

**TIMBER VALLEY, SKP PARK OF OREGON**  
**RULES AND REGULATIONS**  
**REVISED 10/15/2020**  
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**PURPOSE:**

These Rules and Regulations have been developed to provide for the smooth operation of Timber Valley. They have been approved by the Board of Directors and may be revised by the Board as conditions warrant.

**REQUIREMENTS:**

In order to maintain our status as a Recreational Vehicle Park, mobile homes, park models and permanent awnings or vehicle attached storage structures shall not be permitted. The recreational vehicle must be recognized by the Department of Motor Vehicles (DMV) as an approved road-ready vehicle. A recreational vehicle must be fully self-contained. The vehicle shall not exceed 8 ½ ft. wide, (not including slide-outs). It shall not have a peaked or gabled roof. The vehicle must have its wheels mounted, hitch attached, and be attached to the lot by quick disconnect fixtures only. The vehicle must be maintained in a serviceable and habitable condition. Habitable condition means weather and watertight. The roof, walls and floor shall not allow wind or water intrusion. The vehicle shall be free of vermin, rodents, insects and mold. Vehicles not meeting these standards must be repaired or removed from the Member's lot when notified by Park Management. Failure to remove a non-conforming vehicle, within 30 days of notification, may result in Termination of Membership, as allowed by Bylaws Article VI, Section 1.3.

This park is intended for the use and enjoyment of senior adults. Therefore, one person of the membership in the Corporation must be 55 years of age or older.

Current members are exempt from this age restriction. No one under the age of twenty-one (21) years shall be permitted to reside in the park more than thirty (30) days in any twelve (12) month period of time.

To become an applicant on the Active Waiting List (AWL), one person must be 50 years of age or older. If the applicant reaches the number one (1) position on the AWL before he/she reaches the age of 55, the available Leasehold will go to the next qualified applicant on the AWL with the number one (1) applicant maintaining that position until he/she reaches the age of 55.

**AWNINGS:**

All patio awnings must slide in the mounting rail along the side of the trailer or motor home and cannot be freestanding. All patio awnings and screen rooms are not to exceed more than 10 ft. in width and are not to exceed the length of the RV. A moratorium on over-sized awnings or screen rooms was passed in 2001 with existing units "grand fathered". If any of those units are sold or traded (after 11-18-04), the awning and/or screen room must be redone to approved size or removed prior to sale.

**COMMITTEE INVOLVEMENT:**

Spouses of Board Members may serve on committees as members and committee officers. Board Liaisons may participate in committee discussions but cannot vote. Board members may be on a committee but may not be a chairperson or vote.

**FINANCES:**

Interest on all dues, fees, or assessments, as set by the Board, will accrue at 9% per annum after the due date. (In accordance with By-Law Article III Section 4).

Pursuant to Article VII Section 7.3 of the Corporation Bylaws, committees may spend up to \$500.00 of money budgeted to them without prior approval from the Board.

Expenditures in excess of \$500.00 must be approved by the Board. Any itemized budgeted items that have been approved by the Budget Committee and the Board of Directors are exempt from the \$500.00 restriction.

The social and recreational Committee, "Jacks and Jills," may spend up to \$1,000.00 without prior approval of the Board.

**GARBAGE AND TRASH DISPOSAL:**

Garbage: Garbage in securely tied plastic bags shall be deposited in dumpsters located near the dump station for collection. Sutherland Municipal Code number 8,20.050 J prohibits dumping hazardous waste such as tires, motor oil, auto batteries, oil filters or electronics devices or parts of in the dumpsters. Violation may be fined up to \$1,000.00.

Composting shall be allowed in an enclosed container on individual lots, providing there are no complaints regarding odors.

For the enjoyment of all, do not litter. All trash, including cigarette butts, shall be discarded in appropriate containers. Let's keep our park clean and attractive.

**GAZEBOS:**

A gazebo-style shade structure is allowed on the lot providing it meets the following criteria:

- A. Must be a commercial retail item, not homemade.
- B. Be of a fabric or metal material on top.
- C. Only sunscreen or bug netting on sides.
- D. Cannot be used for storage of any item; can be used for patio furniture only.
- E. Cannot be larger than 12'X12', or if round, maximum 12' in diameter.
- F. Only one (1) gazebo per lot.
- G. Must be free-standing and removable. The gazebo is not to be a permanent addition to the lot.
- H. Must be set back at least 15' from street.
- I. Between October 1 and April 1, the fabric top and sides must be removed and appropriately stored if the member is out of the Park for more than two consecutive weeks. Metal tops may be left up year-round.
- J. The gazebo must be clean and in good repair at all times as determined by the Park management.
- K. The gazebo must be strongly and securely anchored to the ground to keep it from becoming a hazard in strong winds. Tent stakes or similar are not considered adequate for this purpose.
- L. For the purposes of this rule, portable shade structures are not considered gazebos.

