



HFVOA Architectural and Community Livability Principles and Rules

Chapters:

- 1 - Introduction and Source of Authority
- 2 - Architectural Control for Property Improvements
- 3 - Specific Architectural Improvement Rules and Regulations
- 4 - Obtaining Approval for Property Improvements
- 5 - Property & Land Maintenance Rules and Regulations
- 6 - Personal Conduct Situations
- 7 - Nuisances
- 8 - Rentals
- Exhibit A: Where to Find Cited References

Chapter 1 Introduction / Source of Authority

All property in the development of Hawthorn Farm Village (HFV) is subject to the Oregon Planned Community Act (ORS 94) and to Hawthorn Farm Village Declaration of Covenants, Conditions, and Restrictions (alternatively referred to as the Declaration or the "CC&Rs"). Each Lot Owner agreed to the obligations and restrictions when they agreed to purchase their lot. The law, covenants, conditions, and restrictions run with the land.

As stated in Article 2 of the HFV Declaration, the affairs and operations of the Property are governed by the Hawthorn Farm Village Owners' Association (HFVOA), an Oregon nonprofit corporation. The three primary goals of the Association are *to preserve property values; to foster a safe, secure community; and to promote an enjoyable place to live.*

Each record owner of a Lot in this development is a member in the Hawthorn Farm Village Owners' Association (HFVOA). All occupants and owners will be governed by the Declaration, the Articles of Incorporation, the Association's Bylaws and the rules and regulations of the Association adopted by the Board of Directors, including this document.

The Board of Directors for the HFVOA are volunteer lot owners, elected each year by the membership. They have been authorized by Oregon state law (ORS 94 Oregon Planned Community Act) and by the HFVOA Declarations and Bylaws to create and adopt rules and regulations intended to provide more detailed interpretation of general statements or to set forth procedures for implementing the overarching governing statements.



- Specifically, according to the Declaration's Article 4.18 "Association Rules and Regulations", the Board from time to time may adopt, modify, or revoke the Rules and Regulations governing the conduct of persons and the operation and use of the Lots and the Common Maintenance Area as it may deem necessary or appropriate.

The Board's obligation: The Oregon ORS 94 law requires the board members to exercise 'fiduciary duties.' This means that the board members must act in the best interest of the Association and the whole membership at all times, avoid conflicts of interest, ensure that common property is maintained, and oversee the Architectural Review Committee (ARC) 's role in assuring compliance to the governing documents.

Owners' obligations to the Association: These include acting in accordance with the governing documents. Their payment of the annual membership dues assessment is used by the Association exclusively for the improvement, operation, and maintenance of the Common Maintenance Areas; for the administration and operation of the Association; for property, liability and other protective insurance.

Architectural Review Committee (ARC) obligations: The ARC, created per the Declaration's Article 6, has three roles. First, with regards to 'property improvements' (refer to "Definitions" section), is to ensure quality of workmanship and materials and harmony between exterior design and existing improvements and landscaping and between location and topography and finished-grade elevations. Second, to ensure the maintenance of the lots and their property improvements. Third, to ensure that Lot Owners and residents living in Hawthorn Farm Village accept the responsibility of not infringing on their neighbors' right of safety, security, sustained property value, and peaceful enjoyment of living in this community.

Additional relevant CC&R Articles: 4.17 "Right of Maintenance and Entry", Article 6 "Architectural Review Committee (ARC)", and Article 4.19 Ordinances and Regulations". The latter states:

"The conditions and restrictions set forth in (CC&R) Article 4 are the minimum required. To the extent that governmental ordinances and regulations are more restrictive or provide for a higher or different standard, the governmental ordinances and regulations will prevail."



Chapter 2 Architectural Control for Property Improvements

Per the CC&R Article 6.8, "Discretion", the ARC -- in its sole discretion -- may withhold approval to any proposed work if the ARC finds that the proposed work violates the provisions of the Declaration, would be inappropriate for the particular Lot, or incompatible with the design standards that the ARC intends for the Property. The ARC may consider siting, shape, size, color, design, height, solar access (per CC&R Article 4.4), or other effects on the enjoyment of other Lots or the Common Maintenance Area, and any other factors that it reasonably believes to be relevant in determining whether to consent to any proposed work.

