



## The Tree Farm Rules and Regulations

For Homeowners and Guests

January 2017

1. Pets: Owners and guests in The Tree Farm must have dogs on leash any time the dog is off their respective homesite. Deschutes County Code and the Wildlife Habitat Management Plan require pets to be leashed at all times in the neighborhood (when not on a homesite) and on the trails.
2. Fireworks: Fireworks of any nature are prohibited on Tree Farm property.
3. No parking is permitted on the roadways in The Tree Farm. NFPA 1141, 5.2.3, states that roadways shall have a minimum clear width of 12 ft. for each lane of travel at all times for emergency vehicles.
4. Outdoor Holiday Lighting and Yard Decorations: Outdoor holiday lighting is permitted for a temporary time frame. Lights and yard decorations may be installed up to four weeks prior to the holiday and must be taken down within two weeks following the holiday.
5. Flags: Flags may be displayed outdoors to recognize holidays, special occasions, or events. When flying the State of Oregon or United States of America Flags, please follow proper flag etiquette: [www.usflag.org](http://www.usflag.org). Other flags may be flown temporarily and are subject to time limits and appropriateness as interpreted by the HOA Board of Directors.
6. General Upkeep and Respect of Property: All Owners and their guests are expected to treat common areas and private property with respect. Debris and waste materials must always be placed in containers to help prevent fire hazards and keep the community clean and attractive.
7. Owners are required to build their homes and structures and install landscaping per the ARC approved plans. Any design or landscape changes that are built/installed without prior ARC approval are subject to a fine. Owners are also required to complete their construction within 24 months of the start of construction date. Extensions may be requested of the ARC. Any construction that takes longer than the approved time frame is subject to a fine.
8. Owner and Public Use: All roads, pathways and trails in The Tree Farm are open for use by Tree Farm owners and the public. Please note that certain trails in the open space land in the western section of the project have restrictions on type of use (pedestrian and/or bicycles) and season of use (closed to bicycles during winter mule deer and elk migration, Nov. 15 – March 15). These restrictions will be posted on property.

9. Smoking: Smoking is prohibited in all common areas.

10. Speed limit: Owners and guests are required to abide by the 25 mph speed limit on Tree Farm roads and the reduced speed limit of 15 mph in the wildlife and pedestrian crossing area.

11. Number of pets: Residents are limited to up to four dogs and up to four cats per homesite, and may have up to 6 backyard chickens (no roosters permitted). The number of permissible pets may be changed at any time by the HOA Board of Directors.

12. Number of vehicles parked on a homesite for longer than 24 hours:

a. Owners may park up to 4 fully functional cars or motorcycles in the driveway without screening. There is no time limit.

b. Owners may park up to 2 campers/boats/recreational vehicles/certain trucks/commercial vehicles/or other non-passenger vehicles on site for up to 72 hours (per Article X, Sec. 10.8 of the CC&Rs).

13. Noise nuisance: An owner may receive a warning if noise from their homesite is jeopardizing the enjoyment of common areas or another homesite. If notice is sent to an owner due to continued noise nuisance after an initial warning has been issued, that owner may be subject to a fine per the Fine and Fee Schedule and for non-compliance with Article X, Section 10.4 of the CC&Rs.

14. Vehicle parking on homesites in Landscape Zone 1: Vehicle parking areas within the immediate landscaped zone shall be maintained free of dry grasses and fine fuels that could be ignited by hot exhaust systems or firebrands.

15. Unprotected heat or flame sources: Heat and flame sources that are unprotected or unsupervised shall not be permitted within 30 feet of the Residence.

GENERAL: If an owner breaks any of the above rules and regulations, the HOA Board of Directors reserves the right to issue a fine of \$100 per occurrence, per day, until the owner complies.

If an owner receives a formal notice of an alleged violation and does not correct the alleged violation, that owner is subject to fines as outlined in the Schedule of Fines for violations of Governing Documents of The Tree Farm.