



Class Harbor Association

RULES & REGULATIONS

Revised 12/15/12

Rules and Regulations, Class Harbor Association, Inc.

<u>Table of Contents</u>	<u>Page #</u>
Architecture & Appearance	
Architectural Guidelines	2
Additional Authority of Architectural Control Committee	2
New Construction	3
Maintenance of Moorage	
Member Maintenance of Floats & Homes	3
Hiring of Contractors	3
Work Barge	3
Upland Property	
Membership Parking	4
Guest Parking	4
Loading and No Parking Zones	4
Motor Home Parking/Staging	4
Boat and Trailer Parking	5
Garage Occupancy	5
Garage Safety and Upkeep	5
Outside Storage Space	5
Use Restrictions	
Pets	6
Miscellaneous	7

Architecture and Appearance

Architectural Guidelines

The following criteria shall serve as guidelines for the Architectural Control Committee; however, the Committee has the authority, in its sole discretion, to approve or disapprove any particular floating home, float or other structure, notwithstanding that it does or does not meet a particular guideline:

- (a) No floating home may exceed twenty-six (26) feet in height from the water. Deck railings, fences or other protrusions from the roof of the floating home shall be included in this height limitation.
- (b) The minimum square feet of the first floor of any floating home shall be seventy-five percent (75%) of the square feet of the float upon which it is constructed. The maximum square feet of any third story of a floating home shall be twenty-five percent (25%) of the square feet of the first floor.
- (c) All floating homes shall be finished with natural wood-textured siding and shall be stained or painted in colors approved by the Architectural Control Committee prior to application.
- (d) On the side of the house facing the main walkway, all floating homes shall have windows, indented entryways, and exterior plants/shrubs/flowers in boxes or other containers.

Additional Authority of Architectural Control Committee

The Architectural Control Committee shall enforce the following rules:

- (a) No floating homes or floats shall be moored in slips numbered 14-24 that exceed the dimensions of the slip itself except that a swim step may be added to the 40-foot south end of the float not to exceed 18 inches in depth or the 28-foot width of the float, further excepting the swim step attached to the existing home in slip number 20, which is 36 inches in depth. However, if the home in slip 20 as of January 30, 2006 is removed from the moorage, the swim step attached to the replacement home must comply with the 18-inch depth. No floating homes shall be moored in slips numbered 1-12 that exceed the dimensions of the slip itself; however, additional floats attached to the floating homes may extend riverward beyond the slip boundaries if they are authorized by the Architectural Control Committee. Slip 13 has the permanent right to install a detachable swim-float on the east side of Slip 13 with maximum dimensions as follows: width of 10' beyond the 34' slip width x 40' in depth, in order that the maximum occupied water surface area occupancy attributable to slip 13 not exceed 44' width x 40' depth, including the home which is not allowed to exceed 34' in width, plus a swim step may be added to the 40 foot south end of the float not to exceed 18 inches in depth. The float must be detachable for future moorage maintenance needs, with removal and return at the expense of the entity (member or association) making the request. If the current home in Slip 13 is removed from moorage, the owner of Slip 13 will retain the right to have the detachable swim-float on the east side of Slip 13, consistent with the aforementioned maximum occupancy dimensions.

(b) The Architectural Control Committee may regulate the nature and appearance of items on, moored to, or attached to the floats and floating homes which are visible from the walkways or from other floats or floating homes.

(c) No advertisements, posters or signs of any kind, other than “for sale” signs of a maximum size of 24” x 36” (either by owner or a realtor who is an agent of the owner) shall be displayed to public view on or from the moorage, floating homes or floats, except as authorized by the Architectural Control Committee.

(d) No boat that exceeds the maximum width of a house-float 28’ may be moored at Class Harbor without the consent of the Board of Directors. This restriction to become effective June 25, 1994, except for boats that have been moored at members’ house-floats prior to this date.

