



SUNRIVER RULES & REGULATIONS

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SUNRIVER RULES AND REGULATIONS

In the exercise of its powers and in the performance of its obligations pursuant to the Consolidated Plan of Sunriver (the “Consolidated Plan”) and of any Sunriver Declaration, the Board of Directors (“Board”) of Sunriver Owners Association (“SROA”), on behalf of the Association, has adopted the following Rules and Regulations.

In conformance with and to the extent required or allowed by, all or any of the Declarations and the Design Committee Manual of Rules and Procedures, the Sunriver Ladder Fuels Reduction Plan, and the Sunriver Noxious Weed Plan, the Design Committee hereby consents to the terms of the Rules and authorizes the SROA departments entitled the “Community Development Department” and “Natural Resources Department” (as such departments may be renamed or redesignated from time to time) as the representatives of the Design Committee, to grant permits and approvals as described herein. Such authorization may be revoked or limited by official action of the Design Committee and/or Board of Directors. A copy of these Rules shall be made available upon request by any person at SROA’s administrative office.

SECTION 1 RULES; PROCEDURE AND ENFORCEMENT

1.01 Dissemination of Rules

- A. The Board may appoint an individual to serve as a magistrate for SROA (hereinafter referred to as the “Magistrate”). The Magistrate shall serve at the pleasure of the Board with a term that may be terminated at any time, with or without cause.
- B. The Magistrate shall be the Board’s designee with the authority to act as a hearing officer to enforce the Consolidated Plan, Declarations, Design Committee Manual of Rules and Procedures and these Rules (for purposes of this Section 1.01 only, a “Rule” or collectively the “Rules”) through imposition and collection of fines and penalties. The Magistrate’s primary role shall be to determine whether a violation of these Rules has occurred as a factual matter and to apply the appropriate fine based on the Magistrate’s finding. The Magistrate may consider mitigating circumstances when imposing fines but shall not have the authority to declare a Rule unenforceable as a matter of law. In other words, a Magistrate does not have a judicial power to evaluate whether a Rule is consistent with the Consolidated Plan or the law generally. The power to interpret the Consolidated Plan is expressly reserved to the Board. The Magistrate shall have no authority to file liens or institute legal proceedings on behalf of SROA.
- C. The Magistrate shall decide on Rule violations in an impartial and uniform manner at a hearing as provided in Section 1.02.

- D. The Magistrate reports directly to the Board. The Magistrate shall maintain a record of all evidence submitted for each rule violation brought before the Magistrate at formal hearings. Upon the conclusion of a formal hearing, the Magistrate shall deliver to the Magistrate's Clerk all such records and evidence to be retained by SROA until the appeal period has expired.
- E. The Magistrate has no authority to unilaterally change or amend the rules but may make recommendations or propose changes by notice to the Board or its designee.

1.02 Notice: Magistrate's Hearing; Appeals

- A. All persons subject to a fine for violation of one or more SROA Rules and Regulations or one or more Design Committee Rules (collectively Rule or Rules), or of the Consolidated Plan or a Sunriver Declaration, shall be given written notice of the violation and the scheduled fine amount. The Association's General Manager, or their designee, and any member of the Sunriver Police Department may issue a Citation for a violation of any Rule.
- B. The Citation form shall be approved by the Board and shall include the date and place of the alleged violation, the rule violated, the amount of the scheduled fine, the date the Citation is issued and date, time and place for a hearing before the Sunriver Magistrate. The Citation shall advise the recipient of the following options:

Option No. 1. Acknowledge the Citation and admit the violation by paying half the scheduled fine prior to the informal hearing. Pay in person, by credit card via phone, or mail to SROA, PO Box 3278, Sunriver OR 97707. Choosing this option does not preclude any further Citations for violations of SROA rules. Failure to bring the violation into compliance is likely to result in additional Citations with escalating fines being issued.

Option No. 2. Appear at an informal hearing to acknowledge the violation but provide an explanation. The date and time of the informal hearing is noted on the Citation. Appearance may be in person or by counsel, in writing, by telephone, or virtually. Appearance by telephone or virtually must be requested by email to magistrateclerk@srowners.org no less than three (3) business days prior to the hearing. In choosing this option you do not dispute the violation, but you may offer evidence in mitigation and will consent to the Magistrate's ruling, waiving all right to question the person reporting the violation or dispute the facts in the report. There is no right to appeal if this option is chosen. Failure to bring the violation into compliance is likely to result in additional Citations with escalating fines being issued.

Option No. 3. Contest the violation by requesting a formal hearing. Complete the hearing request on the reverse side of the Citation and submit the Citation to the Magistrate's clerk at magistrateclerk@srowners.org, or

by mail no less than three (3) business days prior to the day and time for the hearing noted on the front of the Citation. The request shall indicate if you will appear in-person or by counsel, in writing, by telephone, or virtually. The Magistrate will require the signer of the Citation and/or any relevant SROA/SSD staff to be present. This option allows the parties to present evidence and witnesses and may allow for an opportunity to question the other party at the Magistrate's discretion. You are responsible for arranging for any supporting witnesses and providing any additional evidence. SROA will send written notice of the date, time and place for the formal hearing. Selecting Option No. 3 includes the ability to appeal the Magistrate's decision as described in Section 1.02 E. Failure to bring the violation into compliance is likely to result in additional Citations with escalating fines being issued if the Citation is not ultimately dismissed.

- C. If the recipient fails to respond or appear for any of the three (3) options above, the violation shall be deemed admitted and the Magistrate may impose the scheduled fine amount. Such action is not subject to appeal.
- D. After any hearing, the Magistrate will determine whether a fine should be imposed and the amount of any fine and will notify the recipient of the determination.
- E. All appeals of fines imposed by the Magistrate at a formal hearing shall be decided by the Sunriver Judicial Council. Any person against whom a fine has been imposed under Option 3 of Section 1.02 B, who deems that such a fine was unfairly imposed, either because the person believes he/she did not violate the Rules as cited, or because the fine imposed is unduly severe, may appeal the imposition of the fine by filing a statement with the Sunriver Judicial Council, postmarked within 30 days from the date of the decision letter. All appeal requests shall be sent to the Judicial Council in care of SROA. The Judicial Council shall schedule a hearing within 90 days from the receipt of the appeal and shall notify the appellant in writing at least 10 days prior to the date of the hearing. The collection of the fine shall be stayed pending a decision on appeal.
- F. For ongoing violations of the rules, SROA may issue a Citation every 30 days with escalating fines until the violation is remedied or corrected.

1.03 Sunriver Judicial Council

- A. The Sunriver Judicial Council shall consist of not less than three persons who shall be appointed by the Board. At least two members of the council shall be members of SROA; provided however, that no person shall serve as a member of the Judicial Council while serving as a member of the Board. The Board shall keep on file at its principal office a list of the names and

addresses of the members of the Sunriver Judicial Council. The Judicial Council shall elect one of its members to preside at the hearings.