As of November 16, 2017, a 5X 8 soft top grill gazebo may stay up year-round, providing the Member is in the park year- round. The gazebo must be anchored to prevent it from blowing around the park

**GENERATORS:**

Prolonged use of generators shall be restricted to the Boon docking Area or as stated below. The hours of use shall be between 8:00 a.m. to 10:00 a.m., 12 noon to 1:00 p.m., and 5:00 p.m. to 8:00 p.m. During extreme weather, these rules may be waived.

Per their maintenance instructions, Members may run their generator periodically, observing the above hours.

**RENTERS:** All lots are rented on a space available basis. Reservations are not accepted, but Timber Valley members who are expecting a guest may request office staff to save a lot close to the member. Such a request may be made up to one week in advance. To guarantee a lot on any given day, the member may pay one day's nonrefundable rental fee on the morning of arrival. A lot can then be selected from those available.

Renters may rent daily, weekly, or monthly based on lot availability and at the Park management's discretion. Applicants on the AWL have preference for monthly rentals.

Monthly renters are limited to two (2) in their RV. Monthly renters must agree to vacate the assigned lot, because of the return of the member, within seven (7) days of receiving such a request from the Park office.

Renters staying six months, including AWL renters over number 25, must be out of the park thirty days before they can reapply. An AWL renter who is number 1 through 25 may remain in the park if space is available.

In the event of sickness and/or emergency, a member or renter can request a compassionate waiver of the rules pertaining to renters granted by the Board.

Immediate family members or a caregiver who are not SKP members are allowed to stay for thirty (30) days per calendar year. They can rent a space, stay in boondock, or stay in a member's RV, provided the member is in residence in the Park.

Only one inhabited RV per lot is allowed.

Renter's children must be supervised when outdoors. Unescorted children are not allowed in the Clubhouse. Children on bicycles or other riding toys must stop at each intersection. Children are not allowed to ride on footpaths.

Renters with full or part-time employment outside the Park may stay no more than thirty (30) days in any twelve (12) month period. Applicants on the AWL holding numbers 1 through 25 are exempt from this rule.

Non-SKP guests/renters of a member may stay for a maximum of seven (7) days per calendar year provided the member is in residence in the Park.

**Guests of Members:** A single member may wish to invite a caregiver, family member or friend to stay in the member's RV for more than 30 days. Such adult caregivers, family members, or friends must become SKP Club members and sign an agreement to abide by the same Rules, Regulations and Code of Conduct as members. Not more than two persons may occupy an RV. Only one inhabited RV per lot is allowed

#### **LOT EXCHANGES, LOT RELINQUISHMENTS OR LOT TRADES:**

When a Member trades for a new lot, they must vacate their old lot within seven (7) days after taking possession of the new lot. After the seventh (7<sup>th</sup>) day, the current daily rental fee will be charged for as long as they remain on their original lot.

## **LOT IMPROVEMENT AND MAINTENANCE:**

Lots, including storage lots, must be maintained in a neat and clean manner, which includes trimming and/or removal of excessive growth. There shall be no visible storage under the RV or on the cement patio. Only removable commercial fabric skirting is allowed and must be attached by snaps or twist locks. Visible shall be defined as in plain view from a common use area or a lot on which the complainant is a Member.

Any Member making changes and/or improvement to their lot will be required to obtain Park approval through a Lot Improvement Form. The Park Manager must approve the removal of trees or use of Park equipment.

Any modification by a Member or their agent of a water service riser, it's piping, and connections on any leasehold lots are prohibited. No connection shall be made to the water service except by connections made to the water faucets. Hose splitters and manifolds may be used to furnish multiple hose connections.

Any modification by a Member or their agent of an electric service pedestal, it's circuit breakers, and connection on any leasehold lots are prohibited. No additional outlets or circuit breakers shall be installed in the pedestal.

Some of the park's tools and equipment may be used for lot maintenance. The Park Manager must approve the use of park equipment, an equipment usage fee may be charged.

The Lot Improvement cap was raised from \$1,500.00 to \$2,000.00 effective July 29, 1997. Lot improvements that exceed the original \$1,500.00 must be incurred after July 29, 1997 to be considered for reimbursement.

Payment will not be made for improvements unless receipts are produced to verify the cost of said improvements. Any improvements made to the lot become part of the lot and cannot be removed after inspection unless instructed to do so by the management.