New Construction

Before a floating home is moved to Class Harbor, it must be complete to the satisfaction of the Architectural Control Committee. Before allowing a new house to be placed in the moorage, the Committee shall issue to the owner a Certificate of Acceptance. Notwithstanding the issuance of any Certificate of Acceptance, the Architectural Control Committee has no authority to contravene or waive any standard within or provision of the Bylaws, and no Certificate of Acceptance may serve to do so.

Maintenance

Member Maintenance of Floats and Homes

Each member shall maintain his floating home, floats, and all other personal property belonging to the member at the moorage in good order and repair and in a clean and attractive appearance. If the member fails to do so, the Board shall have the right, after notice to the member, to perform such functions on behalf of the member at the member’s expense. In such event, the expense shall be deemed a special assessment against that member.

Hiring of Contractors

Members are required to hire licensed and bonded contractors to do painting, windows, siding, plumbing, or any other work. This reduces Association liability in the event of an accident.

Work Barge

The barge is available on a first come, first serve basis. Members are to schedule with the Harbor Master, advising dates the barge is needed and providing proof of contractor’s commercial liability insurance and CCB number, if an outside contractor is to be involved in the work. A sample barge reservation form is attached at the end of the Rules and Regulations document. Members are responsible for moving the barge.

Upland Property

Parking

Membership Parking

- (a) Each member is entitled to one assigned outside parking space. This right may be terminated as provided in Article X, Section 2 (b).
- (b) Outside parking spaces remain the property of the Association as a whole, and rights to specific spaces do not transfer with the member's certificate. Members wishing to trade spaces may do so and shall complete the process by immediate written notification to the Agent of Record.
- (c) When a new member moves to the moorage, he or she is to contact the board President, who will designate a parking space. The President will announce this parking space assignment in the next regular board meeting and direct the Agent of Record to make this change in the official garage/parking space chart.
- (d) Any vehicles or materials placed in a member's outside space must fit within the designated length and width of the space, less 9 inches on each side to provide passageway. Nothing may be stored in this space that detracts from the general appearance of the moorage, and use of this space for anything other than a vehicle requires the approval of the Architectural Control Committee.
- (e) Any vehicle not parked as assigned may be towed.

Guest Parking

Guests are to park in the southwest lot (see map). If this lot is full, guests are to park in the lot outside the entrance gate. Guests are not to park in numbered parking spaces without the specific permission of the member.

Loading and No Parking Zones

See map for location of loading and no parking zones. These zones are to be kept free except for temporary loading and unloading. Contractors and service workers may load and unload in these spaces and then are to park in the southwest parking lot.

Motor Home Parking/Staging

There is no long-term motor home parking on Class Harbor property. It is the responsibility of the member to secure off-premises parking.

There is an area in the southeast corner of the Uplands that may be used on a temporary basis (two or three days) to load and unload.

Guests of members may park motor homes in parking lot outside the Class Harbor entrance gate.

Boat and Boat Trailer Parking

Boats and boat trailers are to be parked in the southwest parking lot. Members must contact the Harbor Master in advance, providing boat/trailer identification. The Harbormaster will advise where to park. All owners of trailers must tag the trailer with the owner's name.

Garage Occupancy

No member shall have an ownership interest in the garage improvements, notwithstanding that such member may have borne a portion or all of the cost of those improvements. A member shall, however, have the exclusive right to park in the garage space(s) assigned to that member. Upon transfer of a member's membership certificate, the exclusive right to park within a garage shall either be transferred to the transferee of the member's certificate or to another slip certificate holder, subject to the same limitations. However, each membership certificate shall include a minimum of one garage certificate.

The Agent of Record keeps a copy of each garage certificate and must be advised of any and all sales transactions. The Agent of Record will issue new certificate(s).

Garage Safety and Upkeep

It is the responsibility of the member to take flammable and other hazardous materials to appropriate recycling centers. These materials are not to be placed in moorage garbage or recycling bins.

The Association maintains the upkeep of the exterior of the garages. Members are expected to maintain the garage interior. This includes proper electrical wiring and overhead door maintenance.