The following rules present specific criteria for the ARC/Lot Owner property improvement projects. They are established to positively affect the market value of homes in the community, the aesthetics of the community, and the members' general quality of life, **but** their application to a Lot Owner's request for a permit are subject to these qualifying points:

1. Controlling Authority:

- The HFVOA Rules **may be more restrictive** than that of City, County or State. Therefore, approval from the City building permit officials DOES NOT MEAN APPROVAL FROM THE ASSOCIATION. Any work that will produce material changes in the appearance of your property requires prior approval by the Association's Architectural Review Committee (ARC).

And conversely...

- Per Declaration Article 4.19, to the extent that governmental ordinances and regulations are **more restrictive** or provide for a higher or different standard than does these rules, the governmental ordinances and regulations will prevail.

2. Electric vehicle charging stations

The ARC must comply with ORS 94.762 (or other provisions of ORS Chapter 94) regarding electric vehicle charging stations.

3. Per the CC&R Article 6.9 Nonwaiver, consent by the ARC to any matter proposed to it or within its jurisdiction will not constitute precedent or waiver impairing its right to withhold approval of any similar matter thereafter proposed or submitted to it for consent.



Chapter 3 Specific Architectural Improvement Rules and Regulations

Consistent with the CC&Rs Article 6.1, an Architectural Review Committee (ARC) has been created to ensure quality of workmanship and materials and harmony between exterior design and existing improvements and landscaping and between location and topography and finished-grade elevations.

Consistent with CC&Rs Article 6.2, no **material*** changes, alterations, improvements or maintenance to the exterior of dwellings or landscaped area may be commenced, erected, placed, or altered on any Lot until the construction plans and specifications showing the nature, shape, heights, materials, colors, and proposed location of the improvement have been submitted to and approved in writing by the ARC.

- In the event the Association engages the services of an architect to assist with the review, that expense shall be paid by the requesting Owner.
- Note: Court cases have specifically interpreted “alteration” to include the re-painting of a structure.
- ***“Material”** means important; essential, relevant, significant, major; items are considered material (large enough to matter) if they could influence a decision, determine a cause or affect a judgment.

A. NEW OR REMODEL CONSTRUCTION

Homes must be harmonious with the other homes in the subdivision. This includes outbuildings located on the Lot. This harmony includes--but is not limited to--height, square footage, lot coverage, landscaping, materials, style, finishes and colors. Plans, specifications, materials, finishes, landscape design, and color schemes must be submitted to the Architectural Review Committee for approval before any work is commenced.

B. PAINT and SIDING

1. Exterior paint of Hawthorn Farm Village homes must be harmonious with the other homes in the subdivision. Prior to painting all Owners who wish to change exterior color or to repaint the existing exterior color must submit color choices prior to the start of the project to the Architectural Review Committee for approval. Only three colors of paint on one building are allowed. The entry door may be a separate (fourth) color.

Outbuildings must match the main structure. Paint colors that have earth tones and muted colors are preferred.

2. Siding material may be cedar, fiber cement, brick, stone, vinyl or equivalent types of siding if approved by the ARC. T1-11 siding is not



allowed in front elevations. Note: a corner lot has two (2) front elevations; this is in City of Hillsboro code.

C. FENCING and HEDGES

Consistent with CC&Rs Article 4.14, “no fence or boundary hedges may be installed or replaced without authorization of the ARC.”

