

The QUINTET

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THE QUINTET CONDOMINIUMS – ADOPTED RULES AND REGULATIONS

To All Quintet Residents, Owners, and Tenants:

At its October 27, 2009 meeting, The Board of Directors approved the revised Rules and Regulations, effective November 1, 2009. Your copy is enclosed.

While most rules remain the same, there were subtle modifications to some, significant modifications to others, and new rules added. The following is a high level summary of the key changes. **We encourage everybody to review the book in its entirety.**

Owners who rent out their units may not use the clubhouse or tennis court amenities while their unit is rented.

The violation and enforcement procedures, including the schedule of fines, have been revised.

The number of guests per unit allowed in the pool has increased from two to four however, only two of those guests may be children under 14. Just a reminder and this is not a change: Guests may not use the pool-or any other facility or amenity-without being accompanied by the resident at all times.

Owners who rent out their unit must provide a copy of the rental agreement to the manager. All authorized residents must be named on the lease. Tenants may not have roommates who are not named in the lease without the written permission of the owner.

There are revised procedures for issuing cardkeys and garage door openers upon change in owners or tenants.

There is one particular item in the new rules and regulations that I want to specifically bring to your attention. The pet policy at The Quintet per our by-laws is, and always has been, that pets may not weigh more than 15 pounds. Two previous attempts at changing the limits via by amending the by-laws were unsuccessful. The Board does not intend to consider another vote on the pet limit, and the 15 pound limit remains in effect. The 15 pound limit does not apply to any *bona fide* service or companion animal approved by the Board based on supporting written medical documentation provided by the owner of the pet.

The new regulations, however, do provide for a one-time conditional "amnesty" for pets that exceed 15 pounds provided that:

The pet was already residing at The Quintet on May 1, 2009. Acquired pets, or pets that moved in with their human owners after May 1, 2009 **are not** eligible for amnesty.

All pets eligible for amnesty MUST be registered and documented no later than December 4, 2009. If a resident does not register the pet, it will be considered a violation of the rules and enforcement will apply, even if the pet otherwise met the residency requirement.



All pets, whether they are newly acquired by current residents in the future, or belong to new residents who move to The Quintet in the future, must be within the 15 pound limit, and they must be registered within one week after acquisition/move-in. Tenants may not have pets unless approval is granted by the owner either in the lease or in a written authorization. But even if the pet is registered and within weight limits, pet owners are expected to observe the rules and regulations regarding pet behavior, and will be held accountable for their pet. Future violations of the pet policy will be handled in accordance with the procedures outlined in the Rules and Regulations, up to and including eviction of the pet.

The Rules and Regulations is the final product of a collaborative process which involved unprecedented input from owners and residents, the hard work of a Chair-appointed ad hoc task force, my fellow Board members, and our Association's attorneys. My thanks to all of them.

The Quintet is a wonderful place to live and the Rules and Regulations are meant to protect and enhance our quality of life. Your cooperation and adherence to the guidelines in the document will certainly help in achieving this goal.

Yours truly,
David Meltzer
The Quintet Condominiums
Chairman, Board of Directors

SM/mc

The Quintet
Condominium

Rules and Regulations

A Private Residential Community
6695 West Burnside Road, Portland, OR 97210

Property of The Quintet – Approved October 27, 2009

THE QUINTET
RULES AND REGULATIONS

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TO ALL OWNERS AND RESIDENTS:

The Board of Directors of the Association of Unit Owners of The Quintet Condominium has formulated these Rules and Regulations in accordance with the Condominium Declarations and Bylaws. Please review them carefully. These rules are necessary for the preservation of a pleasant living environment, as well as the protection of your investment and control of maintenance costs.

The Quintet Condominium is governed by the Oregon Condominium Act, the non-profit Corporation Act, the Declarations and Bylaws, and the Rules and Regulations adopted by the Board of Directors of the Association of Unit Owners.

The Board of Directors is responsible for enforcing the Declarations and Bylaws. These Rules and Regulations have been adopted and provided to all owners and residents. Please cooperate with them fully.

