

# Coast Marina & R.V. Association, Inc.

## Park Rules

Amended July 24<sup>th</sup>, 2024

### 1. General:

- a. This resort is not intended for year-round living. From November 1st thru April 30th, the Resident Manager shuts down key features of the facility to conserve wear and tear and to protect the property. If you intend to visit the Park during the off season, please notify the Resident Manager so that park facilities can be turned on for your enjoyment.
- b. Overflow parking of boats and boat trailers is available at the NE end of the property, on a space availability basis while in residence, with owners having priority.
- c. Owners are responsible for notifying the Property Manager and Resident Manager of their current billing address, phone number(s), and e-mail address.
- d. Quiet hours are 10:00 pm to 7:00 am.
- e. Your neighbor's lot and furnishings are private property. Be respectful to your neighbor.
- f. Nothing (clothes, towels, rags, etc.) is to be hung outside for drying.
- g. Anyone under the age of eighteen (18) must be accompanied by an adult at all times while using the facilities.
- h. All children under fourteen (14) must wear a Personal Floatation Device (PFD) while on the dock.
- i. Swimming is prohibited from the dock or river banks.
- j. Owners are allowed to wash their RV, car/truck, and boat. Water shortages may occur at any time due to full occupancy or well issues. The Resident Manager will notify owners of any water use restrictions.
- k. Pets are limited to two per Membership, and while outside the RV may be penned while the owner is physically in the park. When an owner leaves the park, pets must be securely located in the owners RV, or taken with the owner off site. While accompanying an owner throughout the park pets shall be on a leash. Barking dogs or aggressive behavior dogs shall be on a leash at all times. The fenced Dog Park is on the west side of the property dogs may be off leash in this area only. Please clean up after your pets anywhere on park property.
- l. Garbage bins/dumpsters are provided at the east side of the clubhouse. Please RECYCLE. Please crush or flatten all paper/cardboard items.
- m. Only propane BBQ and fireplaces are permitted. Fire pits and/or open burning of paper, wood or charcoal is prohibited.

### 2. Guest:

- a. The Board and Resident Manager must have a written, fax, telephone confirmation or e-mail in advance of arrival for invited guest of an owner. If your guest is to stay on another owner's lot, the Resident Manager must have permission from that owner in advance.
- b. During busy holiday seasons, only one (1) invited guest per owner is permitted. Request for more than one invited guest must be approved by two (2) Board Members in advance.
- c. Owners are responsible for the conduct of their guest.
- d. Individual guests are limited to twenty-nine(29) days per calendar year. Exceptions will require the approval of a Board Member for a verifiable medical or mechanical condition, or making financial arrangements for the purchase of a lot, with the owner confirmation.
- e. Upon arrival, guests are required to register providing departure dates.

- f. Guests are welcome to use the Clubhouse and to attend membership functions, except Owner Only and Board Meetings. Kitchen use will be limited to occasional. Owners can invite guests to participate and share with others; however, it is the Board's opinion that occasional use does not mean cooking and preparing meals every day.
- g. Guest's use of the laundry and fitness room is limited to posted hours.

### **3. Clubhouse:**

- a. No smoking is allowed in or near the clubhouse.
- b. No pets are allowed in the clubhouse.
- c. Kitchen: The kitchen is for all owners, and must be cleaned after each use, trash containers emptied and dishwasher emptied after every use. There are 2 fridge/freezers; one is for Coast Marina events only, please do not take any food or drinks from here. The second one is for TEMPORARY use for members. All items placed in the refrigerator and freezer must be identified by Lot # and the date placed in storage. Note; this is not a storage warehouse, there are 45 owners sharing the use of the refrigerator and freezer, limit your items to current use only. All food items remaining at season's end will be discarded. Kitchen use will be limited to occasional. It is the Board's opinion that occasional use does not mean cooking and preparing meals every day.
- d. Laundry Room: Storage of soap, softener and iron is limited. Identify items with your name and or lot number. Please clean washers after each use and clean dryer lint traps.
- e. Bar/TV area: Please keep this area cleaned up after each daily use.

### **4. Lot Use and Maintenance:**

- a. Co-owners of lots negotiate time share of their lots between themselves.
- b. All lot modifications must be approved by the Board of Directors. Owners must submit a plan, list of materials and specification. Decks shall be built with Trex or better.
- c. Lot maintenance is the responsibility of the owner. Lots are to be kept free of weeds. The brush, trees and ground cover must be trimmed and maintained from June 1<sup>st</sup> through October 31<sup>st</sup>. Owners may make arrangements with the Resident Manager or a landscaping company of their choice to have lot maintenance completed by June 1<sup>st</sup>. Lots failing to be maintained by June 1<sup>st</sup> will be contracted to a landscape company, chosen by the Resident Manager, and billed to the lot owner.
- d. Trimming of trees and tree removal must be approved by the Board of Directors.
- e. End of Season Lot Cleaning: All furniture is to be removed from the lot, stored in a shed or under the clubhouse, properly identified and stored at the owners risk from flooding. Decorator items left on the lot must be weather proof, and cannot be covered with plastic or tarps.
- f. Resin type Storage Sheds are approved for lots 28-45 ONLY. Criteria for sheds can be obtained from the Resident Manager. Approval for shed must be obtained from Board of Directors.

### **5. Administration:**

- a. Mail Service: The Resident Manager will provide mail forwarding service, for members during the off season. Members are responsible for notifying the Postal Service of the change of address. All 1<sup>st</sup> Class mail and DMV mailings are re-enveloped in prepaid envelopes provided by the Park, and the Owners account will be charged for the expense of the prepaid envelope. No packages are to be delivered unless the Member or Designee is in residence. Owners are responsible for providing the Property Manager and Resident Manager their current address, phone number and e-mail.
- b. Dues, Utilities, Property Taxes, and Special Assessments: Billings are sent semi- annually, in December (due in January) and June (due in July). A late fee of 15% APR is applied to delinquent accounts, after a 14 day grace period.

## **6. Selling Your Membership:**

- a. It should be noted that Coast Marina RV Resort, a private park, is intended for seasonal use and not intended as full time affordable housing.
- b. Listing price and terms are strictly between the seller and buyer.
- c. The Association President and/or Resident Manager reserves the right to inspect the exterior of the potential buyer's vehicle and RV pursuant to the CCR Article IV, Section 32. Units denied entry may appeal to the Board of Directors.
- d. If you decide to sell your Membership or your half interest, you must notify the Property Manager in writing. Send notices to Coast Marina & RV Association, PO Box 1588, Florence OR 97439 or via e-mail to [dumplady@hotmail.com](mailto:dumplady@hotmail.com). Only properly listed lots will be placed on the sale sheet. To complete a transfer, all Financial Obligations must be current between seller and buyer, and a \$200 Transfer Fee must be paid to the Property Manager. The selling owner must relinquish their Certificate of Interest to the Property Manager and a new Certificate of Interest will be prepared, signed and delivered to the new Owner.
- e. Storage Sheds A-O may be sold with the lot or to another owner. Notify the Property Manager so a new Certificate can be made.
- f. The Seller is responsible for providing the new owner with their copy of CCRs/Bylaws/Financials/Rules and the Gate Controller. Copies can be purchased from the Property Manager, or accessed on the Coast Marina Web Site. Gate Controllers can be purchased from the Resident Manager.