- B.** All hearings held with respect to the appeal of a violation of any Rule or Provision or fine shall be conducted pursuant to Section 6.07 of the Consolidated Plan. Hearings before the Judicial Council shall be conducted in accordance with such rules of procedure as the Council may adopt from time to time. The chair of the Judicial Council shall preside if present. If not, another member of the Judicial Council shall be selected by the number present to preside. The appellant may appear, either in person, by counsel or by other representative designated in writing, and may examine and cross-examine witnesses, introduce evidence and present oral argument. The appellant may elect to submit his argument based solely on written statement without appearing in person, by counsel or other representative. The Council shall base its decision upon evidence in the record and presented at the appeal hearing and render its decision in writing within ten (10) days of the conclusion of the hearing. Copies of the decision shall be mailed or delivered to the person charged with the violation and to the Magistrate. The decision shall be final and binding on all parties to the appeal.
- C.** A fine in the amount not to exceed \$500 may be imposed against any person who, without notice, fails to appear at a hearing on appeal before the Judicial Council.

1.04 Enforcement

- A.** The Board or its authorized delegate may impose and enforce fines as provided in these Rules, institute legal proceedings to enjoin further violation of the Rules and take any such further action as may be provided in the Consolidated Plan or as may be necessary or appropriate to enforce compliance with the Rules.
- B.** All fines shall become due and payable ten (10) days after the date the notice of fine is issued by the Magistrate. If the fine is not paid by the due date specified in the Magistrate ruling letter and no statement of appeal has been filed, the Board or its designee is authorized to file a lien against the Sunriver property associated with the violation.
- C.** Any fine imposed for a violation of any Rule shall be considered both a personal obligation and an assessment against the Sunriver property associated with the citation and may be collected in the manner provided for in the Consolidated Plan.
- D.** In addition to any fine or penalty prescribed by these Rules, a person who violates any Rule shall be liable to SROA for civil damages arising out of the

violation and shall be subject to any other remedy available to the Association at law or in equity.

- E. In addition to any prescribed fine, a Suspension of Recreation access privileges may also be imposed by the Administrator.

1.05 Schedule of Fines

- A. Except as otherwise provided in the Rules, the Scheduled Fine for violation of any Rule shall be an amount not exceeding:
 1. \$2,500 for a Class A offense and/or Suspension of Recreation access privileges.
 2. \$500 for a Class B offense and/or Suspension of Recreation access privileges.
 3. \$250 for a Class C offense and/or Suspension of Recreation access privileges.
 4. \$100 for a Class D offense and/or Suspension of Recreation access privileges.
 5. \$50 for a Class E offense and/or Suspension of Recreation access privileges.
 6. \$20 for a Class F offense and/or Suspension of Recreation access privileges.

- B. The Scheduled Fine for violation of a moving motor vehicle violation (infraction) shall be an amount not exceeding the bail amount prescribed for the offense in the Oregon Supreme Court Uniform Bail Schedule (UBS) applicable to traffic offenses which is in effect at the time of the infraction except the Scheduled Fine for:

1. Exceeding the designated speed limit by 1 to 10 mph shall be \$40;
2. Exceeding the designated speed limit by 11 to 20 mph shall be \$60;
3. Failure to obey a traffic control device shall be \$60; provided the violation does not contribute to an accident.

Said UBS, as revised from time to time, is incorporated herein by this reference.

- C. The scheduled fine for violation of a Design Committee Rule shall be the amount listed in the "Schedule of Fines," in Section 1.05 (A) above, and the appendices located in the Design Committee Manual of Rules and Procedures, which schedule is incorporated herein by this reference.
- D. Fines for violations of any Rule that does not specify a fine schedule, or an offense/infraction class shall be established by the Board as necessary.
- E. Escalating Fine Schedule:

The failure to correct a violation for which a Citation has been issued, whether such Citation has been paid or not, shall be subject to additional Citations with escalating fines for ongoing violations that increase as follows:

1. Fines shall escalate at a rate of double the previous fine for every thirty (30) days that the violation is not corrected.
2. An exception to the escalating fines or issuance of additional Citations is warranted when the owner has entered into and is complying with a corrective action agreement with SROA.
3. Any pre-existing violation that continues or reoccurs after the date of these rules is considered a new violation and is subject to an escalating fine.

SECTION 2 ROADWAYS, PARKING AND PATHWAYS

2.01 Motor Vehicle Violations

- A.** Except as otherwise provided in these Rules, the Oregon Vehicle Code (ORS Chapter 801 et. seq.) by this reference is incorporated as part of these Rules. All provisions and rules in the Oregon Vehicle Code applicable to public highways or to premises open to the public shall be applicable to and enforceable on all roadways in Sunriver. Motor vehicles using Sunriver roadways shall be subject to and operate in compliance with said Oregon Vehicle Code provisions and rules.
- B.** No person shall operate a motor vehicle in excess of the posted speed and in no event in excess of 25 miles per hour in non-posted areas.
- C.** No person shall operate a motor vehicle on other than surfaced motor vehicle roadways and designated parking areas, except SROA and Sunriver Service District (SSD) authorized vehicles, utility company vehicles and vehicles issued permits by SROA.
- D.** No person shall operate any motorized vehicle on Sunriver motor vehicle roadways which is not equipped and registered for operation on the highways of the State of Oregon, except golf carts, construction, and maintenance equipment or SROA authorized vehicles. Prohibited vehicles include, but are not limited to, snowmobiles, unlicensed dirt bikes, dune buggies, all-terrain vehicles, go-carts, dune cycles and mini-bikes.
- E.** Violation of paragraph A or B of Section 2.01 shall be infractions subject to fine pursuant to Section 1.05 B. Violation of paragraphs C or D constitutes a Class C offense.

2.02 Parking

- A.** Motor vehicles shall be parked:

1. On private residential lots on the paved surface, or in the case of a graveled drive, on the surface designated as the drive by the site plan, and
 2. On other property, only in designated parking areas or as permitted elsewhere in these rules.
- B.** No vehicles shall be parked so as to inhibit passage of emergency vehicles or snowplows.
- C.** Except as provided in paragraph (D) of this section, vehicles shall not be stopped, parked, or idling on or along any roadway within Sunriver without prior approval of the Sunriver Police Department or as permitted by SROA.
- D.** Service vehicles providing repair or other services at residential units, which services do not require Design Committee approval, may be parked along residential lanes adjacent to the unit at which the services are being provided, for a period of up to four hours.
- F.** Recreational and utility vehicles and related equipment include, but are not limited to, motor homes, trailer homes, campers, boats, boat trailers, utility trailers, snowmobiles, motorized dirt bikes and trailers. Recreational, utility and commercial vehicles and related equipment may be parked or stored only:
1. On private areas when entirely enclosed within a permanent structure;
 2. In a designated space in a Sunriver RV storage yard subject to availability and payment of a space rental fee to SROA;
 3. As provided in paragraphs F and G of this rule; or
 4. In other areas with prior written approval of SROA.
 5. For purposes of this rule, commercial vehicles include all vehicles used in a trade or business which are larger than 220 inches in length or 78 inches in height or which have lettering more than 3 inches high.
- F.** Subject to all other conditions prescribed in these Rules, recreational, utility vehicles and related equipment may be parked unenclosed on a temporary basis not to exceed 48 hours within a seven (7) day period. In the event of an emergency or other unusual circumstance as determined by SROA in its sole discretion, recreational and utility vehicles and related equipment or other disabled vehicles may be parked unenclosed for additional periods not to exceed five (5) consecutive days with a dated SROA permit. The intent of this Rule is to prohibit long-term, unenclosed storage of recreational, utility vehicles and related equipment, but also to allow temporary, short-term

unenclosed parking. Recreational and utility vehicles shall not be used as living accommodations, as stated in Section 4; Rule 4.07 A.

