unless accompanied by an adult or has a Hunter Education certificate in their possession. Bows and Arrows, pellet guns, and BB guns may be used on private property if in using such weapons, adequate safeguards (backstops) are taken so as no projectile will intrude onto any other property. (They may intrude on to another property with that owner's written permission). If allowed weapons are being used in an unsafe or reckless manner, the landowner will be subject to the same fines as for the discharging of a firearm. Violation may result in a disciplinary action by the Board of Directors. Penalties for violations are as follows:

|             |   |
|-------------|---|
| 1st Offense | \$ 100.00   |
| 2nd Offense | \$ 500.00   |
| 3rd Offense | \$1000.00   |
| 4th Offense | Discretionary action by the Three Rivers Landowners Association's Board of Directors. |

18. No person shall ignite or permit open burning, including fireworks, during a period when open burning is restricted or prohibited. Open burning shall be attended at all times by a responsible adult and shall be conducted in a safe manner. The penalties for violation of this rule are as follows:

|             |   |
|-------------|---|
| 1st Offense | \$ 100.00   |
| 2nd Offense | \$ 500.00   |
| 3rd Offense | \$1000.00   |
| 4th Offense | Discretionary action by the Three Rivers Landowners Association's Board of Directors. |

If unauthorized open burning results in the escape of fire, the property owner shall also be responsible for the cost to control and suppress the fire. Costs shall be assessed in accordance with the standardized cost schedule adopted by the Oregon Fire Marshal.

19. No soliciting or distribution of materials is allowed on Three Rivers common areas without prior written approval by the Board of Directors.

20. All property owners shall abide by the Covenants, Conditions and Restrictions of Three Rivers Recreation area and Resolution 1 of the Architectural Committee.

Penalties for violations are as follows:

|  |                 |
|--|-----------------|
| 1 <sup>st</sup> Violation                        | Written Warning |
| 2 <sup>nd</sup> Month of Violation               | \$50.00 + Fees  |
| 3 <sup>rd</sup> Month of Violation               | \$100.00 + Fees |
| 4 <sup>th</sup> Month of Violation               | \$200.00 + Fees |
| 5 <sup>th</sup> Month of Violation               | \$400.00 + Fees |
| 6 <sup>th</sup> Month and every month thereafter | \$800.00 + Fees |

When the property owner corrects the violation, all fines shall be removed from the property. Legal fees, lien costs, filing fees, and all other costs to the Three Rivers Landowners Association caused by each violation shall be paid by the landowner.

21. Violations of the Three Rivers Recreation Area’s rules regulations and restrictions should be submitted in writing to the Board of Directors for an action. Complaint forms are available at the front gate upon request. All complaints must be signed for action to occur. Unsigned complaints will be filed, but no action will be taken.

22. In the event a fine is levied against a member of the Three Rivers Landowners Association for an infraction of the rules, regulations and restrictions of the association and the fine is not paid or a letter of request for reconsideration is not received within a period of not more than 30 days after the receipt of a notice for such fine, it is hereby noted that the Board of Directors shall de-activate the entry card of the landowner (which also removes all rights to distribute guest passes) and require forfeiture of all 3 Rivers vehicle decals. The property owner may still enter Three Rivers Recreation Area, but only on a guest pass during gate hours, with no rights to the common areas. If the fine is not paid within 90 days see ARTICLE XI sections 1 through 4 of the Three Rivers Bylaws pertaining to Liens on properties.

### **Penalty Schedule**

|             |   |
|-------------|---|
| 1st Offense | Written Warning   |
| 2nd Offense | \$ 25.00 fine   |
| 3rd Offense | \$ 50.00 fine   |
| 4th Offense | \$100.00 fine   |
| 5th Offense | Board of Directors discretionary action as warranted by the seriousness of the violation. |

23. All fines, de-activation of entry cards, and filing of liens against any landowner shall be subject to possible reconsideration. Landowners shall inform the board of directors of such intent in writing within 30 days from notification of fine, de-activation or lien. The board shall schedule a hearing to take place during a regularly scheduled board meeting. The landowner must appear in person before the board and if possible, the individuals who filed the complaint. The landowner will have 15 minutes to state their objections at which time the board will deliberate and vote. The majority decision of the board is final.

24. No Member or guest shall alter, modify or harm the dock system, swim area and beach equipment. Dock system, swim area and beach equipment shall only be used safely in a non-destructive manner only in the manner in which it was intended. Any alteration or modification to the equipment shall require prior written approval by the Board of Directors

25. All Association members and guests on personal properties with pets must follow Oregon State Law pertaining to animal control. Unruly animals or ones that create a public nuisance could be forced to leave Three Rivers LOA. Unruly is defined as:

- Chases persons or vehicles on premises other than premises from which the keeper of the animal may lawfully exclude others.
- Damages or destroys property of persons other than the keeper of the animal
- Scatters garbage on premises other than premises from which the keeper of the dog may lawfully exclude others
- Trespasses on private property of persons other than the keeper of the animal
- Disturbs any person by frequent or prolonged noises.

Penalties for violations are as follows:

|                         |   |
|-------------------------|---|
| 1 <sup>st</sup> Offense | Written Warning   |
| 2 <sup>nd</sup> Offense | \$25.00 fine  |
| 3 <sup>rd</sup> Offense | \$50.00 fine  |
| 4 <sup>th</sup> Offense | \$100.00 fine   |
| 5 <sup>th</sup> Offense | Board of Directors discretionary action as warranted by the seriousness of the violation. |

## **NOTICE**

PLEASE BE ADVISED THAT NOTWITHSTANDING THAT THE THREE RIVERS RECREATION AREA IS PRIVATE PROPERTY, ALL OWNERS, RENTERS, OCCUPIERS, GUESTS AND OTHER USERS OF THE THREE RIVERS RECREATION AREA MUST AT ALL TIMES COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS. VIOLATORS MAY BE SUBJECT TO DISCIPLINARY ACTION (INCLUDING IMPOSITION OF FINES, AND CURTAILMENT, SUSPENSION OR TERMINATION OF RIGHTS AND PRIVILEGES), AS DETERMINED AT THE DISCRETION OF AND BY THE BOARD OF DIRECTORS OF THE THREE RIVERS LANDOWNERS ASSOCIATION, INC., AS WARRANTED BY THE SERIOUSNESS OF THE VIOLATION.