These rules, as presently adopted, apply to the owners and residents, their children, and temporary residents and/or guests. Each owner and resident is responsible for ensuring that his/her family and guests know and follow these Association Rules and Regulations. If there is any conflict between a rule stated within the Rules and Regulations and the Declarations and Bylaws, the Bylaws shall have precedence.

Living in close proximity with others requires consideration and accountability for your actions, as well as those of your family members, temporary residents and/or guests. We live in a beautiful environment, and it will remain that way only with your cooperation.

THE BOARD OF DIRECTORS

I. SCOPE OF THE RULES AND REGULATIONS

The Board of Directors adopted these rules effective September 28, 2009, in order to maintain The Quintet Condominium (The Quintet) quality of life, preserve the environment, and control maintenance costs. These rules may be amended in accordance with the Bylaws of the Association of Unit Owners of The Quintet.

These rules supersede any implied or verbal understanding.

II. OWNERS AND RESIDENTS

Owners and residents are collectively defined as:

1. Those who own their unit and live in the unit; or
2. Those who own their unit but reside off-site (either because they rent their unit or it is vacant for part of the year) or tenants who rent units directly from owners.
3. Onsite and offsite owners are responsible for the actions of their tenants, guests and contractors.
4. Off-site owners who rent out their units relinquish all clubhouse privileges, including the fitness center, pool, spa, tennis courts, piano room and library, for the duration of the rental period. Owners who rent out their units may attend Association-sponsored events in the clubhouse and Board and owners' meetings.
5. Fines imposed for rules violations are levied against the unit owner, not the resident. Everyone is required to abide by the Rules and Regulations, Declarations and Bylaws and the Oregon Condominium Act. Owners are responsible for informing their tenants, guests and contractors of all the rules.
6. Lease agreements shall provide that under the terms of the lease, the lessee shall be subject to the Declarations and Bylaws and Rules and Regulations of the Association of Unit Owners of The Quintet Condominium. Any failure to comply shall be a default under the lease. Only tenants who are named on the lease may occupy or reside in a rented unit. No additional occupants (roommates, family members, partners, etc.) may live with them unless that person's name is on the lease or unless the owner has given written authorization to management.
7. Owners shall complete background checks on all prospective tenants. Proof that such check was done must be provided to management when the unit is rented, leased or upon any change of tenant.
8. These rules will be enforced by the Board of Directors.

III. VEHICLE AND GUEST PARKING

1. Residents shall park only in their assigned spaces, unless granted permission by other space owners.

2. Residents shall register all cars parked at the condominium. Registration stickers shall be attached to the back of the rear-view mirror and to the lower left side of the rear window. Or, a parking permit, issued by management, shall be displayed. All parking stickers should be removed upon sale of the vehicle or when the resident (owner or tenant) ceases to be a resident.
3. Nonoperating, unmovable vehicles or vehicles without current plates and/or tags cannot be parked on the property. Such vehicles are subject to towing at the owner's expense without notice.
4. Vehicle washing, maintenance and repairs are not permitted in the parking areas. Articles placed in a truck bed must be covered at all times.
5. Guest parking is allowed only in those spaces without numbers marked as "Guest Parking." These unnumbered spaces are primarily for short-term guest parking. Guest parking is on a first-come, first-served basis. Guests parking longer than seventy-two (72) hours must register their vehicle with management.
6. Parking is not permitted along the driveways or roadways. Parking is not allowed by the front entrance to a building other than to off-load passengers or small packages. Parking in front of the building is not permitted for moving in or out, or for appliance or furniture delivery. Parking in the clubhouse parking lot shall be allowed only when using the clubhouse facilities. Vehicles parked in any unauthorized area or zone will be towed without notice at the owner's expense.
7. Everyone must observe the 15 miles-per-hour speed limit.
8. No trailer, camper, boat, boat trailer, or other recreational vehicle shall be parked on any portion of The Quintet without prior management approval. Such vehicles must be operational and properly maintained and not obstruct or block other parking spaces. There shall be a two-week limit after approval.
9. According to the Bylaws, street-legal, operational and licensed motorcycles will be allowed with prior management approval. However, unreasonable accelerating of the engine will not be allowed on the property.
10. No items may be stored in garage parking spaces. Bicycles may be stored in designated areas.