- G.** All vehicles parked on or near a job site in conjunction with an approved construction project will be so designated as a registered contractor by a visible contractor parking permit displayed prominently on the dashboard or window of the vehicle.
- H.** Each violation of Paragraph A of Section 2.02 constitutes a Class F offense. Each violation of Paragraphs B, D, E, F and G constitutes:
 - 1. A Class E offense if the first violation;
 - 2. A Class D offense if the second violation; and
 - 3. A Class C offense for each subsequent violation.
 - 4. Each violation of Paragraph C of Section 2.02 constitutes a Class C offense.

2.03 Pathways, Pedestrians and Cycles

- A.** The use of Sunriver pathways is restricted to Sunriver owners, residents and guests.
- B.** Pathways shall be used solely by (1) pedestrians and (2) non-motorized vehicles. The term “non-motorized vehicles” means: tricycles, bicycles, scooters, strollers, child trailers, tag-along bikes towed behind bicycles and Class 1 ebikes. For purposes of these Rules, “Class 1 ebikes” means two or three-wheeled, pedal-assist only, low-speed electric bicycles, with no throttle, that have a maximum assisted speed of 20 mph. All motorized vehicles and non-motorized vehicles not specifically described above (including, but not limited to, skateboards, roller blades, inline skates, hoverboards, electric or other motorized versions of non-motorized vehicles (whether assisted or fully electric), any throttle-assisted or pedal-assisted ebikes capable of speeds higher than 20 mph. and Segway’s) are prohibited. Exception to this rule applies to SROA authorized vehicles and vehicles issued written permits by SROA. Notwithstanding the foregoing, wheelchairs and other similar conveyances are permitted on SROA pathways for use by persons with a disability that requires their use in accordance with the Americans with Disabilities Act and other applicable local, state, and federal law.
- C.** Pedestrians and non-motorized vehicle riders are prohibited from using roadways when a bicycle/pedestrian path is adjacent to or near the roadway.
- D.** Pedestrians shall have the right of way on pathways and at all pathway/roadway crossings in accordance with the Oregon Vehicle Code. Pedestrians and non-motorized vehicle riders shall walk/ride on the right

side of the pathways and pass on the left with a word of warning (see Section E. below).

- E.** Passing on pathways is permitted only when an unobstructed view of other traffic indicates it is safe to pass. Passing shall be to the left and the person passing shall give audible warning of his/her intention to pass.
- F.** Non-motorized vehicle riders shall ride in a safe, respectful, and courteous manner and obey all regulating signs on pathways and roadways.
- G.** Non-motorized vehicle operators or passengers under the age of 16 years are required to wear a helmet while riding within Sunriver. All non-motorized vehicle riders and passengers are encouraged to wear a helmet while riding.
- H.** Non-motorized vehicles shall be ridden on SROA designated pathways and permitted roadways only (see paragraph 2.03 C).
- I.** Non-motorized vehicles shall yield to motor vehicles at all roadway crossings.
- J.** Operation of non-motorized vehicles after dark without an operating front light and rear reflector is prohibited.
- K.** Non-motorized vehicles shall be ridden as close to the right side of the pathway or permitted roadway as practical.
- L.** When stopped, non-motorized vehicle riders, passengers, and pedestrians shall not obstruct other traffic using the pathway.
- M.** Non-motorized vehicle riders shall not ride with leashed or tethered pets alongside. (Pets may accompany riders if adequately secured in baskets or cycle trailers.)
- N.** Non-motorized vehicle riders shall obey all signage posted at tunnels.
- O.** Non-motorized vehicles and pedestrians shall not ride or walk over utility corridors.
- P.** For the safety of all pathway users, the maximum speed allowed on pathways is 15 mph, except during race and similar events that have received written SROA approval.
- Q.** Recumbent bicycles, whether equipped with two wheels or three wheels, and with or without electric assistance, shall fly an orange flag atop a pole of not less than five (5) feet in length.

- R. Violation of Section 2.03 constitutes a Class D offense, unless otherwise stated.

2.04 Golf Carts

- A. Golf carts shall be operated only on golf courses and roadways or as specifically designated and permitted by the SROA Board:
 - 1. Only during daylight hours;
 - 2. As close to the right side of the roadway as practical; and
 - 3. With a slow-moving vehicle emblem conforming to the requirements of the Oregon Motor Vehicles Division, displayed without obstruction on the rear of the golf cart.
- B. Whenever a golf cart is impeding a vehicle, the golf cart operator shall turn right into the first available road or lane and allow the motor vehicle to pass.
- C. Violation of Section 2.04 constitutes a Class F offense.

SECTION 3 ANIMALS

3.01 Pets

- A. No animals, except household pets, shall be kept or raised within Sunriver. Pets shall not be bred or raised for commercial purposes.
- B. Pets shall be controlled so as not to be a nuisance, harass, or chase wildlife or disturb the peace, as defined in Section 5, Rule 5.01 A.
- C. All pet owners are responsible for removing any pet defecation and disposing it in a trash receptacle.
- D. Pets shall not be permitted to run loose or be left unattended outside of the residence. Dogs shall be under the complete control of a capable person either on a leash or under effective voice control at all times. Persons walking dogs shall have a leash in their possession at all times.
- E. Owners of pets who are in repeated violation of these rules may be required to remove their pets permanently from Sunriver. Any dog running loose or unattended outside the private area of the owner thereof may be impounded and the cost of the impoundment shall be assessed to the owner in accordance with the Deschutes County regulations.
- F. Violation of paragraph 3.01 C constitutes a Class E offense. Violation of paragraphs A, B and D constitutes a class D offense.

