

OCTOBER 1, 2022
Revised November 18, 2023
Revised April 19, 2025

Pursuant to Oregon Revised Statutes 94.630 (1) (a) (g) and (k).
Pursuant to Sections 5.1, 5.2 (e) and 5.3 (a) of Article 5 of the Restated Declaration of Covenants, Conditions and Restrictions of Mariners Village as recorded in Document Number 2013-012364, Lane County Deeds and Records, Lane County, Oregon (hereafter known as the CCRs); The Association acting through its Executive Board has adopted reasonable rules, which may be revised from time to time, consistent with the CCRs, Bylaws of Mariners Village Homeowners Association and Articles of Incorporation relating to the use of Common Open Area "C" (hereafter known as the Area) also known as the RV Lot. Owner rights and restrictions within the Area are found in Sections 2.5 (a)(iii), 3.1, 3.2, 3.3, 3.8, 3.11, 5.2 (a), 5.2 (f), 10.1 and Article 7 of said CCRs.

Pursuant to Section 5.2 (a) ; The Board shall delegate an Association member to oversee the Area (hereafter known as the delegate).

No rule created by the Executive Board shall be contrary to the CCRs, Bylaws or Articles and will not serve to negate them.

Common Open Area "C" Rules

1. No motor vehicle shall be parked or left in the Area unless permitted by the delegate.
2. Lot owners using the Area will have a parking space assigned by the delegate.
3. All Lot owners that utilize the Area shall provide specific information to the delegate about the owners contact information, intended use of and/or items they park/store in the Area on a Common Open Area "C" Registration Form provided by the Association.
4. Guests of Lot owners requiring extra parking space will be allowed to park motor vehicles, boats and RVs in the Area for up to 7 days upon verbal notice to the delegate. Board approval will be required beyond 7 days. No item is to be used as living quarters be it temporary or permanent. No item shall have any commercial use or application.
5. Lot owners may park their personal motor vehicles for up to 7 days in the Area with only a verbal notice given to the delegate. If more time is needed, written notice will be given to the delegate using the Registration Form. Said vehicles shall have no commercial use or application.
6. Storage of commercial vehicles, commercial trailers, commercial goods or any commercial item is strictly prohibited; nothing placed in the Area by a Lot owner shall have any commercial use or application.
7. Lot owners will be allowed to develop and maintain a community garden in a designated space.
8. No power equipment shall be placed in the Area by a Lot owner without the consent of the delegate. If said power equipment has a commercial use or application the delegate will not approve its parking or storage.
9. No use of the Area by a Lot owner shall be a nuisance.
10. Vehicles and equipment needed by contractors or trades people who are performing work on a Lot or residence within the Project may temporarily use the Area with the approval of the delegate.
11. All the elements stated in Sections 2.5 (a) (iii) and 3.3 are allowed to be parked or stored in the Area if they have no commercial use or application. The Registration Form will be required for these items.
12. Lot owners may only lease assigned parking spaces in the Area pursuant to Section 3.8.

13. Lot owners and hired landscaping contractors will be allowed to dispose of yard waste in the designated dumpster. Only yard waste from Mariners Village may be placed in the dumpster.
14. Lot owners will be allowed to walk/run dogs or any other pet allowed by the CCRs. It is the responsibility of Lot owners to exercise proper restraint of animals where needed and collect and dispose of pet waste.
15. No business goods shall be stored in the Area.
16. Lot owners shall not park/store anything or engage in any activity that creates a hazard of any kind to the Area, the property of the Association, the property of other owner's parked/stored items or any pedestrians/pets in the Area.
17. Keys to the Area can be purchased for \$10 from the delegate. Lot owners are not to duplicate said key and will transfer all keys to either the Board if Area is no longer used or to a new Lot owner if their Lot has been sold.
18. Any change to the items or nature of items parked/stored in the Area will be noticed to the delegate.
19. As no part of the CCRs, Bylaws or Articles allow the Association an emergency right of access or entry outside of a Lot ; In the event of an emergency within the Area any Association member may contact emergency agencies concerning the emergency at hand.
20. The Association has no responsibility for loss or damage to items parked/stored in the Area for any reason.
21. If any Lot owner ceases to be an Association Member, any item they leave in the Area for more than 30 days will be considered abandoned and will be removed by the Association at the former Member's expense.
22. Any notice between the Association and a Lot owner shall conform to Section 10.1.
23. Disciplinary action taken by the Association will conform to Article 7 of the CCRs.
24. Electric appliances are required to use no more than 120 watts while accessing Association electricity.
 - The use of only low watt dehumidifiers in properly winterized RVs and boats is encouraged.
 - The individual use of solar and wind alternatives is encouraged.

Revisions of November 18, 2023

Legal additions are ORS 94.630 (1) (k) and CCRs Section 5.3 (a).

Rule addition is rule number 24.

Revision of April 19, 2025

Rewording of item 6.