IV. KEYS, LOCKS, KEY CARDS, AND ACCESS TO UNITS

The Quintet management and maintenance personnel shall have access to each unit as allowed by Paragraph 7.4 of the Supplemental Declarations and Paragraph 12.4 of the Stage 1 Declarations.

1. Individual unit owners must provide the Association with a key to their unit for access purposes. Any damage and/or costs incurred when The Quintet management is not able to access the unit will be the sole responsibility of the unit owner. Other than in an emergency, if management requires access to a unit, notice shall be given to the resident and a mutually-convenient time arranged.
2. Access to the buildings is via card keys personally issued to the occupant. Upon the sale of a unit, the owner shall return the cards to management, where they will be reissued to the new owner. All cards shall be issued directly by management and not passed on from tenant to tenant or from owner to owner/tenant. A maximum of two (2) access cards will be provided to the buyer by the Association at no cost. Additional access cards can be purchased for \$20.00 each. Replacement cards are \$5.00 each. Each unit may have a maximum of four (4) access cards.
3. Upon the sale of a unit, all remote openers shall be returned to management, where they will be reissued to the new owner. All tenants shall return their openers to management when they leave. All new owners and tenants will be issued openers by management. Each unit shall be issued one remote opener. Additional remote openers can be purchased at the office for \$30.00 each. Residents are required to report stolen or lost openers to management immediately so the codes for all openers in that building can be changed.

V. GENERAL REGULATIONS

The term "common elements" denotes those areas outside the units that are jointly owned by all unit owners and maintained by the Association. Each owner is responsible for cleaning, maintaining, repairing and replacing the "limited-common element" storage area and balcony attached to his/her unit.

1. Balconies and other areas visible to the outside must be kept neat and free from clutter. No laundry, blankets, towels hanging from the balcony or railing, broken furniture, dead plants, boxes, and storage units are permitted above wall height. Balconies may not be permanently enclosed. Temporary enclosures, such as blinds or curtains, are also prohibited.
2. Common entrances, passageways or driveways shall not be obstructed or prevent any emergency access.

3. Garbage cans, household supplies, bottles and cans and other similar articles shall not be placed outside a unit except in the storage closet.
4. No part of the common elements or limited-common elements shall be used for commercial activities of any kind. However, a unit owner or resident may use a portion of a unit as a home office, provided it is in conformity with Washington County regulations, and customers and vendors are not allowed on the premises.
5. Burning of trash, unsightly accumulation of new or used building materials or litter of any kind shall not be permitted in any unit or on any common or limited-common element.
6. No temporary structure, including a trailer, tent, shack or barn, shall be allowed on any common or limited-common element.
7. Residents must maintain a minimum temperature of 56 degrees F. in their unit when the exterior temperature is 32 degrees F. or below. Residents who fail to comply with these rules shall be held responsible for repairing any resulting damage caused by their negligence or violation.
8. Holiday lights hung from the deck railing are allowed between Thanksgiving and New Years.
9. No items (including planters) may be placed on the deck half wall that are not physically secured to the railing.
10. Any penetration of the weatherproof barrier of the buildings shall not be made without written permission from the management. This includes, but is not limited to, screws and nails.
11. Only management-approved postings shall be placed on lobby and elevator bulletin boards. Residents may use the clubhouse bulletin board to advertise personal items for sale, units for sale or rent, or personal businesses or services directly provided by the resident onsite. Advertisements for third-party commercial services/products, third-party events and activities, or political campaigns are not allowed. Any other sign must have board approval.
12. Shirts and shoes are required at all times in the clubhouse and meeting rooms. Persons in wet attire shall not use the library or other meeting areas. Such persons shall proceed only between the pool or locker rooms and the nearest exits.

13. Office equipment is for Association business only. A computer and fax machine are available in the conference room for residents' use. Because this equipment is donated by owners, there is no guarantee this amenity will always be provided.
14. Residents shall not engage in any activity in any unit or in the common elements that may be or become an annoyance or nuisance to the other residents.
15. Neither the Board nor the Association shall be responsible for personal property left in the common elements.
16. Off-site owners who rent out their units relinquish all clubhouse privileges, including the fitness center, pool, spa, tennis courts, piano room and library, for the duration of the rental period. Owners who rent out their units may attend Association-sponsored events in the clubhouse and Board and owners' meetings.
17. Only gas or electric grills are allowed on decks. Charcoal grills or wood smokers are not permitted.