3.02 Vicious Dogs

- A.** Ownership or possession within Sunriver of a vicious dog is prohibited.
- B.** A vicious dog is any dog which exhibits any of the following behaviors:
 - 1. When unprovoked, approaches any person in a vicious or terrorizing manner in an apparent attack;
 - 2. Has a known propensity, tendency or disposition to attack without provocation to cause injury or otherwise endanger the safety of persons or animals;
 - 3. Bites, inflicts injury upon, assaults or otherwise attacks a person or animal without provocation; or
 - 4. Is kept or trained for the purpose of dog fighting.
- C.** Violation of Section 3.02 constitutes a Class B offense.
- D.** In addition to the fine described by Section 3.02 C, vicious dog(s) may be impounded at the owner's expense and the owner may be required to permanently remove the dog(s) from Sunriver.

3.03 Horses

- A.** Horses shall be ridden and maintained only in designated pastures or stables, or on designated horse trails unless otherwise authorized by the Board or authorized delegate.
- B.** Violation of Section 3.03 constitutes a Class C offense.

3.04 Wildlife

- A.** The deliberate feeding of native or feral wildlife (except birds) within Sunriver is prohibited.
- B.** The placement of salt blocks (except in designated pastures) within Sunriver is prohibited.
- C.** The intentional harassment (teasing, stalking, chasing) or physical harm of wildlife within Sunriver is prohibited except as permitted by written approval of SROA for animal control purposes.

- D. The live trapping and relocation of nuisance animals is authorized with a permit from the Oregon Department of Fish and Wildlife (ODFW).
- E. Violation of Section 3.04 constitutes a Class D offense.

SECTION 4 USE RESTRICTIONS

4.01 Trees and Vegetation

A. SROA Owned Property

Trimming, pruning, damaging or removal of any tree (standing or fallen) and landscaping, restoration, or alteration of any SROA owned property without prior written authorization of the Design Committee or its duly authorized representative is prohibited, except as provided in SROA's Ladder Fuels Reduction Plan and Noxious Weed Plan. For purposes of this rule, a tree is deemed damaged if the Natural Resources Director determines that the damage has adversely affected the health of the tree. Violation of this paragraph constitutes a Class A offense.

B. Privately Owned Properties:

1. Each owner shall manage ladder fuels and noxious weeds on his/her privately owned property in compliance with SROA's Ladder Fuels Reduction Plan and Noxious Weed Plan.
 - a. Failure of an owner to manage his/her privately owned property in compliance with SROA's Ladder Fuels Reduction Plan within thirty (30) days after written Notice of Deficiency constitutes a Class B offense. If the violation is not remedied within 30 days after the date the first fine is levied, an additional fine equal to double the amount of the fine for a Class B offense shall be levied. If the violation is not remedied within 30 days after the date the second fine is levied, an additional fine equal to four times the amount of the fine for a Class B offense shall be levied. For each additional 30-day period during which the violation is not remedied, an additional fine equal to the amount of the fine for a Class A offense shall be levied. The amounts of the fines for each violation shall be cumulative.
 - b. Failure of an owner to manage his/her privately owned property in compliance with SROA's Noxious Weed Plan within thirty (30) days after written Notice of Deficiency constitutes a Class C offense. If the violation is not remedied within 30 days after the date the first fine is levied (or at the conclusion of any weather-related extension time period as provided below), an additional fine equal to the amount of the fine for a Class B offense shall be levied. If the violation is not remedied within 30 days after the date the second fine is levied, an additional fine equal to the amount of the fine for a Class A offense shall be levied. For each additional 30-day period during which the

violation is not remedied, an additional fine equal to the amount of the fine for a Class A offense shall be levied. The amount of the fine for each violation shall be cumulative. Notwithstanding the foregoing, SROA's Natural Resource Director may grant a weather-related extension for compliance with SROA's Noxious Weed Plan. The granting of any such extension shall be in the sole discretion of the Natural Resource Director, shall be in writing, and shall be of as brief a duration as reasonably necessary to account for adverse weather conditions.

2. Trimming, pruning, damaging or removal of any Lodgepole or Ponderosa Pine on private property without prior written authorization of the Design Committee or its duly authorized representative is prohibited except as provided in SROA's Ladder Fuel Reduction Plan. For purposes of this rule, a tree is deemed damaged if the Natural Resources Director determines that the damage has adversely affected the health of the tree.
 - a. Violation of Paragraph 4.01 B.2 constitutes a Class A offense for trees more than 4 inches in diameter.
 - b. Violation of Paragraph 4.01 B.2 constitutes a Class C offense for trees 4 inches or less in diameter.
 - c. Diameter shall mean DBH (diameter at breast height). The DBH shall be measured from the original undisturbed ground. In the event the tree has been removed below DBH the diameter shall be measured at the height of the cut.
 3. Removal or placement of trees, shrubs, other vegetation or any landscaping on privately owned property without prior written authorization from the SROA Design Committee or its duly authorized representative is prohibited, except for placement of native grasses, non-woody flowering plants and routine landscape maintenance including trimming and pruning of non-native ornamental trees and other vegetation, or as provided in SROA's Ladder Fuels Reduction Plan and Noxious Weed Plan. Violation of this Paragraph constitutes a Class C offense, except as provided in Section 4.01B.2(a).
- C. Cutting, trimming, pruning, removal or planting of each tree, shrub or other vegetation in violation of Section 4.01 shall constitute a separate and independent violation.
 - D. Collection and/or transport of firewood from SROA Owned Properties without a valid SROA permit and load tag constitutes a Class C offense.

4.02 Maintenance and Appearance

A. The owners or occupants of all units shall maintain the grounds and improvements in a clean and attractive condition and in good repair.

1. Improvements including but not limited to paint, siding and landscape shall be maintained in good condition and repair and as approved by the Design Committee. Failure of an owner to correct a deficiency within 60 days after written Notice of Deficiency constitutes a Class C offense. If the violation is not remedied within 30 days after the date the first fine is levied (or at the conclusion of the weather-related extension time period as provided below), an additional fine equal to the amount of the fine for a Class B offense shall be levied. If the violation is not remedied within 30 days after the date of the second fine is levied, an additional fine equal to the amount of the fine for a Class A offense shall be levied. For each additional 30-day period during which the violation is not remedied, an additional fine equal to the amount of the fine for a Class A offense shall be levied. The amounts of the fines for each violation shall be cumulative. Notwithstanding the foregoing, SROA's Community Development Director may grant a weather-related extension for compliance with any such Notice of Deficiency. The granting of any such extension shall be in the sole discretion of the Community Development Director, shall be in writing, and shall be of as brief a duration as reasonably necessary to account for adverse weather conditions.

2. Except for ladder fuel reduction materials properly staged for scheduled pickup, storage of garbage and recycling containers, refuse, yard trimmings, cuttings, debris, tools, and equipment shall be screened from view from the adjacent property, common grounds, and roadways in accordance with the provision of the Design Committee Manual of Rules and Procedures.

B. Written approval of the Design Committee is required for all new construction, exterior improvements or changes to existing improvements or landscaping and for exterior painting or repainting. Design Committee approval is not required for repairs or touch-up painting of exterior improvements that do not change the size, configuration, existing material types or colors previously approved by the Design Committee.