1. Fencing materials and plans must be submitted to the Architectural Review Committee (ARC) for approval prior to the work taking place and must meet height and set back requirements of the City of Hillsboro.
2. Fence material must be wood with either wood or metal posts.
 - a. Gates may be wood or decorative metal with prior ARC approval.
 - b. Brick fencing is only allowed in the common area perimeter fence.
 - c. Concrete pavers, brick, or stone may be used only as short retaining walls to prevent earthen erosion.
3. Vinyl and chain link fencing are not an approved material.
4. Fences may not exceed City of Hillsboro code in height.
5. No front yard fencing is allowed. Exception: Fencing built along the lot boundary forward of the corners of the Lot’s primary residential structure may be permitted only in cases when the Board approves an Owner’s appeal.
6. **Minor** repairs of fences, using the same color and type of materials, *shall be permitted* without advance approval of the ARC.
7. The perimeter fencing bounding the common perimeter area has different rules. Refer to the document entitled: Governing Standards for the Common Perimeter Fence and Chapter 5 – F below.

D. ROOFING

This rule applies to roof replacement (not minor repairs of roof leaks).

Construction plans, a description and design, and samples of roofing materials must be submitted to the Architectural Review Committee for approval prior to the work taking place. Composition roofing is preferred. Consider “cool roof” asphalt tiles in traditional colors to look good and decrease summer air-conditioning load and improve your home energy performance score for resale value.

E. DRIVEWAYS & RAMPS

Construction plans, a description of materials, and samples to be used must be submitted to the Architectural Review Committee for approval prior to the work taking place. Driveways must be harmonious with the existing community. A gravel strip next to the driveway is allowed as long as the intention is for use as a driveway.



F. RESIDENTIAL “STORAGE” BUILDINGS (ATTACHED or DETACHED)

“Storage” buildings are **non-dwelling units** that include--but are not limited to--a shed, office, workshop, or playhouse.

Construction plans and description of materials and samples to be used must be submitted to the Architectural Review Committee for approval prior to the work taking place.

1. Plans must include: dimensions of length, width, and height of the structure, description and sample of materials for siding, roofing, paint and exterior colors, foundation plans and materials samples.
2. All “storage” buildings will be constructed of materials that match or complement the existing residence, with workmanship comparable to that of residence.
3. Detached storage buildings should be completed within 4 weeks of commencement of construction, including exterior painting of the structure. If more time is needed, ARC approval is required.
4. All City of Hillsboro setback rules, size, codes, and limitations apply.
5. Landscaping should be designed to blend the structure into the surrounding landscape and designed to camouflage the structure as much as possible to reduce its impact on the appearance of the neighborhood.

G. ALTERNATIVE DWELLING UNITS (ADUs)

1. All City of Hillsboro code and standards must be followed.
2. Exception: converting an existing attached garage into a dwelling unit or to be a ‘conditioned living space’ is prohibited.

H. ANTENNAE and LIGHTING

1. Consistent with CC&R Article 4.15, *except as otherwise provided by federal laws*, no exterior antennas, satellite dishes, microwave, aerial tower, or other devices for the transmission or reception of television, radio, or other form of sound or electromagnetic radiation may be erected, constructed, or placed on any Lot.
 - a. Exterior satellite dishes or antennas with a surface diameter of one meter or less, antennas designed to receive television broadcast signals, or other antennas or devices allowed under federal law, may be placed on any Lot.
 - b. The ARC may determine the location of the installation of such devices as are allowed under federal law. Every attempt should be made to maintain the aesthetic of the neighborhood.



2. Consistent with CC&R Article 4.16 Exterior Lighting, approval must be obtained from the ARC for all exterior lighting visible from the public streets before such items may be installed or maintained on any Lot. Exceptions are customary entry, walkway, or landscape lighting. Seasonal/holiday lighting is addressed separately.

I. SOLAR ACCESS

Consistent with CC&R Article 4.4, no improvement or landscaping may be installed on any Lot which may interfere with any other Owner's access to solar light or energy collection equipment. The Association has no obligation to enforce or regulate an Owner's ability to collect solar light.

J. LANDSCAPING

Landscaping plans that alter the front yard (or a street side if the Lot is a corner lot) by 50% or more must be submitted to the Architectural Review Committee (ARC), for approval **prior** to work taking place. This includes driveway resurfacing or expansion.