VI. COMMON ELEMENTS, LIMITED-COMMON ELEMENTS AND ELEVATORS

Common elements include the hallways, elevators, clubhouse, roadways, grounds, parking garages (other than assigned spaces), and basketball and tennis courts. Limited-common elements include balconies, storage closets and parking spaces.

1. Excessive noise in common or limited-common elements is prohibited.
2. Excessive noise in all common or limited common areas is prohibited. Activities including, but not limited to, skateboarding, roller blading, roller skating, sledding and ice-skating are prohibited.
3. .
4. Running and/or recreating in the hallways, stairways, garages and elevators are prohibited.
5. Quiet time is from 10 pm to 7 am in all areas. Residents are responsible for the conduct of their guests.
6. Construction noise within a unit, such as hammering, is not allowed between 7 pm and 8 am.

7. No resident shall install signs, cabinets, awnings, blinds, draperies, canopies, shutters, hot tubs, radio, or television antennas to the common or limited-common elements that are visible from outside the unit without written approval by the Board.
8. Residents shall keep their parking spaces neat and clean. No personal property may be kept on, or adjacent to, a parking space except medical equipment, which requires Board approval.
9. Hot tubs shall not be placed in the interior of a unit. Hot tubs may be placed on the limited-common element deck of the unit with the prior consent of the Board. When such consent is given, the unit owner shall carry insurance covering damage caused by the hot tub and shall be responsible for damages to any unit or the common elements caused by the hot tub. When water is drained from the hot tub, it must be emptied into the interior drains of the unit.
10. The freight elevators are on at all times. A key is needed to hold the doors open for easier loading and unloading. Make arrangements with management for an elevator key. A \$20 deposit is required. If a key is not returned, the \$20 deposit will be forfeited.
11. If a unit will be unoccupied management shall be notified and a contact phone number provided.
12. Smoking is not permitted in the lobbies, hallways or elevators.

VII. PETS

1. The total number of pets per unit shall be limited to two. Pets may not weigh over 15 pounds. Pets weighing more than 15 pounds and living here prior to May 1, 2009, were eligible for amnesty. The one-time amnesty also applies to non-resident owners' pets weighing more than 15 pounds provided the owner's unit was purchased prior to May 1, 2009.
2. Pets must be registered with the Office Manager within 30 days following adoption of these rules and regulations. Pets of new owners and residents should be registered at the time of move-in.
3. No animal or bird shall be kept or bred for any commercial purpose.
4. No pets shall be permitted to run at large.

5. Residents shall control barking dogs.
6. Residents shall pick up and dispose of pet waste. There is a pet-walking area on the east side of both Oak Pointe and Dogwood buildings for the residents' use.
7. Any pet damage to the buildings, grounds, elevators, walkways, or any other part of the common elements shall be the responsibility of the owner of the unit where the pet resides. Damage caused by chemicals or other materials used to clean up after pets shall be the responsibility of the owner, who will pay the cost of restitution, removal, or replacement of damaged items. Owners are accountable for the behavior of pets, theirs or those belonging to guests or tenants.
8. All pets shall be inoculated and licensed, as required by local law, and registered with management.
9. Pets are not allowed in the clubhouse except in the office and lobby areas. They must be on a leash and accompanied by their owner.
10. Guest pets are allowed as long as the total number of pets in the unit does not exceed two (2) and the guest pet does not weigh over 15 pounds.
11. A resident may be required to remove a pet after receiving a second written notice of violations of any rule, regulation or restriction governing pets within The Quintet.
12. Feeding wild animals or hanging bird feeders on the balcony is prohibited.