C. Visibly stored firewood shall be neatly stacked in a rectangular fashion and not exceed three (3) cords in quantity per property. A standard cord of wood is approximately 4x4x8 ft. in size. Using trees as "bookends" to stack firewood is prohibited.

Stored firewood shall be maintained at or beyond twenty (20) feet from any structure, including structures on adjoining properties, or the furthest point from all structures.

The exception is from November 1st until May 1st, during which time firewood may be stored 0-10 ft. from any structure up to the property line.

Stack firewood so it does not block doors of any structure to allow adequate access for first responders and their equipment.

Notwithstanding the timeframes established herein, SROA may impose different timeframes (with notice provided to owners), based on emergency situations.

The effective date for compliance is May 1, 2023, with these requirements on-going unless and until otherwise amended.

Exceptions to the three (3) cord limit on the quantity of visibly stored firewood must receive written approval from SROA subject to meeting the following criteria:

- Written certification that firewood is a primary source of heat for the home.
- Not more than five (5) cords of wood shall be present on the property at any given time.
- All provisions for placement and stacking as specified in Section 4.02 C shall still apply.

D. Storage of firewood or other materials on other than an owner's privately-owned property is prohibited.

E. Placing or keeping a sign which is not in compliance with the following standards is prohibited.

A. All signs in Sunriver shall comply with these Rules. Placing a sign that is not in compliance with the applicable provisions of the rules is prohibited. Violation of this rule constitutes a Class "C" offense.

B. Commercial, Town Center and Resort District signs (refer to Section 5.00 of the Design Committee Manual of Rules and Procedures).

C. Temporary signs. Any temporary sign not in compliance with the purpose, intent or other requirement of these regulations may be removed, without prior notice, by SROA staff.

1. Construction signs which identify the designers, architects, engineers, or general contractors involved with the construction or renovation of a building. Said signs shall be located on the site of the construction, shall not

exceed 18"x 24" in size, and shall be removed from the property when the project is completed.

2. Golf course tee box and green signage, not exceeding 4 square feet (limit 1 sign per area).
3. Land development project signs pertaining to the sale, lease, rent, or development of an office complex, shopping center, or similar parcel are allowed for a period of one (1) year or upon completion of said project. Size of signs shall be a maximum of 4'x8'.
4. For sale, rent, or lease signs must comply with the following:
 - a. Size: Not to exceed 12"x18".
 - b. Color: Yellow background with dark brown lettering or the reverse.
 - c. Mounting: 1"x1" pointed angle iron (self-standing).
 - d. Number allowed: One; either for sale, for rent, or for lease.
 - e. Location: At front lot line.
 - f. Prohibited sign locations: Signs shall under no circumstances be allowed on side or rear lot lines which face common grounds, a golf course, a residential area, or recreational areas.
 - g. Village Declarations and Consolidated Plan: The language with regard to rentals and leases, which appears in the Village Declarations and/or the Consolidated Plan, is to allow rental or lease signs which advertise long-term rentals or leases only. "Long-term" has been historically interpreted by the Board as sixty (60) days or more. Further, rental or lease signs shall indicate "long-term." Signs shall be removed during the rental period.
 - h. Owners: In the event the unit owner wishes to advertise their unit for sale or lease, they may do so provided that the sign used meets these rules.

- i. Window Signs: No signs are allowed in unit windows, except emergency and security type sticker.
- j. Removal: "For Sale" or "For Rent" signs must be removed from the property once escrow closes, or the unit is rented.

5. Open House Signs:

- a. Size: Not to exceed 18"x24"
- b. Color: Blue on White
- c. Mounting: Self-standing
- d. Location and number allowed:
 - 1. Two (2) open house signs may be used. One must be placed at the home being shown and the other at the entrance to the lane.
 - 2. If two or more lanes share a common lane entry, three (3) open house signs may be used. One must be placed at the home shown, the second at the lane entrance, and the third at the shared common lane entrance (see list "Lanes Allowing Three Open House Signs" at the end of this document).
 - 3. Only one sign per open house shall occupy the point of entry to a lane at any one time.
 - 4. No open house signs may be placed beyond the lane or common lane entrance (as defined by the point where the lane intersects with a road).
 - 5. Open house signs are not to be permanently displayed and shall be removed when the home is not being shown.

6. Special Events: Temporary signs and banners shall only be permitted for the directional purposes to special events or for advertising of special events, and **not** for the sole purpose of commercial advertising, promotion, or political purposes.

- a. Number allowed:
 - Directional signs are to be limited. Only one or two directional signs should be necessary.
 - Event and sponsorship signage and banners located within the town center, commercial, and resort core areas or immediate centralized event area that do not face single family residential areas are permitted during the event. **In no event shall signs be attached to trees, suspended across roadways, or displayed in any other location other than as permitted above.**
- b. Size:
 - Directional signs shall be limited to event name and directional arrows.
 - Event banners are limited to 36"x96" or smaller per banner.
- c. Content:
 - Directional signs shall be limited to event name and directional arrows.
 - Event area banners may include sponsorship, logos, and endorsements relative to the event.
- d. Colors:
 - Event area banners may include sponsorship, logos, and endorsements relative to the event.
 - Directional signs shall be black or blue lettering on white background.
- e. Time Allowed:
 - Directional signs are only permitted for the length of time that is needed to direct participants to the event and are to be removed immediately following the event.
 - Event area signs/banners located at venue(s) are permitted to be displayed up to twenty-four (24) hours prior to the start of the event and shall be removed no later than twenty-four (24) hours after

the event. Routine or repetitive events (such as weekly concert series) are not considered on an aggregate basis and shall adhere to display, and removal requirements prescribed above, per each weekly event.

f. Notification to SROA: All special event signs and banners (except those listed in Section 5.02 of the Design Committee Manual of Rules and Procedures) must conform with these rules and be approved by the SROA General Manager prior to installation. The following is required for General Manager review:

- A complete description and drawing or photo of the sign and/or banner including content, size and color.
- Specific installation and removal dates and times.
- The total number of signs and/or banners and their locations.

D. Prohibited sign devices. The following devices/fixtures shall not be made a part of any approved sign which had been constructed, erected, or is being maintained:

1. Pennants, banners, (other than light pole banners), flags, balloons, streamers, valances, propellers, or similar wind activated or attention attracting devices.
2. Contains, includes, or is illuminated by any flashing, intermittent revolving, rotating or moving lights, moves or has any animated moving parts.

E. Prohibited sign locations.

1. Signs shall under no circumstances be allowed on side or rear lot lines which face common grounds, a golf course, a residential area, or recreational areas.
2. Under no conditions may signs be mounted or nailed to a tree.

