



Enforcement of Rules and Regulations

Following notice and an opportunity to be heard at a regularly scheduled board meeting, which may be waived by the Owner, the Board may impose a fine for any violation of the Community Laws based on a fine schedule established by the Board from time to time. Each violation and each day that a violation persists may be treated as a separate offense and subject to a separate fine. An Owner may request, and the Board shall conduct, a hearing on issuance of a fine or the Association's intent to pursue entry pursuant to Section 6.2 of the Declaration of Covenants, Conditions & Restrictions for Grand Peaks at Sisters (the "Declaration"). The Owner's request for a hearing must be in writing and delivered within five (5) days after receipt of the applicable notice to the Board. Failure to comply with these procedural requirements shall result in waiver of any right to appeal or otherwise contest the fine or entry. If properly requested, the hearing shall be conducted, with scheduling at the discretion of the Board, at a regularly scheduled meeting of the Board within three (3) months of the Board's receipt of the hearing request.

- Owners are responsible for damage caused to the common areas
- All legal fees or costs incurred by the Association to enforce violations or collect fines will be the responsibility of the Owner
- It is each Owner's sole responsibility to inform their tenants of all Rules and Regulations. The Owner is also responsible for any and all damage caused by their tenants
- Anyone wishing to report an alleged violation of the Rules and Regulations or CCRs may do so by contacting the management company; violations should be reported in writing; the identity of the person reporting the violation will not be disclosed to the Owner involved
- Failure to pay the fines in the time as set forth herein may result in the filing of appropriate legal action; voting rights and the right to use the amenities may be suspended; 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 Grand Peaks

Rules & Regulations

1. DESIGN/CONSTRUCTION Information
 - a. You are required to build your home and structures and install landscaping per the Architectural Review Committee (ARC) approved plans.
 - b. Any design or landscape changes that are built/installed without prior ARC approval are subject to a fine.
 - c. You are also required to complete your construction within 12 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.
2. OWNER AND PUBLIC USE
 - a. The roads, sidewalks and park path at Grand Peaks are open for use by Grand Peaks owners and the public.
 - b. Any common sidewalks, driveways, or passageways shall not be obstructed or used by any owner for any purpose other than entrance to and exit from the homes.
 - c. Bicycle riders must give way to pedestrians on sidewalks and the park path.
 - d. Horses are not allowed within Grand Peaks subdivision.
 - e. Keep all gates closed and secured.
 - f. Door-to-door solicitation is prohibited.

3. PETS

- a. Deschutes County Code and the Wildlife Habitat Management Plan require pets to be leashed at all times in the neighborhood (when not on a home site) and on the park path.
- b. You and your guests must pick up after pets and properly dispose of the waste.
- c. Pets are not allowed in amenity areas with the exception of the Esplanade Entry Park (here they must be on the pathways or at the Pavilion. Pets must be leashed and owners must police pet waste.
- d. If any pet becomes a general nuisance, restrictive action will be taken. All animals shall be the exclusive responsibility of the owner of the home. The owner is responsible for cleanup of animal's waste products immediately. Dog owners are required to curb their pets; dog excrements must be promptly removed from sidewalks, driveways and green areas. Damage to shrubbery, etc., by animals will be at your expense.
- e. Control should be exercised over the noise made by pets.
- f. No animals of any kind shall be raised, bred or kept in any home, or in the common areas or the association property, except that dogs, cats or other household pets may be kept in homes provided that no animal shall be kept for breeding or maintained for any commercial purpose and provided the number of dogs or cats shall not exceed four (4) in number at any given time.

4. FIREWORKS (of any kind) are prohibited on Grand Peaks property.

5. PARKING

- a. Parking is not permitted on the roadways in Grand Peaks between the hours of 2am and 6am.
- b. No parking is allowed in the alley at any time
- c. You may park fully functional cars and/or motorcycles in your home's driveway. You may park boats, trailers, motor homes, truck-campers and similar oversized vehicles and equipment on the driveway and or directly in front of your home for no more than 24 hours.
- d. NFPA 1141, 5.2.3, states that roadways shall have a minimum clear width for emergency vehicles of 12 ft. for each lane of travel always.
- e. Abandoned vehicles may not be left in driveways or on Grand Peaks streets
- f. There shall be no vehicle repairs allowed in any common area.
- g. You are responsible for removal of any oil or grease marks on your driveway and/or sidewalk. Cost for any oil or grease marks, or damage to any common area having to be removed or repaired by the Association will be assessed to the responsible owner (see also Common Area Rules).

6. EXTERIOR DÉCOR/LIGHTING

- a. Outdoor holiday lighting is permitted for a temporary time frame. Lights and yard decorations may be installed up to six weeks prior to the holiday and must be taken down within four weeks following the holiday.

7. FLAGS

- a. The flag of the United States may be flown at any time in Grand Peaks, either from a residential-sized flagpole that is set in the ground in the rear only of a home site, or on your home using a household flag bracket. All federal flag etiquette must be followed. www.usflag.org
- b. Other flags may be displayed outdoors to recognize holidays, special occasions, or events. Other flags may be flown temporarily and are subject to time limits and appropriateness as interpreted by the HOA Board of Directors. As a general rule, hanging other flags two weeks before and after such holidays, occasions and events is allowed.

