

BARRINGTON HEIGHTS ASSOCIATION OF HOMEOWNERS

C/O Northwest Community Management Company

P.O. Box 23099

Tigard, Oregon 97281-3099

(503) 670-8111 ~ Fax (503) 670-0775

E-mail: david@nwcommunity.com

Dear Homeowner:

The following is a summary list of rules and regulations that, in conjunction with the Covenants, Conditions, and Restrictions (CC&R's), apply to the Barrington Heights Association of Homeowners. This listing is not intended to replace the terms and conditions outlined in the CC&R's, although in some cases they do attempt to clarify the original declarations. The CC&R provisions will be the basic criteria upon which all decisions of the Board of Directors and the ARC will be based.

The Board of Directors would like to remind you that before starting any project that affects the outside of your home or lot, you need to consult your CC&R's, and then get from management an Architectural Review Application to be submitted to the Architectural Review Committee (ARC) in order to obtain approval for your project. If you have any questions, please contact David Hummel at Northwest Community Management.

1. **Signs:** No signs shall be erected or maintained on any Lot, except one "For Sale", "Open House" or "For Lease" sign may be temporarily displayed on any Lot. Sign shall not exceed twenty-four (24) inches high and thirty-six (36) inches long. The restrictions contained in this paragraph shall not prohibit the temporary placement of "political" signs on any Lot by the Owner or Occupant. No signs of any kind, other than regulatory signage placed at the direction and approval of the ARC, will be allowed on Common Areas.
2. **Garage Sales:** Garage or tag sales are not allowed.
3. **Trash Cans:** Containers for trash, yard waste, recycling or other debris awaiting removal or collection must be kept inside a garage or in another location entirely out of view from adjoining streets, and sidewalks, except on the evening before and the day on which they are to be made available for collection or disposal.
4. **Play Structures:** Any play structure, including but not limited to sports courts, tennis courts, climbing and swing structures, requires ARC approval prior to installation. Such structures will be well maintained.
5. **Basketball Hoops:** No basketball backboards or hoops shall be installed on the residential structure, or on a post, pole or other base. Temporary basketball hoops are not allowed to be in the street or on the sidewalk, or to extend over any street area, or protrude into the sidewalk area.
6. **Animals:** No animals, livestock or poultry of any kind shall be raised, bred, kept or permitted within any Lot other than a reasonable number of household pets which are not for commercial purposes, and which are reasonably controlled so as not to be a nuisance. Any inconvenience, damage or unpleasantness caused by such pets, including noise, shall be the responsibility of the respective Owners thereof. No dogs shall be permitted to roam the property unattended, and all dogs shall be kept on a leash while outside a Lot. An Owner may be required to remove a pet from the property upon the receipt of the third notice in writing from the Association Board of Directors of a violation of any rule, regulation or restriction governing pets within the Property.

A “reasonable number of pets” shall be subject to rules adopted and approved by the Board in its sole discretion. Owners are responsible for cleaning up the excrement from any dogs, in a timely manner, whether on the Lot or outside of the Lot.

7. **Parking:** Recreational vehicles, boats, trailers, motor homes, campers, motorcycles, trucks over $\frac{3}{4}$ ton rated carrying capacity, or like equipment shall be allowed so long as they are kept in the side yard (i.e. alongside the garage), behind an ARC approved screen which meets fence requirements, and behind the front elevation of said residence. Such vehicles may be kept if wholly confined in an enclosed portion of the building. Guests may park for a maximum of twelve (12) hours on the **public street**. No vehicles in disrepair are to be visible from the streets.

No vehicles shall be parked in driveways, or in public streets, for the purpose of repairs, maintenance or convenience of ingress and egress for a period not to exceed five (5) days in any one twenty (20) day period. No vehicle shall extend over the public sidewalk or driveway apron. Residents and their guests shall make all reasonable efforts to avoid parking on the public streets. Vehicles and equipment owned by others, who are guests of the occupants, shall be allowed to park on the **driveway** for a period not to exceed fourteen (14) days in any one thirty (30) day period. No “For Sale” signs will be displayed in vehicles within the Barrington Heights community.

8. **Commercial Uses of Property:** Lots shall be used for residential purposes only. No trade, craft, business, profession, commercial or similar activity of any kind shall be conducted on any Lot, nor shall any goods, equipment, vehicles, materials or supplies used in connection with any trade, service or business be kept or stored on any Lot. Nothing in this paragraph shall be deemed to prohibit (a) activities relating to the sale of residences, (b) the right of any contractor or homebuilder to construct residences on any Lot, to store construction materials and equipment on such Lots in the normal course of construction in Barrington Heights, and (c) the right of the Owner of a Lot to maintain his professional or personal library, keep his personal business or professional records or accounts, handle his personal business or professional telephone calls or confer with business or professional associates, clients or customers, in his residence, so long as such activity is not observable outside of the residence, does not significantly increase parking or vehicular traffic, or is in violation of applicable local government ordinances.
9. **General Property Maintenance:** Each Owner shall maintain their Lot and Improvements in a clean and attractive condition, in good repair and in such a fashion as not to create a hazard of any kind. Such maintenance shall include, without limitation, painting or staining, repair, replacement and care of roofs, gutters, downspouts, surface water drainage, walks and other exterior improvements. In addition, each Owner shall keep shrubs, trees, grass and plantings of every kind neatly trimmed, fertilized, property cultivated and free of trash, weeds, and other unsightly materials.