F. Prohibited signs of the following types shall not be allowed unless otherwise permitted by the Design Committee Manual of Rules and Procedures:

1. Outdoor Advertising Signs (except as permitted for special events)
2. Political Campaign Signs
3. Sub-contractor or Material Supplier signs
4. Signs on Utility Poles or Trees
5. Roof Signs
6. Bench Signs
7. Projecting Signs
8. Neon Signs
9. Paper, cloth, or similar temporary signs on the exterior of any building (except as permitted for special events)

G. Exempt Signs

1. Public signs of a non-commercial nature erected by SROA or other authorized public authority, including but not limited to safety signs, highway and street signs, pathway signs, trespassing signs, memorial plaques, and historical markers.
2. Building number signs that do not exceed 24 x 24 inches and are of a quality and color consistent with existing wooden sandblasted signs. Door numbers shall be limited to a maximum height of six inches.
3. Non-lighted signs on the interior of windows or doors for the purpose of advertising a sale, business hours, open, closed, etc.

H. Signs not meeting Sunriver standards, i.e., size, color and other specifications will be removed from the premises without notification. Signs will be held for 30 days by the Community Development Office and if not claimed by the owners, will be disposed of.

I. The SROA General Manager may authorize a temporary Exception to these rules.

J. Violation of Section 4.02 F constitutes a Class C offense.

F. Yard Structures and Ornamentation. Unless otherwise specified herein, yard structures and ornamentation, including sculptures, artwork/décor, birdbaths, birdhouses and feeders, wind chimes, flags and banners, windsocks, and bridges are permitted as follows.

A. Permitted subject to the following standards:

1. No item shall be permanently affixed to any tree or other vegetation using screws, nails, glue, or other device intended to permanently or semi-permanently attach such item.
2. Shall not be located within any required setback as specified in the Design Committee Manual of Rules and Procedures.
3. Holiday Decorations
 - a. Holiday decorations, regardless of size, shall not be installed earlier than 30 days prior to and shall be removed within 30 days after the applicable holiday.
 - b. Inflatable yard decorations are prohibited.
 - c. Holiday lights may be illuminated from November 15th to January 15th.
4. Flags and Banners.
 - a. Shall be a maximum of four (4) feet by six (6) feet in size (or 24 square feet in area).
 - b. Shall be attached to a flagpole that is in conformance with the standards for such as included in the Design Committee Manual of Rules & Procedures.
 - c. Except as may otherwise be permitted by the Design Committee Manual of Rules and Procedures, flags used for commercial, advertising, or political campaign purposes are prohibited.
5. Birdhouses and feeders. Birdhouses and feeders are not subject to a review process if installed in accordance with the following criteria which are intended to reduce the visual and any other adverse impact to neighbors and passersby:
 - a. A reasonable effort is made to reduce any visual adverse impact so as to not distract from, disturb, or alter the natural appearance of the area to neighbors and passersby.
 - b. Animal feeders other than bird feeders are not permitted.
 - c. Birdhouses shall not be painted or treated so that they are allowed to weather naturally. Birdhouses

should be built in a manner that is beneficial to the intended species and should not be for decorative purposes.

- d. Birdhouse and feeders shall not be installed across any property line.

B. Prohibited. The following yard structures and ornamentation are prohibited.

1. Plastic or concrete animals.
2. Little libraries.

G. Cables, chains, ropes to secure pet, and clothes lines.

A. No item shall be permanently affixed to any tree or other vegetation using cables, chains, ropes, or similar devices.

B. Exceptions. Any item that is temporarily affixed to a tree or vegetation shall be affixed in such a manner so as to not cause any damage to the tree or vegetation.

H. Retention and dumping of trash, garbage, recycling, or vegetative debris on private property or on commons.

A. All trash, garbage, and recycling shall be kept within approved containers that are located within a screened area approved pursuant to the Design Committee Manual of Rules and Procedures.

B. The retention of garbage or vegetative debris on private property, whether kept in a container or not, beyond the normal and typical collection period provided by a purveyor of such, or longer than two weeks is prohibited.

C. The dumping of trash, garbage, or vegetative debris on SROA common areas is prohibited.

D. Any violation of these rules shall be subject to remediation by SROA at the sole expense of property owner or violator.

I. Relocation of snow beyond owner's property boundaries.

A. No snow shall be removed from any individual property that creates a nuisance on any adjoining property.

B. No snow may be deposited on any street or pathway.

J. Non-permanent outdoor recreation equipment storage.

A. These standards are separate from the requirements for Affixed Outdoor Recreation Equipment as provided in the Design Committee Manual of Rules and Procedures.

B. Non-permanent sports equipment is permitted subject to the following standards:

1. All equipment shall be maintained as operable and in a state of good repair.
2. Placement of portable basketball hoops shall be consistent with the placement for permanent hoops as specified in the Design Committee Manual of Rules and Procedures.

C. Prohibited. The following non-permanent sports equipment is prohibited.

1. Skateboard and bicycle ramps, jumps, or similar devices.

K. Tarps.

A. Tarps are permitted subject to the following standards:

1. To cover: firewood, non-affixed outdoor furniture, affixed outdoor amenities that would be adversely affected by exposure to weather/natural elements and automobiles/vehicles, boats, and trailers legally parked on-site.
2. Shall be dark brown, dark green or black in color, except for fitted covers for non-fixed outdoor furniture which can also be beige/tan in color.
3. Shall not be ripped, torn, or otherwise within a state of disrepair.

B. Prohibited. The use of tarps to cover any item not expressly permitted herein.

L. House Numbers.

A. House Numbers of contrasting color are to be located on the house under a light source, and/or posted at the lane, adjacent to the driveway. House numbers shall be a minimum of 3" x 6" in size.

M. Invisible Fences.

A. Invisible fences must be at least two feet from the property lines. In no case shall invisible fences be allowed to extend across property lines or be installed on common ground. All wires must be buried below the ground surface. No vegetation may be removed for installation. All training flags must be completely removed within 60 days of installation.

N. General provisions.

A. No item, fixture, or equipment shall be permanently affixed to any tree or vegetation.

B. Any equipment that is temporarily affixed to a tree or vegetation shall be affixed in such a manner as to not cause any damage to the tree or vegetation.

C. Use of common area is subject to the applicable provisions of the Consolidated Plan of Sunriver.

O. Owners should refer to applicable Village Declaration and the Design Committee Manual of Rules and Procedures for additional rules that pertain to maintenance and appearance.

P. Violation of Section 4.02 constitutes a Class B offense.

4.03 Fires and Smoking

A. Fires are prohibited except in indoor fireplaces and wood stoves, in properly maintained gas or electric cooking devices and patio heaters.

B. Outdoor burning equipment is prohibited except for gas or electric cooking devices or patio heaters with an enclosed flame, which are allowed on patios or decks away from trees or ground cover. Other forms of outdoor cooking may be allowed by seasonal permit for commercial uses or by special permit from the SROA.

C. The use of all fireworks, including sane and safe fireworks, rockets propelled by model rocket motors and similar devices is prohibited unless specifically approved in writing by SROA.

D. Outdoor burning of trash or other material and discarding of any burning material, including, without limitation, cigarettes, smoking substances, or warm ashes in other than a fireproof container is prohibited.