Chapter 4 Obtaining Approval for Property Improvements

A. GET APPROVAL FIRST

Please remember that any changes to the exterior of your property or residence—such as remodeling, siding, windows, paint, driveway, ramps, steps, fences, sheds, roofs, gutters and landscaping—require **prior** approval by the Association's Architectural Review Committee (ARC).

- Copies of the CC&Rs and other rules and regulations are available on the website www.hfvoa.org

B. TYPES OF HOME IMPROVEMENT WORK

The following require prior ARC approval. (Note: these may be amended from time to time, subject to Board approval.) **The following information needs to be provided to the ARC when submitting an approval request.**

1. Roof replacement (*include small 2 x 2-inch sample or pamphlet showing type and color*).
2. Siding replacement (*include manufacturer information*).



3. Exterior painting or staining – either new color(s) or repainting existing color(s) (*include paint swatches*).
4. Exterior Doors, Garage Doors (*include pamphlets or pictures and color*).
5. Front elevation decks – new or repairs (*include flyer showing type of wood/composite materials and finishes*).
6. Fences including repairs and replacement (*include description of height, distances, plot plan, diagram and finish of fence*).
7. Major Landscaping of 50% or more change to existing landscaping (*include drawing with scope of work, list of materials and plants*). If in doubt please contact the ARC via email.
8. Driveways, sidewalks, ramps, porches (*include diagram with distances and finishes*).
9. Sheds or other outbuildings (*include diagram: size, type, style*).
10. Gutters (*include color, drawing and cross section; company's pamphlet*).
11. Remodels that involve exterior appearance changes (*include relevant information about changes, such as siding, stone, brick, window, architectural details, roofline and chimney*).
12. **House additions of any type.** Need complete architectural designs and details, approved City Permit(s) numbers, elevations, materials and finishes including colors, stains and styles.

C. HOW TO SUBMIT REQUEST FOR APPROVAL

1. FOR ALL PROJECTS, please provide a completed ARC approval request form.
 - **Note:** Exclusion of any of the required information will delay the processing of your request until all materials are received from you for review.
2. For instructions for how to submit an approval request, go to the ARC Tab on the HFVOA website (www.hfvoa.org). If you do not have internet access, then call HFVOA (503-693-8787) and leave a message for the ARC team. They will call you back.
3. If your project involves landscaping or construction, please include a drawing or diagram of the planned work, showing dimensions and distances and finishes of all materials you intend to use and include paint swatches.
4. If you are working with a contractor, please include the contractor's contact information, the City's permit number(s) if permits are required, and the contractor's schematic drawing(s) pertaining to the planned work.



5. Include start and estimated completion dates and a scope of the project.

D. TIMEFRAME FOR DECISION (all 'days' are 'calendar' days per CC&R Article 1.7)

The Architectural Review Committee will review your request and either ask for further information or approve your request as quickly as possible. Consistent with CC&Rs, Article 6.7, ARC decision timeline is:

1. The ARC must render its written decision approving or denying an application submitted to it within 15 calendar days after its receipt of all materials required with respect to the application.
2. If the ARC fails to render its written decision within 30 calendar days of its receipt of all required materials or if the ARC fails to request an extension, the application will be deemed approved.
3. The ARC is entitled to request one or more extensions of time, not to exceed a total of 45 calendar days. In the event of any extension requests, if the ARC does not render a written decision within 15 calendar days after the expiration of the extension(s), the application will be deemed approved. However, the applicant may agree to further extensions to allow the applicant to complete or supplement the application.

E. OWNER'S RESPONSIBILITY

Consistent with CC&R Article 6.3, the ARC is not responsible for determining compliance with structural and building codes, solar ordinance, zoning codes, or other governmental regulations. All of these are the responsibility of the Owner/applicant. To determine if your project will need a city permit, please check with a City of Hillsboro's Code Compliance Officer before beginning any work.

Please note: Approval from the City DOES NOT MEAN APPROVAL FROM THE ASSOCIATION. Any work that will produce significant changes in the appearance of your property requires prior approval of the Association's Architecture Review Committee (ARC).

