

## RIVERCLIFF ESTATES GENERAL RULES

### GENERAL RULES AND REGULATIONS OF RIVERCLIFF ESTATES CONDOMINIUMS

1. There shall be no posting of any signs, posters or advertisements in or on Rivercliff Estates property, except real estate sales signs, which are to be removed within five (5) days of a completed sale.
2. Residents shall exercise care and consideration NOT to disturb other residents. This includes excessive or loud noises, conversations, music or electronic devices that can be heard inside or outside other resident's units. Three signed complaints will result in Board action.
3. Pets are not to be left unattended on any of the grounds. Leashes are required while walking pets. Those keeping domestic animal owners of all kinds must abide by the Multnomah County Municipal Sanitary regulations. This means each pet owner must immediately clean up after their pet. A warning letter regarding leash laws and cleanup will be sent, followed by a \$50 fine if these rules are not followed.
4. Hanging garments, rugs, laundry, or fabrics of any kind from the windows, facades, or patio and deck railings and dividers or other external structures is prohibited. The American Flag is permitted.
5. For everyone's safety, no skates, skateboarding, scooter riding, or remote control toys are allowed on any road, walking path, or grassy area within the complex. Bicyclists may use the streets to get from their unit to the street, exercising care with other vehicles or people walking. Children using bicycles to go from their units to the street should be under the supervision of an adult bicyclist at all times within the complex.
6. BBQ grills must be on a fire-proof surface and at least four (4) feet from the building and siding when in use. Open flame equipment or fire pits are not permitted. Homeowners will be held responsible for siding damage.
7. Personal garbage or trash in the pool or clubhouse area shall be disposed of in the proper available garbage containers. Residential garbage cans and recycle bins shall be kept inside garages at all times and may be placed outside the day prior to pick-up. (Please make sure lids are securely placed on the containers.) Please bring cans and bins back inside by the end of the pickup day. Each resident is allowed one (1) can for household garbage, one (1) can for recyclable trash and one (1) crate for glass. Residents are responsible for any additional costs assessed by the collector for excess garbage and trash.
8. Parking of boats, trailers of any kind, motorcycles, campers, commercial vehicles and like equipment is NOT allowed on driveways or in visitor parking areas. All equipment kept in garages shall NOT project beyond the garage door entrance(s).
9. Vehicle repair and maintenance must be completed within the garage area. This work is not permitted in the driveways, streets, or visitor parking areas of the complex.
10. Designated "VISITORS" parking areas are for short-term guest parking only. Unauthorized parked vehicles may be towed without notice at the owner's expense. Residents are prohibited from parking in "VISITOR" parking.
11. No vehicles may be parked in the street areas (access roads) at any time. All interior streets in the complex are designated fire lanes, and such parking would impair the movement of fire and emergency response vehicles if required. Please advise your guests to park in your driveway or Visitor Parking areas.

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### GENERAL RULES AND REGULATIONS OF RIVERCLIFF ESTATES CONDOMINIUMS (cont'd)

12. Garage sales are only permitted on odd numbered years and are held as a community wide event if requested by residents. Estate and Moving sales are only permitted on Friday and Saturday at a cost of \$50 per day, payable to the Association.
13. Homeowner Association dues are due and payable on the first day of each month. Delinquencies will be assessed \$50 for each 30 days of delinquency. Condo dues that are two months delinquent will get a 30-day demand letter, which if not responded to, will result in the account being sent to collections. The HOA's legal counsel will file a lien on the unit. The HOA board will inform the owner of denial of access to community facilities and suspension of water service to the unit. The delinquent Unit Owner is responsible for all past due association dues including interest, any service charges, attorney's fees and all recording fees. The association has the authority to collect interest on delinquencies.
14. Per the Resolution adopted on 2/19/77, the board may levy a fine for violations of Bylaws or Rules and Regulations of the Association. These fines cannot exceed \$50 per violation per day. They are in addition to, and not in lieu of, all other rights and remedies of the Association. The 1977 resolution can be found on the website under "Resources".

(Revised September 2021)