- E. Smoking of cigarettes, cigars, pipes, or other substances on or along any road, drive, lane (except within an enclosed motor vehicle), pathway, trail or any SROA owned property is prohibited unless specifically permitted by signage.
- F. Indoor wood burning fireplace and stove chimneys shall have ½” mesh spark arrestors installed in accordance with Deschutes County Building Codes. Such spark arrestors shall be maintained and cleaned, as necessary. Screens shall not be cut out or otherwise allowed to burn or rust out.
- G. In case of Regulated Closure Proclamation by the Oregon Department of Forestry, previously issued seasonal permits may be revoked and additional restrictions may be placed in accordance with identified Regulated Closure. The State Forester or an authorized representative may, in writing, approve a modification or waiver of these restrictions. These restrictions shall remain in effect until replaced, suspended, or terminated by an additional proclamation of the State Forester or an authorized representative.
- H. Violation of Sections 4.03 A, B, D, E, F & G constitutes a Class C offense. Violation of Section 4.03 C constitutes a Class A offense.

4.04 Commercial Use and Home Occupations

- A. Commercial or business activities, garage or yard sales, or any other similar activities on or in privately owned residential property are prohibited, except that an owner or occupant residing in such property may conduct any lawful occupation, business, moving or estate sale within the dwelling, but only under all of the following conditions:
 1. The existence or operation of the business activity is not apparent by sight, sound or smell from outside the dwelling;
 2. The business activity conforms to all zoning requirements for the property;
 3. There are no full-time employees except members of the owner’s/occupant’s household;
 4. The business activity does not involve regular visitation of the unit by clients, customers, suppliers, vendors or other business invitees;
 5. The external appearance of the dwelling is not affected in a way inconsistent with its use as a residence;
 6. No unreasonable parking problems are caused for surrounding residents and parking for the activity does not inhibit emergency

access. Parking along roadways is prohibited without prior approval from the Police Department;

7. No signs other than those allowed by the Rules are used; and

8. A business activity shall not constitute a nuisance, be hazardous or offensive, threaten the security or safety of others or adversely affect the property values of other units as determined by the SROA Board of Directors.

B. Violation of Section 4.04 constitutes a Class C offense.

4.05 Solicitation

A. Solicitation within Sunriver to sell, enlist support for, or promote any item or proposal by means of personal contact, including the handing out of handbills or other literature or advertisement, the wearing or displaying of any advertisement or door-to-door contact, is prohibited except as follows:

1. Solicitation by means of literature, advertising, newspapers, periodicals or other printed matter either posted or left for sale or distribution to the public at large at such places within Sunriver and in such manner as the Board may designate;

2. Solicitation by means of newspaper, periodical, radio, television, or similar advertisement means placed in the media which reaches persons within Sunriver through U.S. Mail, newspaper delivery routes, retail stores, radio or television; and

3. Solicitation, including solicitation to promote sales, rentals, time-sharing, or other arrangements for the transfer of ownership or the sharing of any residence or property within Sunriver, provided such solicitation:

a. Occurs in or immediately adjacent to the solicitor's sales office, model unit, business or retail office established and operated in compliance with all Sunriver Rules and Provisions; and

b. Occurs in response to a prior expression of interest by a person, including follow-up meetings, telephone conversation, the preparation or delivery of written matter, the showing of residences or property within Sunriver, and other activities customarily related to real estate transactions.

B. Violation of Section 4.05 constitutes a Class B offense.

4.06 Cardinal Landing Bridge

- A. Jumping or diving from the Cardinal Landing Bridge is prohibited.
- B. Violation of Section 4.06 constitutes a Class E offense.

4.07 Temporary Living Accommodations

- A. Recreational and utility vehicles shall not be used as living accommodations.
- B. With the exception of authorized Special Events, tents and camping equipment shall not be erected or occupied within Sunriver.
- C. Violation of Section 4.07 constitutes:
 - 1. A Class E offense if the first violation;
 - 2. A Class D offense if the second violation; and
 - 4. A Class C offense for each subsequent violation.

4.08 Unauthorized Use of Sunriver Owners Association (SROA)/Sunriver Homeowners Aquatic Recreation Center (SHARC) Name or Logo

- A. Without prior written authorization from the Sunriver Owners Association (SROA) General Manager or Board President, no person or entity shall use the Sunriver Owners Association (SROA) or Sunriver Homeowners Aquatic Recreation Center (SHARC) logo. This includes all use in electronic, digital, And printed materials, or on items for promotion or sale.
- B. Violation of Section 4.08 constitutes a Class A offense.

SECTION 5 NOISE, NUISANCES AND OFFENSIVE ACTIVITY

5.01 Disturbing the Peace

- A. Disturbing the peace and tranquility of Sunriver is prohibited. The intent of this rule is to ensure that others are not unduly disturbed by excessive noise, loud talking, loud music, barking dogs, etc. In general, the peace and tranquility of Sunriver is to be maintained between the hours of 10:00PM and 7:00AM, although violations of this rule can occur at any time as observed by an officer. Exceptions to enforcement of this rule include, without limitation, road maintenance, golf course maintenance, the operation of emergency vehicles, the conduct of normal activities within commercial areas (as defined in Section 3.06 of the Consolidated Plan) so long as such activities do not otherwise violate these rules or the Design Committee Rules and Procedures.

- B.** Any offensive activity, noise or public indecency that interferes with the use and enjoyment of private or SROA owned property is prohibited. For purposes of these Rules “public indecency” shall include, without limitation: (i) public nudity; (ii) urination or defecation in common areas, areas open to the public and/or in public view (except in urinals or washrooms provided for that purpose); and (iii) public indecency as defined in ORS 163.465, as it may be amended.
- C.** No person shall operate within Sunriver a motor vehicle unmuffled exhaust brake system.
- D.** Violation of Section 5.01 constitutes a Class C offense.

5.02 Firearms and Dangerous Projectiles

- A.** The discharge of firearms, air rifles or pistols, CO2 guns, bows and arrows, slingshots or any potentially hazardous projectile within Sunriver is prohibited.
- B.** Violation of Section 5.02 constitutes a Class A offense.

5.03 Littering and Garbage

- A.** Discarding, dumping, burying, burning or other improper disposal of garbage, trash, or litter in Sunriver is prohibited.
- B.** Garbage, trash, and litter is to be placed in a secure garbage container with a working device to prevent scattering of the contents by animals. Further, secured garbage cans are to be left in an enclosure which meets Sunriver Design Rules and not placed at the end of the driveway or outside the enclosure. Not securing garbage cans resulting in the dumping or scattering of the contents by animals is a violation of this rule.
- C.** All garbage, trash and litter shall be regularly removed from the premises of each unit by an authorized disposal service or taken from Sunriver. Garbage, trash, or litter which is not classified as recyclable is NOT to be discarded at the Recycle Center in the Public Works yard. Garbage, trash, or litter which becomes unsightly, odorous or a nuisance is prohibited.
- D.** Violation of Section 5.03 constitutes a Class C offense.