VIII. ALTERATIONS AND ADDITIONS

1. Alterations, improvements or changes to an owner's unit must conform to specifications adopted by the Board for that particular alteration, improvement or change. Current specifications include windows, storm doors and screen doors.
2. The Board reserves the right to assess monetary fines to unit owners who make changes, alterations, or additions without permission. It reserves the right to require removal of the alteration to restore the area to its original look and design.
3. Nothing shall be done in any unit or on common elements and limited-common elements that impairs the structural integrity of the buildings.
4. An owner seeking to make structural alterations, improvements or changes to the unit must submit a request to the Board on a form obtained from management. After

approval, an owner may proceed with alterations, improvements and changes. Owners are responsible for obtaining any required permits and licenses as required by law.

IX. INSURANCE

1. No owner or resident shall store items or alter any unit or common elements that will increase the rate of insurance on the buildings or contents beyond that customarily applicable for residential use.
2. No owner or resident shall disturb, modify or store in any unit or common elements that will result in the cancellation of insurance on any building, or that would be in violation of any federal, state, county or city regulation.
3. The Association's insurance policy does not cover the personal contents of a unit or any personal liability. Such coverage should be obtained by a unit owner or tenant.

X. TRASH COLLECTION AND REMOVAL

1. All trash shall be sealed or tied in plastic bags and placed in the trash chutes located on every floor.
2. The burning of materials and use of hazardous chemicals are prohibited.
3. No construction or unauthorized debris and no electronic equipment (TV, computer, etc.) shall be placed in the dumpsters. Owners are required to make arrangements for all construction materials to be discarded offsite, and all electronic equipment shall be recycled in accordance with state laws.
4. With prior approval from management, a temporary dumpster may be placed in a parking area for construction debris. The owner is responsible for ensuring that debris is removed within a reasonable time.
5. Only newspapers may be placed in the recycling bins located in each garage. Magazines, scrap paper, junk mail, cardboard and all other recyclables should be placed in the receptacle at the end of each building's outdoor parking lot. All residents are urged to recycle and help keep the areas tidy. Recycle glass between 7 am and 10 pm.

XI. MAIL AND PACKAGES

1. The mail is delivered to individual mailboxes in the lobby of each building.
2. Packages may be left in the office, and the delivery vendor and/or management will attempt to contact you. Please pick up your packages in a timely manner. During after-hours, packages can be obtained while onsite security is in the office. Security guards will not be available to retrieve packages while performing their rounds.
3. Office personnel may, but are not required to, sign for mail and packages and they are not responsible for anything left in the office.

XII. SECURITY

1. Do not allow anyone into the buildings whom you do not know.
2. Report anything suspicious immediately to the office, on-site security or police..
3. If your access card does not work or is lost or stolen, please notify management immediately.
4. Propping or leaving any exterior building doors open is not allowed. All residents who observe incidents of doors propped open should close the door and report the incident to management or security.

XIII. SOLICITING

1. Advertising or soliciting is not permitted on The Quintet grounds. This includes placing fliers on doors and vehicles and unauthorized use of bulletin boards.
2. Report solicitors to the office.

XIV. PONDS, STREAMS AND LANDSCAPING

1. Swimming, wading, fishing, ice-skating and bathing in the ponds and streams are prohibited.
2. The landscape is professionally maintained. Do not disturb.

XV. THE CLUBHOUSE

1. Off-site owners who rent out their unit shall not use the clubhouse while their unit is rented.
2. The clubhouse facilities are available 24/7 for residents.
3. Overnight stays in the clubhouse are not permitted.
4. The kitchen is intended for use by residents who have reserved the piano room or the conference room for group use such as private meetings, parties and the like.
5. Follow all posted instructions in the clubhouse.
6. Residents are required to accompany their guests in all areas of the clubhouse unless prior arrangements have been made with management. The Quintet is not liable for guests or their actions.
7. Housesitters shall be considered residents.
8. Resident owners may obtain written permission from The Quintet management to allow guests (including housesitters) to use the clubhouse facilities without the presence of the owner. The authorization shall explicitly state the owner is responsible for any resulting damage or abuse of house rules.
9. Smoking is prohibited everywhere in the clubhouse.

