



CALDERA SPRINGS

Owners' Association Inc.

Important Association Regulations

Thank you for reviewing these important regulations of the Caldera Springs Owners' Association

This document contains a summary of often referred to regulations and is in no way intended to represent all of the Association's governing documents.

Please refer to the Owner Association's Webpage for all Association governing documents, including the Enforcement Procedures and Schedule of Fines for non-compliance.

WWW.CALDERASPRINGS.COM/OWNERS-ASSOCIATION

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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.



Caldera Springs Covenants, Conditions and Restrictions and Policies Parking and Pathways

PARKING

Section 9.6 of the CC&R's states: "Campers, Boats, Recreational Vehicles, Certain Trucks, Commercial Vehicles, and other Non-Passenger Vehicles: No campers, boats, boat trailers, recreational vehicles, commercial vehicles, trucks weighing more than 10,000 pounds GVW, or other types of non-passenger vehicles, equipment, implements, or accessories shall be kept or stored on any Lot for more than 24 hours at a time up to a maximum of 48 hours in any seven (7) day period as necessary for loading and unloading except (i) with the Board's approval, or (ii) as provided below" ... (this section continues into architectural screening requirements.)

Section 9.9 of the CC&R's states: "Parking in Common Areas/No Parking Signage: No vehicles, trailers, implements or apparatus may be driven or parked in the Common Areas, or on any easement unless in use for maintaining such Common Areas or as otherwise permitted in this Declaration, provided however, that this restriction shall not apply to driveways, streets, parking lots or paved areas intended for vehicular use. In addition, parking of vehicles is prohibited on any public or private street within the Property unless it is signed or otherwise marked as permitted parking by the Association or a governmental authority. The Association shall have the right to tow any vehicles in violation of this Section at the vehicle owner's expense."

Section 9.23 of the CC&R's states: "Parking Restrictions on Streets and Lots: No more than one (1) vehicle per bedroom in each Residence, up to a maximum of four (4) vehicles, may be parked on the Lot on which such Residence is situated in the designated parking areas or in the driveway. Parking of vehicles is prohibited on all streets and all areas of Lots other than the driveway and garage without the prior written consent of the Board."

PATHWAYS

Section 9.24 of the CC&R's states: "Restrictions on Use of Roads and Pathways: Electric scooters are prohibited on roads and pathways in Caldera Springs. Skateboards and roller blades may be used on the pathways, provided that such equipment may not be used in a way that damages any Improvements."

Pathway policy
Approved by the Board of Directors on November 17, 2023

ORS 94.630(1)(a); Section 3.3.4 of the CC&Rs; and Section 8.1(a) of the Bylaws, empower the Board of Directors to adopt Rules and Regulations.

ORS 94.630(1)(a); Sections 13.2 of the CC&Rs; and Section 8.1(a) of the Bylaws, empower the Board to adopt a schedule of fines and levy fines.

The current CC&Rs Section 9.24 States: Restrictions on Use of Roads and Pathways

Electric scooters are prohibited on roads and pathways in Caldera Springs. Skateboards and roller blades may be used on the pathways, provided that such equipment may not be used in a way that damages any Improvements.

The Board adopts the following policy governing the Association's asphalt pathways:

Golf carts, nor vehicles, are allowed on the asphalt pathways, except by maintenance personnel or contractors performing work on behalf of the Association.

Class 1 pedal assist e-bikes are allowed on the pathways.

Throttle controlled class 2/3 e-bikes, hoverboards and electric scooters are prohibited.

The Board adopts the following policy governing the Association's soft paths:

The Associations soft paths are for non-motorized cycles and pedestrian use only.

The Board adopts the following policy governing all the Association's pathways:

Helmets are required for riders and passengers under 16 years of age (Oregon state law.)

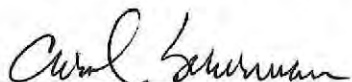
Right-Hand Side- Ride or walk on the right-hand side of the pathway.

People riding cycles must reduce speed and yield to vehicles at road crossings.

Pedestrians and people walking cycles have right-of-way on paths and at road crossings.

Pets must be secured in baskets or trailers; do not ride with leashed pets alongside.

Enforcement. Non-compliance with this policy will be considered a Class C Violation. Owners will be provided notice of non-compliance per the Association's Enforcement Resolution and Schedule of Fines.

