

Whaleshead Beach Resort

LEASED SPACE RULES

1. SPEED LIMIT

The speed limit for all roads within the Resort is 10 MPH.

2. QUIET HOURS AND OTHER NOISE

In consideration of all residents and guests, quiet hours are observed within the Resort from 10:00 p.m. to 8:00 a.m.

In addition, excessive noise that disturbs the use and enjoyment of the Resort by others is prohibited.

3. CHILDREN

To ensure their safety, all children should be supervised while on the premises of the Resort.

4. CLEANLINESS OF SPACE

Lessees shall maintain the space leased in a clean and sanitary condition at all times.

5. PETS

Up to two pets are allowed per Lessee with advance management approval, subject to the provisions of the Oregon Revised Statutes, Section 90.530.

Pet owners must keep their pets under control at all times while in common areas. Lessees are responsible for all damages caused by their pets.

All pet messes must be immediately cleaned up and removed. Failure to keep pets under control or to clean up pet messes may result in a fine of \$25.00 per incident.

6. **ADDITIONAL LANDSCAPING**

Lessees may install additional landscaping within their leased space, at their own expense, subject to the approval of the Lessor. Any such additional landscaping shall be maintained by the Lessee.

7. **WATER USAGE**

Lessees shall routinely check water connections within their leased space in order to keep leaks and/or drips to a minimum.

Washing of vehicles, boats, trailers, etc. is prohibited within the resort, without prior management approval. If the Lessor designates a specific vehicle washing location, then vehicles may only be washed at that location.

8. **VEHICLE MAINTENANCE**

Lessees shall not permit any undriveable vehicle to remain within Whaleshead Beach Resort for more than 24 hours. No car repairs may be made within the Resort, including minor maintenance such as oil changes, without advance management approval.

9. **HAZARDOUS WASTE**

Hazardous waste may not be deposited or disposed of within the Resort.

10. **GARBAGE**

Lessees are provided a garbage can by the Lessor. Lessor shall provide collection services each week to empty those cans. Lessees shall place their garbage completely within the can, secure the lid where possible, and place the can in the designated location for pickup.

11. **FIRES**

Fires, of any type, are strictly prohibited anywhere within the resort. Lessees shall make all possible efforts to ensure there are no fire hazards within their space, such as items blocking heater vents, etc.

12. **COMMON FACILITIES**

Common facilities, such as the laundry and shower building, are available for Lessee use. Lessees should ensure that the facilities are used properly and left in clean and sanitary condition after use.

13. **OUTSIDE STORAGE**

Storage outside of the Lessee's park model recreational vehicle or its associated structures is prohibited with the exception of patio/deck furniture or a barbeque. Temporary storage sheds or cabinets are allowed if approved by the Lessor in writing in advance.

14. **GUESTS**

Lessee is permitted to have short-term guests and visitors, as provided for in their individual lease, for up to two months. However, Lessees are responsible for the acts of members of their household, occupants, guests, and visitors while on the premises of the Resort.