5.04 Residential and Commercial Alarms

Any false alarm that the Sunriver Police or Fire Departments respond to in a commercial establishment or private residence after three previous false alarms in a 12-month period constitutes a Class E offense. Citations will be issued for the fourth and subsequent false alarms within that 12-month period. A warning will be issued for the third false alarm.

5.05 Unmanned Aircraft Systems

Except as permitted by the SROA General Manager, the takeoff/landing of unmanned aircraft, including but not limited to aerial drones, is prohibited in Sunriver. An exception applies when Sunriver Police and Fire Departments or other agencies having authorized jurisdiction are acting in an official capacity requiring the use of an unmanned aircraft/drone. Unmanned aircraft, including but not limited to drones, that takeoff/land outside Sunriver are excluded. Violation of this rule constitutes a Class A offense.

5.06 Code of Civility

- A.** It is a violation of Sunriver rules for any person to treat SROA staff or volunteers in a disrespectful and inconsiderate manner. No improper conduct, abuse and/or harassment, defined as a course of conduct which intimidates, alarms, or puts SROA's staff and volunteers in fear of their safety shall be tolerated. Improper conduct includes, but is not limited to: obscenities, written, verbal or physical threats and/or gestures directed at SROA staff or volunteers. Sanctions imposed apply to the offending individual(s) only, and not, for example, any other members of a party that did not participate in the improper conduct or behavior.
- B.** Violation of Section 5.06 constitutes:
 - 1. First violation: Class D offense
 - 2. Second violation: Class C offense
 - 3. Each subsequent violation: Class B offense

5.07 Watercraft

- A.** No person shall stop, park, idle, or slow a motor vehicle with or without an attached trailer, on or along a Sunriver roadway with the purpose of dropping off or picking up any person who is engaged in loading or unloading a watercraft.
- B.** "Watercraft" are vehicles used in water, including, but not limited to, canoes, kayaks, paddleboards, dinghies, pontoon boats, fishing boats, log rafts, inner tubes, water floats, inflatable ride-ons, and any other waterborne vessels, regardless of the construction or means of propulsion.

- C. Each violation of Paragraph A of Section 5.07 constitutes a Class C offense.

5.08 Nuisance Properties

A. Prohibition. Owners of private areas, commercial areas, resort areas, common areas, private ways, private recreational areas, semi-public recreational or service areas, and leased scenic areas shall not use their property, or allow their property to be used by guests, licensees, and invitees, in a manner that constitutes a Nuisance as defined in Section 5.08 B of these Rules and Regulations.

B. Definition. A “Nuisance” means an unreasonable interference with a right that is common to all members of the public or an unreasonable non-trespassory interference with another’s private use and enjoyment of their property in Sunriver.

C. Conduct Constituting a Nuisance. A Nuisance includes, but is not limited to, conduct occurring on a particular Sunriver property resulting in two or more citations within a 30-day period, or four or more citations within a 180-day period, issued to the owner or their guests, licensees, or invitees, alleging a violation of any combination of the following provisions:

1. Sunriver Rules and Regulations Sections 2.02 (Parking), 3.01 (Pets), 3.02 (Vicious Dogs), 4.03 (Fires and Smoking), 4.04 (Commercial Use and Home Occupations), 5.01 (Disturbing the Peace), or 5.03 (Littering and Garbage), and
2. ORS 471.130 (purchase or possession of alcoholic beverages by a person under 21), ORS 163.465 (public indecency), a provision of ORS 167.007 to 167.017 (prostitution and related offenses), or a provision of ORS 470-005 to 475-285 or ORS 475-752 to 475-980 (uniform controlled substances act).

D. Penalties. An owner’s violation of this rule constitutes a Class C offense, except that:

1. An owner’s violation of this rule within twelve months of a prior violation constitutes a Class B offense; and
2. an owner’s violation of this rule occurring within twenty-four months of two prior violations constitutes a Class A offense.

Penalties for violations of this rule shall be in addition to the penalties assessed for related violations of the Sunriver Rules and Regulations or Oregon Statutes, if any. Owners are not responsible for any violations of this rule that predate their ownership of the property.

Lanes allowing 3 open house signs

See section 4.02c5 for more details

Condos:

ALBERELLO CONDOS
EAGLEWOOD CONDOS

Sunriver Lanes

ACACIA LANE
ACER LANE
ALPINE LANE
ALTA LANE
APPROACH LANE
AUGUSTA LANE

BACHELOR LANE
BALSAM LANE
BEECH LANE
BELKNAP LANE
BIG SKY LANE
BROKEN TOP LANE

CAMAS LANE
CATALPA LANE
CATKIN LANE
CEDAR LANE
CINDER LANE
COLONIAL LANE
CONIFER LANE
CRAG LANE
CRATER LANE
CULTUS LANE

DIXIE MOUNTAIN LANE
DOGLEG LANE
DOGWOOD LANE
DORAL LANE

FIR CONE LANE
FIVE IRON LANE
FOURSOME LANE
FOX LANE

GANNET LANE
GOLDEN EAGLE LANE
GOLDFINCH LANE

GOSLING LANE
GRIZZLY LANE
GROUSE LANE

HARE LANE
HART MTN LANE
HOLLY LANE

JAY LANE

KILLDEER LANE
KINGLET ROAD
KINGLET LANE
KLAMATH LANE

LANDRISE
LARK LANE
LEISURE LANE
LOON LANE
LOST LANE
LOWLAND LANE
LYNX LANE

MAKAHA LANE
MT. ADAMS LANE
MT. RAINIER LANE
MT. ROSE LANE
MT. ST. HELENS LANE
MOUNTAIN VIEW LANE
MULLIGAN LANE
MUSKRAT LANE

NINE IRON LANE

OAKMONT LANE
OCHOCO LANE
OLYMPIC LANE

PAPER BIRCH LANE
PLAYOFF LANE
PYRAMID LANE

QUAIL LANE

QUARTZ MTN LANE

RACCOON LANE
RAGER MTN LANE
REDWING LANE
REDWOOD LANE

SALISHAN LANE
SANDHILL LANE
SANDTRAP LANE
SHADOW LANE
SISKIN LANE
SISTERS LANE
SPARKS LANE
SPYGLASS LANE
SPRUCE LANE
ST. HELENS LANE
STAG LANE
SUMAC LANE

TAMARACK LANE
THREE IRON LANE
THRUSH LANE
TIMBER LANE
TODD LANE
TOWHEE LANE
TROPHY LANE
TUMALO LANE
TWOSOME LANE

UMPQUA LANE

VERDIN LANE

WARBLER LANE EAST
WARBLER LANE WEST
WHISTLING SWAN LANE
WICKIUP LANE
WOLF LANE

YANKEE MTN LANE