By: 
Carol Scherman, President

Date: 12-12-2023



Caldera Springs Covenants, Conditions and Restrictions and Policies Pets, Wildlife and Wildlife Preservation Area

PETS:

The end of Section 9.7 of the CC&R's states: "All such animals shall be kept on the Lot within the Residence or other enclosed structure or if on pathways, on a leash, and in strict accordance with all applicable laws and ordinances (including leash laws) and in accordance with all rules established by the Association. No animal shall be allowed to run at large, and all animals shall be kept within enclosed areas which must be clean, sanitary, and reasonably free of refuse, insects and waste at all times. Such enclosed area shall be constructed in accordance with plans approved by the DRC, shall be of reasonable design and construction to adequately contain such animals in accordance with the provisions hereof, and shall be subject to the DRC approval. Each Owner is solely responsible for his or her pets, shall assure that such pets do not create a nuisance or otherwise damage any portion of the Property, and shall clean up after such pets. The Association may create a dedicated, controlled location for exercising domestic animals and such area may be designated as a Common Area. Additional pet restrictions are set forth in Section 12.1."

Section 12.1 states: "Domestic Pets Outdoor domestic cats are prohibited on the Property. All Owners shall assure that any domestic cat he or she owns, brings onto the Property, or otherwise allows to come onto the Property, shall be confined to the interior of Residences or other enclosed structures and shall not be permitted access to the outdoors. All other domestic pets within the Property shall be permitted outside only when on a leash. All Owners shall comply with this restriction and shall assure that its tenants, licensee, invitees and family members so comply."

WILDLIFE:

Section 12.2 states: "Feeding of Wildlife: Feeding of wildlife is prohibited on the Property. No Owner shall feed wildlife, including big game species, within the Property. All Owners shall comply with this restriction and shall assure that its tenants, licensees, invitees and family members so comply.""

WILDLIFE PRESERVATION AREA

Supplemental Declaration to the CC&R's Section 9.2 Wildlife Preservation Area (WMT) Use Restrictions states: The following activities and practices shall be prohibited in the WMT:

9.2.1 Firewood cutting or vegetation alteration beyond that prescribed as

management for increased habitat value or as management for wildfire risk;

9.2.2 New fences in the WMT;

9.2.3 Any livestock related activities (e.g. bringing livestock into the WMT, grazing or the presence of livestock}.

9.2.4 The use of any bicycle, mountain bike or other mechanical vehicles, except as may be required for performance of the management operations set forth in Section 9.3 below, the Habitat Obligations, the Wildfire Obligations or emergency fire vehicle access;)

9.2.5 Construction of any improvements on any Lot within twenty-five (25} feet of the WMT;

9.2.6 The use of fireworks of any type;

9.2.7 The use of drones except as may be required for performance of the management operations set forth in Section 9.3 below, the Habitat Obligations or the Wildfire Obligations; and

9.2.8 Hunting, the discharge of firearms or trapping of wildlife.

9.2.9 Use of the access road within the WMT by parties other than Owners, construction vehicles and emergency vehicles.



Caldera Springs Covenants, Conditions and Restrictions and Policies

EXTERIOR LIGHTING, NOISE AND NUISANCE RESTRICTIONS

EXTERIOR LIGHTING AND NOISE

Section 9.1 of the CC&R's states: "Exterior Lighting and Noise-making Devices: All exterior lighting and noise-making devices, including, without limitation, alarms, fireworks, bull horns, and audio speakers, shall be subject to the Design Guidelines, the review and approval of the DRC and all applicable ordinances.

NUISANCES

Section 9.2 of the CC&R's states: "Nuisances: No noxious or offensive activity shall be carried out upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. Without limiting the generality of the foregoing, "noxious or offensive activity" shall include the generation of noxious odors or noise. The Board shall have the sole authority to determine nuisances and its decision shall be final and conclusive."



OWNERS' ASSOCIATION INC.

Winter Holiday Lighting and Decoration and Flag Display policy

Approved by the Board of Directors on November 17, 2023

ORS 94.630(1)(a); Section 3.3.4 of the CC&Rs; and Section 8.1(a) of the Bylaws, empower the Board of Directors to adopt Rules and Regulations.

ORS 94.630(1)(a); Sections 13.2 of the CC&Rs; and Section 8.1(a) of the Bylaws, empower the Board to adopt a schedule of fines and levy fines.

Homeowners may install winter holiday lighting and decorations on their properties.

Winter holiday lighting and decorations may only be installed after September 15th and may only be displayed after November 15th. Winter Holiday lighting must be turned off by January 15th and all Winter Holiday lighting and decorations must be removed by March 31st. Exceptions may be requested in writing based on excessive snow remaining on the ground after March 31st.

Winter Holiday lighting may only be used from sunset to 11:00 PM. and must not interfere with a neighbor's use of their property.

The American Flag may be displayed on a home. Sport team banners and sport team flags may be displayed for no more than 24 hours, in a seven-day period. No other flags or banners may be installed.

Enforcement. Non-compliance with this policy will be considered a Class C Violation. Owners will be provided with notice, if something is installed that is not allowed, in compliance with the Association's Enforcement Resolution and Schedule of Fines.

