

RESOLUTION No. 04-07
LITTLE WHALE COVE HOMEOWNERS' ASSOCIATION
RULES FOR OWNERS

PURPOSE:

To protect Little Whale Cove and assure the best possible community environment from a physical, emotional, and financial standpoint these rules are established. These Rules apply to and must be observed by all owners, guests, family members, invitees, lessees, and renters in Little Whale Cove.

AUTHORITY:

The Rules are adopted under authority of LWC CC&Rs (6.4 Project Rules and 8.5 Default in Payment of Assessments & Fines), and will be strictly enforced by the Board of Directors as per the Revised Enforcement Procedures adopted by the Board on September 20, 2008.

IT IS RESOLVED:

1. Posted rules for use of the spa, swimming pool, tennis courts, exercise room, walking paths and private ways must be observed by homeowners, guests, lessees and invitees.
2. Walkways and all common area must not be obstructed or used for any purpose other than for ingress and egress. No contractor, homeowner, or anyone else shall dump trash, garden debris, or any other item in any cul-de-sac or common area.
3. Except for mobility equipment required by disabled persons, no motorized vehicles are allowed on the trails.
4. Please help preserve the balance of nature in the tidepools by not touching or removing marine life.
5. No owner or guest shall permit disturbing noise that would interfere with the rights and comfort of other owner's or guests.
6. All pets must be kept on a leash and cleaned up after when outside.
7. The Recreation Center's normal operating hours will be posted.
8. **SWIM AT YOUR OWN RISK.** No lifeguards are on duty. A deposit is required to obtain a pool key. Children under 16 years of age must have adult (over 18 years of age) supervision in the pool area. Children in diapers are not allowed in the pool or spa.
9. No parking on the streets or common areas, including shoulders. Only two vehicles may be parked at any time at a rental property. Additional vehicles should be parked at the Recreation Center.
10. Refuse and bagged garbage shall be deposited only in areas provided. Construction debris is prohibited. There is one dumpster in the Pines, one at the Meadow Houses, one in Innisfree and multiple dumpsters at the Maintenance Building for garbage and recycling. Recycling is available behind the Depoe Bay City Hall, located at 570 SE Shell Ave., Depoe Bay. Absolutely no garbage is to be left outside a dumpster. Please Recycle.
11. No owner, renter, or guest shall store or leave boats, trailers, motor homes or RVs, construction equipment or vehicles or inoperative vehicles on their parcels. Boats and RVs may be temporarily parked at the Recreation Center with prior approval of the Property Manager.

12. Owners must notify the Property Manager when renters or guests stay in LWC and the owner is not present. These rules should be posted in all homes for visitors and guests.
13. Absolutely no fires are permitted on individual lots.
14. No fireworks of any kind are allowed.
15. We live in a forest and the forest floor constitutes an extreme fire hazard. Absolutely no smoking in the Boardwalk area or on paved pathways.
16. No bicycles are allowed on the Boardwalks or other paths where posted in order to insure safety.
17. No owner or guest shall direct or assert control over employees of the Little Whale Cove Homeowners Association.
18. Complaints, comments, or suggestions regarding Little Whale Cove should be made in writing to the Board of Directors, P.O. Box 49, Depoe Bay, OR 97341. **In case of emergency, please contact the Property Manager.**
19. **DO NOT GO OUT ON THE ROCKS. UNUSUALLY LARGE WAVES CAN OCCUR AT ANY TIME, AND SNEAKER WAVES CAN BE EXTREMELY DANGEROUS ON ROCKY HEADLANDS.**
20. Residents must not feed raccoons or feral cats. No pet food is to be left outside at any time.

Adopted and effective: June 20, 1997

Revised: August 19, 2000

Revised: August 18, 2001

Revised: October 4, 2002

Revised: November 20, 2004

Revised: May 15, 2010

Robert L. Anderson Jr., Chair

Patricia A. Neal, Recording Secretary