F. QUESTIONS? As always, please write, call (leave a voice mail message 503-693-8787) or email (hfvoa.or@gmail.com) the Board with any questions.



G. Compliance Enforcement Rules apply to anyone who does not follow these practices. This document is on the HFVOA website (www.hfvoa.org).

Chapter 5 Property & Land Maintenance Rules and Regulations

As stated in CC&R Article 4.2 Landscaping and 4.3 Maintenance of Lots and Homes, each Owner must maintain their Lot's land and improvements. The intent of CC&R Article 4.3, Maintenance of Lots and Homes, is to have each Owner maintain their Lot and all improvements thereon in a clean and attractive condition, in good repair, and in such fashion as not to negatively impact property values and/or interfere with the right of quiet enjoyment or potential health and safety of other Association Lot Owners. Below, read the categories for 'maintenance' review by the ARC; these may be updated, from time to time, with Board approval.

A. LOT AREAS Defined

1. Front Yards - includes the side strip between paved driveway and lot-line. This area is to be landscaped. For purposes of this Landscape Standard, all yards (front, sides and back) that are outside the property's fence and visible from the public streets and sidewalk are considered "front yard".
2. Corner Lots - these are considered by the City of Hillsboro to have two "front yards". Accordingly, corner lot side yards that are outside the fence on street-side must be landscaped and maintained as front yards. All reference to 'front yard' includes this street-side yard on corner lots. Corner lots also have a corner "Vision Clearance" requirement per City of Hillsboro code. All corner lots must meet this code requirement.

B. GENERAL FRONT YARD

1. Front yards made up of only rock, bark-dust or flowerbeds are allowed only with written request and a design plan approved by the Architectural Review Committee. Bare ground in front or side yards (outside the fence) is not allowed.



2. Mailboxes - All Owners are responsible for repair, maintenance, and replacement of their mailbox and its stand.
3. Vegetable gardens in the front yard or side yards (outside the fence) are not allowed.
4. Driveways can have gravel side strips to be used as an extension of the driveway. All driveways, ramps, and gravel strips must be kept free of grass, weeds and debris, and treated as a driveway, not as an area for storage.
5. Rubbish, Trash, Storage - Consistent with CC&R Article 4.13, no Lot or part of the Common Maintenance Area may be used as a dumping ground for trash or rubbish of any kind. All garbage and other waste must be kept in appropriate containers for proper disposal and must be kept out of public view, except for garbage bins during the 24-hour period before and after garbage pick-up day.
6. No personal equipment may be left on the public sidewalks unless in use. Per the City of Hillsboro, basketball hoops are allowed in the public right of way (i.e., on a sidewalk) but only while in use.
7. Woodpiles must be stored out of public view.
8. The public right-of-way sidewalks of each Lot are the responsibility of the Lot Owner. Sidewalk repairs (cracks, raised concrete, broken corner, etc.) are to be permitted and performed per City of Hillsboro codes.
9. Tarps
 - a. The use of tarps to cover any items (such as vehicles, roofs, fences, etc.) are strictly prohibited in the front yard.
 - b. Exception: For a short period of time a tarp may be used to protect the driveway from staining or to keep materials dry or from blowing away while doing a specific project. The maximum time is two weeks.
 - c. ARC rules do not apply to the use of tarps in a back yard, unless the tarp covering is visible from the street, in which case it must be a custom covering.
 - d. **Any vehicle that has a covering must be located behind a fence or otherwise screened from public view.**



C. YARD MAINTENANCE

1. Lawns shall be maintained, mowed, and edged regularly. All clippings discarded. Weeds/moss removed. Trees and shrubs pruned. Dead tree limbs removed. Planters weeded. Ground debris (such as pine cones, leaf piles and other debris) removed.

2. If the grass/turf is not watered and is allowed to die-back during dry months, the area must still be maintained free of obvious weeds.

3. Moss and weeds must be removed from driveways, ramps, walkways, and roofs and kept to a minimum in the lawn and planting areas.