By: Carol Scherman
Carol Scherman, President

Date: 12-12-2023



Owners' Association, Inc.

**OWNER CARD POLICY
REVISED FEBRUARY 24, 2023**

The purpose of Owner Cards is to identify Owners and other individuals at Caldera Springs who are eligible to make use of Caldera Springs Owners Association (CSOA) facilities and privileges.

- 1.** The Deeded Owner is defined as the Owner of record as described on the deed of record for a property in Caldera Springs.
- 2.** Household is defined as one or more individuals living together, sharing household responsibilities and activities which may include sharing expenses, etc.
- 3.** A maximum of eight (8) photo ID Owner Cards may be issued per lot for deeded Owners and their Household members.
- 4.** Properties with multiple deeded Owners that would exceed the eight-card limit, may purchase rental home cards, but such rental home card users will only have privileges allowed for rental guests and will not have full Owner privileges.
- 5.** Card holders must have an active card and must present that card to use CSOA facilities.
- 6.** Abuse of the facilities, neglect of the community rules and/or unpaid assessments carry the possibility of having use privileges revoked by the Association.



OWNERS' ASSOCIATION, INC.

GATE ACCESS TAG POLICY

REVISED FEBRUARY 24, 2023

The purpose of a Gate Access Tag is to provide Caldera Springs Owners convenient entry to the community via the gates at Trailmere Circle, Dancing Rock Loop, Harper Road and Elk Run Drive.

1. The Deeded Owner is defined as the Owner of record as described on the deed of record for a property in Caldera Springs.
2. Household is defined as one or more individuals living together, sharing household responsibilities and activities which may include sharing expenses, etc.
3. Two (2) gate access tags will be issued per completed lot. Any additional gate access tags or replacement tags must be purchased separately.
4. A maximum of four (4) gate access tags will be issued per lot for deeded Owners. Two (2) complimentary tags and two (2) purchased tags totaling four (4).
5. Additional gate access tags may be purchased by Deeded Owners at a cost of \$75.00 per gate access tag. Section 4 limitations apply.
6. Gate access tags must be assigned to a specific lot.
7. Properties with multiple deeded Owners, that would exceed the four (4) gate access tag limit will have the option of accessing the community gates with a personalized PIN number.
8. Owners are responsible for notifying the Caldera Springs Owners' Association immediately in the case of a gate access tag being lost, stolen, or sold with a vehicle.
9. Upon receiving notice of property sale, the Caldera Springs Owners' Association will deactivate any gate access tags or personalized pins, associated with the sold lot.



OWNERS' ASSOCIATION, INC.

2025 RENTAL UNIT REGISTRATION

1. Caldera Springs Property Owners who use their home as a vacation rental must notify the Owners' Association prior to placing the property in a rental service and annually complete the Rental Unit Registration Form and purchase Rental Unit ID Cards.
2. "Rental Unit ID Cards" are available for purchase by the Owner, for the purpose of rental guest access to The Quarry and other Association-owned amenities, during their stay in the Owner's property.
3. One Rental Unit ID Card must be purchased for each bedroom in the home, Cabin, or Forestbrook OLU, plus one additional card. This method is compatible with Deschutes County Occupancy Ordinance, as outlined in County Code, and in the Caldera Springs CC&R's. Each Rental Card allows access for two (2) guests at the Quarry Pool and Fitness Center. Rental unit guests must use the rental Card for access with no exceptions. No additional guests are allowed without the proper Rental card.
4. An annual charge of \$320 per Rental Unit ID Card shall be assessed to the Owner of the property for the rental period May 1, 2025 – April 30, 2026. These funds are used by the Association to help offset the cost of the Association's amenity usage by rental guests.
5. The Owner is responsible for lost or stolen cards. A replacement fee of \$75 per card will be required for each replacement card.
6. The Owner is ultimately responsible for their guests' and tenants' compliance with the CC&R's, Association Rules and Regulations and other applicable laws, including, without limitation, occupancy, parking and noise regulations.
7. Non-compliance or abuse of the CC&R's or Association Rules and Regulations by an owner, guest or tenant may result in a fine to the owner as outlined in the Caldera Springs Enforcement Procedure and schedule of fines located in the Governing document section of the Owners' association web page at <https://calderasprings.com/owners-association/>
8. Owners who do not rent their property but have multiple guests throughout the summer, may also purchase Rental Unit ID cards, based on the above rules, if they so choose.