XVI. LIBRARY, PIANO ROOM, CONFERENCE ROOM AND MEDIA CENTER

1. The library and media center are for use by residents and their guests.
2. The library is an area designated for reading or conversation. Borrow and return books using the honor system.
3. The media center may be used by small groups for viewing television or videos on a first-come basis. Commercial use of the room is prohibited.
4. Residents may reserve the piano room by paying a \$200 damage and cleaning deposit that may be refundable. The piano room is available on a first-come basis.
5. Residents may reserve the conference room

XVII. SWIMMING POOL AND JACUZZI

1. There is no lifeguard on duty. You swim at your own risk at all times.
2. Oregon law requires that children under the age of 14 must be accompanied by an adult who can swim. No running, diving, jumping or horseplay is allowed in or around the pool or Jacuzzi.
3. Only four (4) guests per unit are allowed at a time, and only two of those guests may be children under age 14. Guests must be accompanied by the unit resident, unless prior permission has been received.
4. A cleansing shower is required before entering the pool, sauna or Jacuzzi.
5. Conventional swimming attire shall be worn in the pool, sauna and Jacuzzi. Nudity is not permitted.
6. Persons with a communicable disease, bandage or open wound shall not use the pool or Jacuzzi. Children must be toilet trained or wear water-tight swim diapers.
7. No food, beverages or glass containers are permitted in the pool area. Pool exercise equipment and toys shall be returned to the space provided.
8. The pool area is subject to quiet-time rules from 10 pm to 7 am.
9. Lights must be on when using the pool and/or Jacuzzi.
10. The hand dryer in the women's locker room shall not be used during the posted quiet times.
11. Rules are subject to change under Oregon law.

XVIII. SAUNA

1. Use caution when using the sauna, especially after exercising.
2. Follow the posted instructions carefully.
3. An adult must accompany children under the age of 14.

XIX. FITNESS CENTER

1. An adult must accompany persons under the age of 16.
2. Only two (2) guests per unit are allowed at a time and must be accompanied by the resident.
3. Appropriate attire, including shirts and shoes, must be worn in the workout room.
4. Use spray bottles and paper towels provided to clean the equipment after use.
5. The Quintet is not liable for any accident or injury incurred while using the equipment.

XX. TENNIS AND BASKETBALL COURTS

1. The tennis and basketball courts' hours are 7 am to 10 pm.
2. Players must yield the court after 45 minutes of play if others are waiting.
3. Players yielding the court go to the end of the playing order.
4. Appropriate shoes and attire shall be worn on the court.
5. Items, including baseballs, bats, pets, bicycles, food or drinks, are not allowed on the courts. Smoking is prohibited. Bottled water is permissible on the courts.
6. Only residents and their guests are allowed to play. Guests must be accompanied by a resident, unless prior permission has been received.

XXI. SIGNS

1. No sign of any kind shall be displayed on or from any unit or the common or limited-common element without written permission from The Quintet Board.
2. Open houses may be held any day of the week between the hours of 10 am and 6 pm. Open house advertisement sandwich signs are permitted at:
 - The Quintet entrance.
 - Access gate kiosk.
 - Building driveway area.
 - Building front door.

XXII: VIOLATION AND ENFORCEMENT PROCEDURES

1. For the first violation, management (representing the Board) shall send an informal notice to the unit owner and/or resident.
2. If the violation persists, a formal written notice, including the intent to fine the owner, shall be sent by management:
 - By registered mail to owner and resident.
 - Informal notice will be referenced.
 - Owner will be given 10 calendar days to correct violation.
 - The notice shall contain an opportunity to be heard.
3. If the violation persists after 10 calendar days, a fine of \$10 per day shall be assessed for the first ten days and \$20 per day thereafter.
4. For repeat violations, a fine of \$20 per day or occurrence shall be assessed.
5. For the following violations, the advance-notice procedures shall not be required, and an immediate fine of \$50 per occurrence or day shall be assessed. A homeowner may make a request to the Board for an appeal hearing.
 - Defacing, vandalizing, removing or abusing Association property including, but not limited to, Association-sanctioned notices.
 - Using the passenger elevator for move-in or move-out purposes or appliance/furniture delivery.
 - Unauthorized access or use of any common or limited-common element.
 - Impairing the design function of security devices including, but not limited to, propping any common doors open.
 - Parking in unauthorized areas.
 - Placing unauthorized signs or objects anywhere on the property.
 - One-time noise violations including, but not limited to, loud parties, stereo/TV volumes and construction/remodeling.
6. The fines shall accumulate on the owner's account until the violation ceases. The Board shall treat these amounts in the same manner as overdue Association fees and follow the same collection procedures. The Association may turn the collection over to a collection agency or attorney.
7. If the violation continues, the Board can institute legal proceedings to correct the violation, in accordance with the Oregon Condominium Act ORS 100.405(11). In