Each Member is responsible for the condition of their lot and is expected to make arrangements for the care and maintenance of their lot when not in residence. The park recommends that a pre-emergent, weed inhibitor (e.g. Casoron or equivalent) be put on the lot before leaving the Park. If the lot is in need of work or repair, a notice to the Member to bring the lot up to Park Standards will be sent with a 30-day deadline notice. If the Member is unable to do it themselves, the Member may hire outside help to perform the work. Contact the office for a list of names. If the Park Manager has to do the work, there will be a \$100.00 per hour fee. If you would like to receive a courtesy notice by E-mail, in addition to the letter, when your lot needs to be brought up to Park Standards, please provide your E-mail address to the office.

Members who hire uninsured and/or unlicensed contractors/personnel to do work for them must complete and sign a Waiver of Responsibility form prior to work commencing.

The ONE existing storage shed shall not exceed a rectangle measuring 10x12 feet. The height of the shed shall not be increased. The shed may not be used as a residence.

Painting of storage sheds shall be in accordance with authorized colors only. (Color samples are available in the office).

Roof turbines, vents, skylights or anything requiring a hole in the roof are not allowed to be installed on any shed roof.

**MAIL:**

The office will not hold mail for Members longer than thirty (30) days. After thirty (30) days, all mail will be returned to the Post Office marked "Return to Sender".

**PARK BUILDINGS:**

There shall be NO SMOKING permitted inside any park building or within 10 feet of any building door or opening.

Members are not allowed to use the Equipment Storage Shed for personal projects or work of any kind. As park volunteers under Park Manager supervision they may participate/help in a park project being done within the building, or they may move/drive park equipment in/out of the building for use elsewhere in the park.

Any person under the age of 16 must be accompanied by an adult when in the Clubhouse. Any person becoming unruly (i.e., obnoxious, visibly intoxicated, causing a scene) shall be asked to leave the Clubhouse.

If you use any park facility, please clean up after yourself. Please help everyone by leaving the item or room used neat, clean and orderly.

**PETS:**

Only household pets (i.e., dog, cat, bird) may be kept on a lot, provided these pets are not kept, bred, or maintained for commercial purposes.

No more than three (3) pets per site shall be allowed.

Any animal the Board finds to be objectionable, by reason of its nature, temperament, or frequent annoyance, following a letter of intent and opportunity for appeal, shall be removed from the park by its owner.

Pets shall not be permitted to roam freely within the Park. They shall be kept on a leash when walked within the Park. The pet shall otherwise be confined to its owner's lot or in the fenced dog run. Pets are not to be left outside of RV while owners are away. Pet waste shall be promptly collected anywhere on Park property (including the canyon area, meadow, entrance, dog run and the owner's lot) and shall be properly disposed of by the pet owner.

Owners shall not allow their pets, other than "SERVICE DOGS" within any of the Park's buildings.

**QUIET TIME:**

Residents and guests shall keep noise at a minimum. Quiet time shall be from 10:00 p.m. to 8:00 a.m.

## **RENTAL POOL:**

Members may enroll their lots in the Rental Pool. Only maintained lots may be entered into the Rental Pool. These lots may be rented by visiting SKP's or Member guests. Renters, visitors and guests are responsible for any damage done to the lot and its appurtenances. A copy of the "Member's Rental Pool Procedure" maybe obtained from the office

If a Member places their lot in the Rental Pool, nothing is to be stored outside the shed except steps or (1) golf cart which must be moved to the rear of the lot by the shed. Golf carts may be covered by a commercially made cover and a waiver of responsibility must be signed by the member

## **RESTRICTIONS:**

There shall be no digging more than twelve (12) inches below ground level or within a five (5) foot radius of the utility pedestal without prior approval of the Manager. The utility pedestal must be accessible on three (3) sides (NECA Code requires 30").

Prior approval from the Lot Improvement Committee and a Park permission slip shall be secured from the Park Management before the construction or installation of any fence or similar structure. Solid lot perimeter fences or hedges shall not exceed 36 inches in height and must not obstruct a neighbor's view.

The above approval process shall be followed before planting any trees or other landscaping that may affect utilities, safety or obstruction of the neighbor's view in entering or exiting his/her lot.

Any clothesline on individual lots shall be of the following types: (1) Rack attached on RV, (2) Umbrella type, (3) retractable type. Clothes shall not be left hanging overnight.

Vertical radio antennas of not more than 35 feet in height from ground level shall be permitted.

All propane cylinders outside the RV must be anchored so they cannot be knocked over. Maximum size is 30 gallons.