POLICIES AND PROCEDURES
QUARRY POOL AND FITNESS CENTER RULES AND REGULATIONS
REVISED FEBRUARY 24, 2023

1. The Quarry Pool and Fitness Center is available exclusively to Caldera Springs Property Owners and their Guests.
2. Owner access to the Quarry is available to Owners only upon presentation of an Owner ID card; and Guests with passes who are accompanied by the Owner. Each property will be entitled to 20 complimentary guest visits per calendar year. Guest cards will be available at the Owners' Association office prior to Memorial Day. Thereafter, Owners may purchase additional Guest Passes for \$10 per visit that will be billed to the Owner's account. The pool and pool deck area are not available for private events.
3. All Guests must be accounted for at the time of entry. Signing in at the front desk will be required by an Owner and guest usage is tallied and recorded at the Front Desk.
4. The Fitness Center locker rooms and the outdoor Spas are open daily from 6 a.m. to 8 p.m. The swimming pool will be open daily, between Memorial Day and the end of September (weather dependent), from 10 a.m. to 8 p.m. Staffed hours vary by the season. Unstaffed hours are monitored by security cameras and the entry codes at the main door.
5. All children under 14 years of age shall be accompanied by a responsible adult observer when using the pool or spas.
6. **Use all equipment in the Fitness Center and the pool and spas, is at your own risk, as there are inherent risks with using these facilities. **
7. Swimmers who are not toilet trained must wear waterproof swim diapers or swim pants.
8. No pets are allowed in the pool.
9. Glass is never allowed in the pool area.
10. The Fitness Center is a dry area. No swim attire is allowed, and only athletic attire and closed shoes are allowed.

11. All users of the fitness equipment must review and follow the guidance in the user manuals, provided in the binder near the towel station, prior to using the equipment and should seek the advice of a physician before starting any fitness program.
12. There is a 30-minute maximum on all cardio equipment.
13. Subject to reasonable accommodations, no pets are allowed in the fitness facility.
14. No outside alcohol permitted on premises due to OLCC regulations.
15. Caldera Springs is a non-smoking community and smoking is never allowed in or around the Quarry Pool and Fitness Center.
16. Lifeguards are not present at the pool; users are responsible for their own safety.
17. Failure to abide by the above rules may result in the deactivation of your Owner ID card and the privileges that go with that card. Reactivation will require approval by the Board of Directors.



OWNERS' ASSOCIATION INC.

CALDERA SPRINGS OWNERS' ASSOCIATION, INC.

COLLECTION POLICY

TO BE PLACED IN EFFECT JANUARY 1, 2024

ORS 94.630(1)(a); Section 3.3.4 of the CC&Rs; and Section 8.1(a) of the Bylaws, empower the Board of Directors to adopt Rules and Regulations.

ORS 94.630(1)(a); Sections 13.2 of the CC&Rs; and Section 8.1(a) of the Bylaws, empower the Board to adopt a schedule of fines and levy fines.

Owners will be invoiced at the beginning of each quarter for their Quarterly Assessments. The Assessments are due and payable within 30 days of when it was emailed.

If an invoice has not been paid within 30 days a "past due" reminder will be sent.

If the invoice still has not been paid after 60 days from when the original invoice is sent, a 1% finance charge will be added to the invoice and an additional "past due" reminder will be emailed, stating that the Association has the right to lien the property if the invoice is not paid immediately.

A 1% finance charge and a \$25 Administrative Fee will be added for each additional 30-day period that the invoice has not been paid. Finance charges will only be charged against the Assessment amount on the original invoice.

If the invoice still has not been paid after 90 days after the original invoice was sent, a certified registered letter will be mailed. If the invoice has not been paid within 10 days from the date the certified registered letter was mailed, a copy of the correspondences and the current amount that is past due will be sent to an attorney to start the process of filing a lien.

The delinquent Owner will be responsible for all fees associated with filing the lien and any other costs that were incurred by the Association after the certified letter was sent including but not limited to: all attorney fees, filing fees, postage, supplies, HOA administration time or any other person or entity used to assist with the collection process. Any time billed to the Association from the manager, attorneys etc. related to filing of the lien or collection of the debt will be charged directly to the delinquent Owner.

In compliance with section 8.2.2 of the CC&R's any property that has a lien imposed shall also cause the Owner to lose their right to use any of the Common Areas and their voting rights shall be suspended until the lien is satisfied and released.

BE IT RESOLVED, this that the Board of Directors has approved the aforementioned "Collection Policy" and that it will be effective on January 1, 2024 or 30 days after this policy is sent to each owner.

By: Carol Scherman
Carol Scherman, President

Date: 12-12-2023

ENFORCEMENT PROCEDURES AND SCHEDULE OF FINES BELOW

Please refer to the Owner Association's Webpage for all Association governing documents, including the Enforcement Procedures and Schedule of Fines for non-compliance.

WWW.CALDERASPRINGS.COM/OWNERS-ASSOCIATION

Please let us know if you have any questions. The Association staff can be reached at CalderaSpringsOwners@gmail.com, or 541-441-1495.

THANK YOU!