



OWNERS' ASSOCIATION, INC.

We hope you have an extraordinary stay while you are here with us at Caldera Springs. In an effort to ensure the safety and enjoyment of all our guests, the Caldera Spring Owners Association would like to remind you of the following rules and regulations that apply to all owners and guests staying at Caldera Springs:

Occupancy

Occupancy of residences is limited to a maximum overnight occupancy of two persons per bedroom or sleeping loft, plus two additional persons.

Fire Safety

Outdoor wood-burning fire pits are prohibited in Caldera Springs, all fire pits are restricted to gas fueled fires only. Outdoor barbeques must have flames fully contained and not visible outside of the barbeque. Ash from barbeques may not be disposed of by dumping on the ground but must be disposed in a fire safe manner, assuming that hot embers remain in the ash. Smoking of cigarettes, cigars and pipes is not permitted on community common area properties, which would include roads and pathways. Smoking on private properties must be done with great caution with burnt materials disposed of in ashtrays or other fireproof receptacles. The use of fireworks of any kind are prohibited in Caldera Springs.

Parking Restrictions

Parking of vehicles on and along streets within the Caldera Springs community is prohibited. Violators may be fined or towed. No more than one (1) vehicle per bedroom with a maximum of four (4) vehicles may be parked at a residence at any given time, and only in designated parking areas or in the driveway. Event parking at a residence may be considered when arranged with the Owners Association more than 72 hours prior to the event and with the appropriate signage.

Motor Home, Boat, Trailers, Tents

No campers, boats, boat trailers, recreational vehicles, commercial vehicles, or other types of non-passenger vehicles or accessories may be kept or stored at any home for more than 24 hours. This allotted timeframe is intended for loading and unloading purposes only. No temporary structures including trailers, tents, or motor homes may be occupied in Caldera Springs at any time.

Noise Restrictions

Guests shall not engage in any action which is disturbing to others; such as allowing their pet to create excessive noise, playing loud radios, stereos, televisions or musical instruments, loud conversing, or other activities that disturb the enjoyment of other residents and guests in Caldera Springs. All activities that may potentially create noise or disturbance to neighbors in any way shall cease by 10:00 pm daily.

Pets in the Community

Pets must be leashed at all times. Owners are solely responsible for their pet and shall ensure that pets do not create a nuisance or otherwise damage any portion of the property. Pet owners are responsible for cleaning up after their pet. Doggie bag stations are available at Ponderosa Park and Sable Rock Park and must be disposed of properly.

Caldera Springs Entry Gates

Gate codes are required to enter the residential areas of the Caldera Springs community. The rental guest access code is subject to change. Please check with your rental management company for your current gate code.

Construction

Caldera Springs is a growing community and there are a number of new homes under construction. Daily working hours for all construction sites are Monday through Friday from 7:00 AM – 7:00 PM PT and Saturday from 8:30 AM – 5:00 PM PT.

Harper's Outpost Picnic Pavilion

The outdoor picnic pavilion and its amenities are available for Caldera Springs owners only.

Discharge of Weapons

The discharge of any weapon is strictly prohibited. This restriction includes BB guns, pellet guns and archery weapons.

Bike Paths and Soft Walking Paths

Motorized vehicles are not allowed on the pathways, with the exception of Segways and mobility tools for the disabled. Bikes are not allowed on the soft bark chip trails or off pavement. Bikes are only permitted on paved pathways and roads.

Tennis Courts, Basketball Court, Discovery Playground, Ponderosa and Sable Rock Parks

You must have your rental access card on your person at all times when using these facilities. Tennis racquets, pickle ball equipment and basketballs are available for your use from Memorial Day to Labor Day and can be checked out from the Quarry Fitness Center desk. Anyone under the age of 14 must be supervised by a responsible adult at all times.

The Quarry Pool and Fitness Center

This facility is for the exclusive use of owners, their accompanied guests and guests renting a home or cabin in Caldera Springs only. You must have your rental access card on your person at all times while using these facilities. The doors automatically lock with no access available between midnight and 6:00 AM PT. Your access card will not work during these hours. There are no lifeguards on duty. Anyone under the age of 14 must be supervised by a responsible adult at all times. The Quarry Pool is open from Memorial Day through the end of September. The Fitness Center, outdoor hot tubs and gas fire pit area are open year-round. The Quarry Pool and Fitness Center telephone number is 541-593-4850. NOTE: Each rental ID card provides access for 2 guests to use the Quarry Pool and Fitness Center.

Caldera Lakes

The Caldera lakes are for the exclusive use of owners, their accompanied guests and guests renting a home or cabin in Caldera Springs. You must have your rental access card on your person at all times when using the lakes. Please note the lakes are fly fishing ONLY for ages 12 and up. We request barbless hooks and all fishing is catch and release to ensure the safety and preservation of our fish. Only approved small water crafts are allowed in the lakes. The lakes are not intended for swimming. In winter months, please stay off the lakes as the ice that forms is unstable.

Caldera Links and Golf Park

The Caldera Links Course and Golf Park are owned and operated by Sunriver Resort. Use of the 9-hole Caldera Links Course is restricted to Sunriver Resort guests staying in Caldera Springs homes or cabins, Caldera Springs owners, and Obsidian Club Members. Use of the 3-hole Golf Park is restricted to owners only and is not available for guest use. All golfers must check in at the Lake House prior to play.

Boat and Bike Rental

The rental boats and bikes are owned and operated by Sunriver Resort. Use of the rental equipment is restricted to Sunriver Resort guests staying in Caldera Springs homes or cabins, Caldera Springs owners and Obsidian Club members. Please call the Lake House concierge for details and hours of operation at 541-593-4851.

Zeppa Bistro

Zeppa Bistro, located at the Lake House, is an Italian style eatery serving pastries, espresso, breakfast sandwiches, brick oven pizza, salads, sandwiches, gelato cocktails, wine and craft beer. It is open seasonally, Memorial Weekend to Labor Day Weekend. Please call the Lake House concierge for current hours of operation at 541-593-4851.

The Lake House

The Lake House is owned and operated by Sunriver Resort and is available for Caldera Springs owners and guests. Activities at the Lake House include shuffle board, pool table, board games, Wii and wireless internet. Please call the Lake House concierge for hours of operation at 541-593-4851.