4. Tree limbs, shrubs, bushes must be cut back so not to obstruct the sidewalk or city signs. Follow City code.

5. All vegetation is to be trimmed to prevent protrusion through or over fence or into neighbor's yard. Protrusion issues are to be resolved neighbor-to-neighbor.

D. HOME EXTERIOR APPEARANCE AND MAINTENANCE

1. *Home Exterior Maintenance* - Paint and/or stain on each structure (house, fence, deck, mailbox, sheds, etc.) must be uniform in color, and without fading, cracking, or peeling. All exterior paint must have ARC approval prior to painting; this includes repainting with the current color. In addition, paint finishes to be used on the body of the home should be of a flat, velvet, or satin sheen. At no time can high-gloss paint be used on the body, trim (including shutters) or doors of a home. Paint colors that have earth tones or muted colors are preferred. Cross reference Chapter 3,B-1.

2. *Interior Window Coverings*
Interior window coverings, including garage door windows, visible from the street and neighboring properties, shall not consist of blankets, sheets, shower curtains, tarps, garbage bags, or any other material not manufactured or intentionally produced for use as a window covering.

3. *Exterior Porch, Patio, Deck or Other Outdoor Area Coverings*
The use of shower curtains, blankets, sheets, tarps, garbage bags or other materials not manufactured or intentionally produced for use as a porch, patio, deck or other outdoor area covering that can be seen from public right of way areas, shall be prohibited. In no circumstances may front porches be used as storage area.



E. VEHICLES

1. Parking (refer to CC&R Article 4.10)

a. In no case shall a commercial vehicle or equipment, recreational vehicle or equipment, camper, boat, trailer of any kind, truck, motorcycle, bicycle, or automobile, regardless of weight, be parked or stored in the public right-of-way or in any part of the Common Maintenance Area for a period of time exceeding seventy-two (72) hours.

b. Parking and storage of a *commercial vehicle* on a Lot longer than twenty-one (21) days must be screened from street view. For purposes of this Section, "screened" shall mean substantially blocked from public view by a fence or other improvement.

c. Commercial equipment, recreational vehicle or equipment, camper, boat, trailer of any kind, truck, motorcycle -- regardless of weight -- may NOT be parked or stored on a Lot for a period of time exceeding seventy-two (72) hours, UNLESS it is screened from street view. For purposes of this Section, "screened" shall mean substantially blocked from public view by a fence, landscaping, or other improvement.

2. Running Vehicles

a. Vehicles in running condition and parked on Hawthorn Farm Village properties and visible to public view must be currently licensed and tagged.

b. Homeowner's vehicles shall not be parked or stored on non-paved areas of any Lot, with the exception of a driveway area that is improved with gravel or like material and maintained free of weeds, grass, debris, etc.

3. Non-running Vehicles

a. All non-running vehicles, including but not limited to cars, trucks, golf carts, motorcycles, go-carts, trailers of all kinds, etc., must be stored out of sight from public view.

b. At no time shall the aforementioned vehicles be kept, parked or stored on lawns, walkways, or driveways per City of Hillsboro ordinance and these Rules and Regulations.

4. Vehicles in Disrepair



- a. Regardless of whether a vehicle might be considered as a classic or collectible model and regardless of whether operable or licensed or tagged, vehicles in a state of disrepair or deterioration may not be kept, parked or stored on a Lot (if it is visible by other Owners) or street, for a period in excess of 48 hours.
- b. A vehicle will be deemed in a "state of disrepair" when the Board reasonably determines that its presence offends the occupants of the neighborhood. (Refer to CC&R Article 4.11)
- c. Vehicles in a state of "disrepair or deterioration" are those that a reasonable person would find unsightly and detracting from the values and marketability of homes in the community due to their condition, which includes without limitation vehicles with significant areas of rust on the fenders, body or wheels and/or significant body or fender(s) damage that goes without repair for an unreasonable period of time.