8. PICKLEBALL COURTS

- a. Hours are 8am – 8pm
- b. Children under 16 must be supervised on the courts
- c. Play is limited to 60 minutes when other Owners are waiting; guests must be accompanied by an Owner while playing
- d. No skating/skateboarding or other wheeled apparatus on courts; only pickleball play is allowed on courts
- e. No marking, tape, chalk or otherwise on courts
- f. No street shoes on courts; athletic shoes only, free of debris (rock, mud, etc.)

9. PARKS

- a. Hours are 6am – 11pm
- b. No grilling is allowed in the parks except at the grill center owned by and installed by the HOA in

the Esplanade Entry Park.

- c. No rough play is allowed. Behavior that endangers your safety and wellbeing and that of others will not be tolerated.
- d. No smoking.
- e. Be aware of nearby homes and residents while using the parks; keep music and noise level low.

10. REFUSE REMOVAL AND TRASH

- a. Trash shall be deposited inside your trash containers; loose trash is not allowed.
- b. Your trash totes must be stored out of site alongside your garage or within trash enclosure at the side of your home.
- c. Boxes should be flattened and stacked with your trash totes.
- d. Furniture and other large household items must not be disposed of by placing at curb side. You must make private arrangements for disposing of large items.
- e. You may place your totes at curbside no more than the evening prior to pick-up; totes shall be removed from curbside and placed out of sight on the same day the refuse company removes the trash.
- f. Trash is picked up regularly, except holidays, and then it is picked up the following day.
- g. You (and/or your tenant) are encouraged to pick up papers and debris when observed in the community and to keep the front of your home clean at all times.

11. PARKWAY SWALES

- a. The HOA will approve owner-installed catwalks in the parkway. You must submit a written request to the ARC using the ARC submittal document on the Grand Peaks website. No work may proceed until written approval from the ARC is provided to you. All owner work is subject to review/approval of the ARC.
- b. The parkway is a drainage swale and has rock down at least 24". This rock is integral to the swale performance and may not be removed.
- c. No catwalk may be installed in a planted section of the swale.
- d. You may install either large or standard-sized pavers (manufacturer/style/color to be approved by the HOA) in a grid spacing pattern in the (specific) entire stone section. These are readily available and will look appropriate next to the concrete sidewalk. They should be spaced away from the pavement and sidewalk edge, with spacing between pavers.
- e. Dig 6-8" to remove drainage stone (this stone, with HOA approval, may be parceled to other swales along both sides of the street)
- f. install landscape fabric above remaining rock to retain gravel that will be added
- g. install gravel
- h. compact gravel
- i. lay pavers in approved pattern/grid

12. GENERAL

- a. Neither you nor your guest(s) shall make or be party to any excessive disturbances on or about the premises. You may receive a warning if noise from your homesite is jeopardizing the enjoyment of common areas or another homesite. If notice is sent to you due to continued noise nuisance after an initial warning has been issued, you may be subject to a fine.
- b. You and your guests are expected to treat common areas and private property with respect. You must accompany your guests when using common area amenities. All renters must be informed of these rules and regulations.
- c. Please clean amenity areas after use. Debris and waste materials must always be placed in containers to help prevent fire hazards and keep the community clean and attractive.
- d. You may bring your own alcoholic beverages to the amenity areas; no minors are allowed to be served at Grand Peaks. No sale of alcohol may take place at Grand Peaks.
- e. Profane language is not allowed.
- f. Grand Peaks is a smoke-free community, with the exception of your home and lot.
- g. You and your guests are required to abide by the city speed limit on Grand Peaks roads and be aware of the pedestrian crossing zones.
- h. Children eight (8) years and under must be accompanied by an adult when in the common

areas. After dark, no unsupervised children under the age of 16 are allowed in the common areas. Any damage to the general common areas or common personal property caused by your or your child or children or your guests shall be repaired at your expense.

- i. Loitering is strictly prohibited at all times.
- j. Tree climbing is prohibited. The responsible homeowner will be billed for the cost to replace any tree broken, damaged or killed by climbers.
- k. Climbing on walls and fences is strictly prohibited.
- l. All homeowners must promptly repair and maintain their home.
- m. You may not modify or add to the exterior of your home without prior approval of the ARC and the Board of Directors; any renovations or modifications shall comply with applicable code requirements.
- n. Garage sales are limited to one (1) per year unless otherwise authorized by Board of Directors.
- o. Homeowners choosing to rent their homes must notify the Board of Directors or management company within 10 days of the name(s) of the tenants, a description of their vehicle(s), and their phone number.
- p. Homeowners choosing to make their homes available for short-term rental must seek approval by the Board of Directors and provide evidence of approval by the City of Sisters. The Board of Directors will not approve more than five (5) homes for short-term rental at any one time.