



*In an effort to ensure the safety and enjoyment of all our owners and guests, the Caldera Springs Owners' Association would like to remind you of the following rules and regulations that apply to all owners and guests.*

### **IMPORTANT REMINDERS FOR OUR OWNERS AND RENTAL GUESTS**

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

**Parking Restrictions: Parking vehicles on and along streets within the community is prohibited.** No more than four (4) vehicles may be parked in the driveway at any time; violators may be fined or towed.

**Motor Homes, Boats, Trailers, Tents:** No campers, boats, boat trailers, recreational vehicles, commercial vehicles, or other types of non-passenger vehicles or accessories may be stored in a driveway for more than 24 hours. This allotted time frame is intended for loading or unloading purposes only. No temporary structures including trailers, tents, or motor homes may be occupied in Caldera Springs at any time.

Excess vehicles or non-passenger vehicles may be temporarily parked in the Quarry Pool and Fitness Center parking lot. When utilized, the vehicles/trailers/accessories must be registered with the Association Office by calling (541) 593-4850 to provide name, phone number, Caldera Springs address, type of vehicle/trailer/accessory and requested duration (7-night maximum).

**Fire Safety:** Outdoor wood-burning of any kind, even in fire pits, is prohibited. All fire pits are restricted to permanently gas fueled fires only. Outdoor barbeques must have flames fully contained and not visible outside of the barbeque. Charcoal briquettes are prohibited. Ash from barbeques must be disposed of in a fire safe manner, as hot embers may 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 a fireproof receptacle. **The use of fireworks of any kind are prohibited in Caldera Springs.**

**Caldera Springs is located in a forest and our summers are considered "fire season". In the event of a wildfire, the community may be evacuated. Please have an evacuation plan in place for you and your family during your stay.**

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

**Noise Restrictions:** Guests shall not engage in any action which is disturbing to others; including pets who create excessive noise, playing loud radios, stereos, televisions or musical instruments, loud conversing, or other activities that could disturb the enjoyment of other residents and guests. Any activities that may potentially create noise or disturbance to neighbors, in any way, shall cease by 10:00 P.M.

**Pets in the Community: To Protect our Native Wildlife** pets must **always** be under control within the property in which you are staying, and **pets must always be on a leash when off the property in which you are staying.** If you wish to exercise your pet off leash, you may do so at Ponderosa Park, located in the core area near the Caldera Links Golf Course. **Pet owners are responsible for cleaning up after their pets. Pet stations are available throughout the property.**

**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 PST. Construction is prohibited on Sundays.

**Caldera Springs Entry Gates:** Gate codes are required to enter the residential areas of the Caldera Springs community. Owners may contact the Association office by calling (541) 593-4850 for information on owner access. Rental guest access

codes are subject to change. Please check with your rental management company, or the owner you rented from, for your current gate code.

**Private Homes:** Caldera Springs has many full-time residents. Please do not trespass and respect everyone's private property.

**The Quarry Pool and Fitness Center:** This facility is for the exclusive use of owners, their guests and guests renting a home in Caldera Springs. Owner and Rental Guest ID Cards must be *on your person at all times, while using these facilities*. *NOTE: Each Rental ID card provides access for 2 guests to this facility.*

The Quarry Pool is open from Memorial Day through the end of September (weather dependent). The Fitness Center and outdoor spas are open year-round between the hours of 6:00 AM and 8:00 PM. The doors automatically lock, with no access available, between 8:00 PM and 6:00 AM PST; ID cards do not work during these hours. There are no lifeguards on duty at the pool and you **use the facilities at your own risk**. If you need assistance, the Quarry Pool and Fitness Center telephone number is (541) 593-4850.

**Caldera Lakes and Waterways:** The Caldera Lakes and Waterways are for the exclusive use of owners, their guests and guests renting a home in Caldera Springs. Owners and Rental guests must always have their ID card on their person when using the lakes. Only approved small watercrafts are allowed. The lakes are not intended for swimming and inner tubes and/or inflatable toys are not allowed.

Obsidian and Trailmere lakes are fly fishing ONLY. No other fishing is allowed. Bait may not be used, and barbless hooks are required. All fishing is catch and release only to ensure the safety and preservation of the fish. **For your safety during the winter, stay off the lakes and waterways at all times as the ice that forms is very unstable.**

**Tennis, Pickleball, Basketball Court, Discovery Playground and Ponderosa, Sable Rock and Mirror Rock Parks:** You must have your ID card on your person at all times when using these facilities. Tennis and pickle ball equipment and basketballs are available for your use from Memorial Day to Labor Day and can be checked out at the Quarry Fitness Center desk.

**Bike Paths and Soft Walking Paths: No Golf Carts** or motorized vehicles of any kind are allowed on the pathways, with the exception of Segways and mobility tools for the disabled. Bikes are only permitted on the paved pathways and roadways. Bikes are not allowed on the soft bark chip trails or off pavement.

**The Lake House and Caldera Links Course and Golf Park:** The Lake House and the 9-hole Caldera Links Course and Golf Park are owned and operated by Sunriver Resort and are available for Caldera Springs owners and guests of Sunriver Resort only. All golfers must check-in at the Outpost.

**Harper's Outpost Picnic Pavilion** — the outdoor picnic pavilion and its amenities are available for Caldera Springs owners only. Owners may reserve the Pavilion by contacting the Owners Association at 541-593-4850. There is a cleaning fee for use of the Pavilion.

**Patrol Services** — Deschutes Patrol Services provides on-site evening patrols and may be contacted by phone from 10 p.m. until 12 a.m. at 541-410-6501. Call this number for non-emergency concerns such as after-hours disturbances. In addition, the Caldera Springs community is be patrolled by the Deschutes County Sheriff. If you have any non-emergency needs outside of the times our vendor is on property, please contact the sheriff's non-emergency line at (541) 693-6911. **For any emergency – please call 911.**

**If are renting and have any questions regarding any of these policies, please contact the property manager or the owner of the property you are renting.**