When burning or barbecuing, a fire extinguisher should be on hand and a water hose connected and immediately available for fire fighting at all times. If an owner is gone for a season, a water hose shall be connected and immediately available for fire fighting at all times.

Barbecues of ordinary domestic proportions are permitted.

No outside burning of debris or waste on an individual's lot is permitted except by propane weed burners when approved by the Manager. Recreational fires are permitted only in commercially manufactured fire pits or fireplaces that completely enclose the fire. Wood burning fire pit or fireplaces may not be used in fire weather during red flag warnings. Recreational burning shall be discontinued if any smoke or odors cause annoyance to others. Ashes shall be stored and disposed of in a safe manner.

Areas where recreational burning or barbecuing are conducted shall have sufficient clearance from vegetation and combustible material to prevent escape of the fire.

No fire shall be left unattended at any time.

Smoking is not permitted in the storage area.

No greenway or park property trees are to be removed or topped without approval of the Manager.

Members, renters, guests or pets shall not use other lots/sites for shortcuts or personal business without permission of the lot holder.

Railroad ties are not to be used any place within the park boundaries.

No tarps are allowed in the residential area of the park to cover RV's, automobiles or trucks. A manufactured covering specifically made for an automobile or truck may be used.

The Hughes Autoformer or similar units are banned from use in this Park. It is important that you use only one air conditioner at a time.

### **SEWER AND DUMP STATION:**

Each lot occupant shall use an airtight sewer connection between the RV sewer hose and the sewer inlet to prevent spillage and unwanted odors. See Park Management if you have any questions about the types acceptable. As per County Health Department regulations, a flexible sewer hose shall be straight and have no valleys.

There shall be no sewer dumping other than in a sewer input receptacle. No dumping of any kind, gray or black, on a surface area.

The dump station must be maintained in a sanitary condition. The available hose must be used to wash the sewer area after each use. Please leave it, as you would like to find it.

### **STORAGE:**

The Park Manager will assign a storage site and keep a log of all stored items. It is the Member's responsibility to inform the office when the site is vacated.

Storage sites are available to Members on an annual basis. Each Member is allowed to store two items only in the storage area. For two larger items that will not fit on one site, a second storage site may be rented, if available. The annual rental rate is \$40.00 per item per year.

Monthly renters on the AWL list may store up to two items on one storage site subject to availability. Cost to monthly renters is \$30.00 per item per month.

### **TELEPHONE SERVICE:**

Landline telephone service should be arranged between the lot occupants and their service providers.

### **UTILITIES:**

No modification to utilities shall be done without prior approval of the Park Manager.

### **VEHICLES:**

Two private passenger non-commercial motor vehicles plus and RV are permitted per lot. Only ONE INHABITED RV per lot is allowed. A small, uninhabited RV may be kept on a lot if it is used as means of transportation. A small RV not to exceed 23 feet long

may be kept on a lot if it is used as daily (or weekly) transportation. A second recreational vehicle will be allowed on the lot from November 1<sup>st</sup> to April 1<sup>st</sup> for winter care. It is not to be occupied and should be parked so that it does not obstruct the neighbor's view. Also, an uninhabited RV is allowed on the lot for a maximum of 48 hours, in any seven (7) consecutive days, for the purpose of loading and unloading contents. Members may have additional time to have an extra RV on the lot, but Manager's permission must be obtained first.

A small boat may be kept on a lot from April 1st to November 1st, if it is being used for fishing or recreation.

Small vehicles, (bicycles, motorbikes, ATV's, golf carts, etc.) are allowed and may be parked on the member's lot when used for transportation. The owner of such vehicles shall be required to reduce exhaust and exhaust noise to an acceptable level and must observe park rules when using these vehicles.

Additional vehicles, boats, trailers, dismantled campers and/or camper shells, or other moveable units on wheels must be stored in the Park Storage Area with a maximum of two (2) stored items per leasehold.

The maximum speed limit within the park is 20 miles per hour. Speed limit in the clubhouse lot is posted at 5 miles per hour and the speed limit in the storage area is posted at 10 miles per hour.

All vehicles shall be driven in a safe manner and within the posted speed limit. No vehicle (including golf carts), other than an electric wheelchair or similar device required for the mobility of a disabled person, shall be permitted on the walkways or parked on the Member's cement pad.

No major vehicle repair is allowed in the park. All minor vehicle maintenance such as changing engine or transmission oil, cleaning radiators, etc., shall be done in a designated maintenance area adjacent to the Equipment Storage Building and not on the Member's lot.

**WILDLIFE:**

No feeding of the deer or any other wildlife within the Park boundaries. Small bird feeders are allowed.

Approved by Board of Directors \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Board President

Revised 10/15/2020