accordance with Section 7.6 of the Bylaws, the owner(s) of the unit in violation is responsible for any and all legal fees and costs associated with the cure of the violation.

XXIII: SCHEDULE OF FEES

1. Key Cards: The Association provides each unit owner with two key cards. Additional cards are available for \$20 each. Replacement of worn-out cards is \$5 per card. Each unit is entitled to four cards.
2. Remote Openers: The Association provides each unit owner with one remote opener. Additional openers are available for \$30.
3. Freight-Elevator Key: Residents must pay a \$20 refundable deposit for using the key to the freight elevator. The \$20 will be refunded when the key is returned.
1. Use of Piano Room: Residents shall pay a refundable \$200 deposit for use of the piano room. The \$200 will be refunded if there is no damage to the piano room or its furniture or facilities.

Pet Amnesty Provision
September 28, 2009

Pets weighing more than 15 pounds and living here prior to May 1, 2009 were eligible for amnesty, provided they have been registered with the office manager. The one-time amnesty also applies to non-resident owners' pets weighing more than 15 pounds provided the owner's unit was purchased prior to May 1, 2009.

The Quintet Condominium

Pet Registration Form

Unit # _____ Date _____

It is understood that the owner agrees to comply with all Rules and Regulations pertaining to pets contained herein and any established henceforth by the Board of Directors of the Quintet. "Owner" refers to the condominium owner or resident who owns the pet.

Rules and Regulation, Section VIII Pets

1. The total number of pets per unit shall be limited to two. Pets may not weigh over 15 pounds. Pets weighing more than 15 pounds and living here prior to May 1, 2009, were eligible for amnesty. The one-time amnesty also applies to non-resident owners' pets weighing more than 15 pounds provided the owner's unit was purchased prior to May 1, 2009.
2. Pets must be registered with the Office Manager within 30 days following adoption of these rules and regulations
3. No animal or bird shall be kept or bred for any commercial purpose.
4. Tenants shall not be permitted to have pets (theirs or visitors) if the lease or rental agreement between them and the owner specifies no pets allowed.
5. Tenants may only have pets with the written approval of the unit owner.
6. No pets shall be permitted to run at large.
7. Residents shall control barking dogs.
8. Residents shall pick up and dispose of pet waste. There is a pet-walking area on the east side of both Oak Pointe and Dogwood buildings for the residents' use.
9. Any pet damage to the buildings, grounds, elevators, walkways, or any other part of the common elements shall be the responsibility of the owner of the unit where the pet resides. Damage caused by chemicals or other materials used to clean up after pets shall be the responsibility of the owner, who will pay the cost of restitution, removal, or replacement of damaged items. Owners are accountable for the behavior of pets belonging to guests or tenants.
10. All pets shall be inoculated, licensed as required by local law, and registered with management.
11. Pets are not allowed in the clubhouse except in the office and lobby areas. They must be on a leash and accompanied by their owner.
12. Guest pets are allowed as long as the total number of pets in the unit does not exceed two (2) and the guest pet does not weigh over 15 pounds.
13. A resident may be required to remove a pet after receiving a second written notice of violations of any rule, regulations or restriction governing pets within The Quintet.

Pet Type _____
Markings _____
Color _____
Name _____
Weight _____

Is your pet over 15 pounds and approved under the pet addendum? Yes _____ No _____

I have read and agree to the above conditions,

Owners (Print) _____ (Signature) _____

Received by Management (Name) _____ Date _____

The Board reserves the right to approve residency on a case-by-case basis for pets that exceed 15 pounds and are bona fide service animals as defined under, and within the intent and scope of, any federal under ADA.