Outside Storage Space

(a) Garbage and Recycling. Garbage and trash are to be placed in dumpster inside mail shed. Recycling bins are located to the south of the mail shed, in breezeway between garage structures and are clearly marked as to acceptable items. Cardboard is to be broken down before being placed in the cardboard bin. This area is to be maintained in a neat and attractive manner.

(b) Tool Shed. The tool shed is located in the breezeway next to recycling bins. It contains garden tools and other equipment that can be used by members on a short-term basis. Tools are to be promptly returned to the appropriate space in the shed.

- (c) Firewood. Limited space in the southeast corner of the Uplands property is designated for firewood storage. Members must direct requests for use of a portion of this space to the Architectural Control Committee. The space must be kept in a neat and tidy manner.
- (d) Yard Debris. Members doing yard work on moorage property should place clippings in the trailer parked in the southeast corner of the Uplands property.
- (e) Book Exchange and Give-aways.
There is space on the east bench by mail shed for exchanging books.
Items a member wishes to give away are to be placed on the west end of the bench across from mail shed door.

Use Restrictions

Pets

No pets or animals shall be raised, kept or permitted on or in the moorage, floating homes or floats, except as follows:

- (a) Birds and fish may be kept in floating homes provided they are not kept or raised for commercial purposes.
- (b) No dogs will be permitted.
- (c) Cats will be permitted as follows:
 - (i) The owner of each cat must conform to rules and regulations of behavior as adopted and revised by the Board from time to time.
 - (ii) To help assure compliance with those rules and regulations until the Board is satisfied that a cat's owner will voluntarily comply, the owner of the cat will deposit \$500 if demanded by the Board. If demanded, such fund will be held until the Board shall determine that there is a minimal risk of non-compliance based upon the cat's age and observed habits of behavior over a period of not more than one (1) year. Upon such determination, the deposit shall be returned to the cat's owner. Any interest which may have accrued shall inure to the Association.
 - (iii) If the owner of the cat fails to abide by the Board's rules and regulations, the Board shall require that the cat be permanently removed from the moorage. If not removed within one (1) week of written notice of that requirement, the \$500 (if still on deposit) shall be forfeited to the Association and the Board shall petition the Multnomah County Circuit Court for an order requiring removal of the cat permanently from the moorage, and/or shall exercise any or all actions or remedies set forth in Article X of the Bylaws. All costs and attorney's fees of that proceeding shall be paid by the cat's owner(s).

Miscellaneous

- (a) No garbage, trash, or other waste shall be deposited or maintained on any part of the moorages, floating homes or floats except in areas or containers designated for such items.
- (b) Members and their invitees shall exercise extreme care about creating disturbances, making noises or using musical instruments, radios, television and amplifiers that may disturb other residents. If a member is hosting a party with live music, notice to the members is to be posted on bulletin board at top of ramp stating date and time of the event. This notice allows time for members to make alternative arrangements if they do not wish to hear the party. Live music is to end at 10:00 pm.
- (c) No member or invitee shall carry on noxious or offensive activities which may be or become an annoyance or nuisance to other residents.
- (d) No boats or floating devices of any sort may be moored at Class Harbor without the consent of Class Harbor Association Board of Directors, with the following exceptions:
 - (i) Slip space has been leased by the member owner as per Article XII, Section 4.
 - (ii) Consent to moor at a member owner's home given expressly by that member.
 - (iii) Temporary social guests.
 - (iv) Emergency purposes.
- (e) Watercraft speed limit 5 mph.
- (f) Children under 12 must be supervised by an adult and must wear a life vest.
- (g) Non-swimmers must wear life jackets in the water.
- (h) No running on the walkway or the ramp.
- (i) No diving off the ramp.
- (j) No wheeled vehicles may be ridden on the walkway or the ramp.
- (k) No personal property may be left on the walkway or the ramp.
- (l) Parking area speed limit is 5 mph.
- (m) No dogs are allowed.
- (n) Home owners are not to leave any kind of food outside their homes that will attract ducks, geese, raccoons, rodents, per recommendation of fish and wildlife authorities.