5. Vehicle Protection

a. Carports - the use of a carport structure is allowed if it is fully located behind a fence and it is made for permanent use with metal poles, a solid roof (no tarps of any type of material), attached to the ground, and maintained in good condition. It must meet City of Hillsboro codes.

b. Tarps or other Coverings

Any vehicle that has a covering must be located behind a fence or otherwise screened from public view.

Clarification: If you were to leave your vehicle uncovered, it could remain in front of your fence, in public view. However, if you place any covering over your vehicle, regardless of whether it is a "tarp" by strict definition or if it is your custom cover, the covered vehicle must be behind your fence or otherwise screened from public view.

F. HFV COMMON PERIMETER FENCE

Consistent with CC&R Article 5.2, each Owner whose Lot contains, or is adjacent to, a portion of the Common Maintenance Area shall have a fence bounding their Lot from the Common Maintenance Area and the public streets (as depicted on the Plat). The Lot owner shall be fully and exclusively responsible for maintenance, repair and replacement of that



portion of the common fence located within or adjacent to the platted lot line of such Lot. Refer to the separate document entitled "*Governing Standards for the Hawthorn Farm Village Common Perimeter Fence*".

Chapter 6 Personal Conduct Situations

Covered under this Chapter are the lot owners' and their tenants' (renting or not) practices or use of the property, personalization of the property. Nuisance situations are addressed in a subsequent Chapter and so is the topic of Property Rentals.

A. USE OF THE PROPERTY

1. Permanent Residence

- a. Consistent with CC&R 4.1, no trailer, van, bus, camper, truck, structures of a temporary character, mobile home, recreational vehicle (RV), tent, shack, garage, barn, or storage structure shall be used on any Lot at any time as a residence, either temporarily or permanently unless any such specific restriction is deemed unlawful by State Law or City Code.

- b. No vehicles (includes RVs) parked in public right-of-way areas may be used for residential purposes for more than 72 hours.

2. Rental of All or a Portion of a Home – See Chapter 8

B. PERSONALIZATION

1. OWNER SIGNS

Consistent with CC&R Article 4.12, no signs, billboards, or other structure or device can be displayed in public view on any Lot or in the Common Maintenance Areas of Hawthorn Farm Village. This includes a sign that advertises or promotes business or commercial activities unless pre-approved by the Board of Directors. No notices may be posted on the mailbox stands. Should the City of Hillsboro's sign regulations be more restrictive, they will prevail over those of HFVOA.

The exceptions to this rule:

- a. One sign not to exceed 6 square feet in area may be temporarily placed on a lot to offer the property for sale or rent.



b. Real estate signs must be removed within three days after the sale closing date. Open House signs: Place signs 2 days prior and remove at end of Open House, not to exceed 5 consecutive days or 10 days in a calendar month.

c. Political yard signs: no more than two signs measuring 24x36 inches, and of a temporary nature, will be allowed during campaign periods on Lots. These temporary signs cannot be displayed more than 30 days prior to any election and must be removed within 3 days after the election date. The location of the signs must be according to City of Hillsboro ordinance.

d. Garage Sale: temporary signs advertising garage sales are permitted so long as the signs are removed within 24 hours of the conclusion of the garage sale event. Directional signs during the sale are permitted.

e. Reasonably sized or customary signage on Lots adjacent to front entry doors (such as 'Welcome' or 'No solicitation allowed' or that of a security company) are allowed.

f. Contractor or Vendors' signs can be placed on the Owner's Lot advertising their service but only during the duration of their work period.

g. Small "no dog poop"/"clean-up your dog poop" signs are allowed.

h. One 'celebration announcement' sign, no larger than 18"x24" and of a temporary nature, may be displayed on a Lot. It must be kept in good condition, be non-political in nature, and displayed no longer than fourteen (14) days. Examples are "Congratulations Graduate" and "It is a girl/boy".

2. FLAGS AND FLAGPOLES

a. A maximum of two flags--not to exceed 18 square feet in area--may be placed on a Lot representing our national, military branch, or state. *Seasonal and other flags may be flown as long as they are in good taste and non-offensive.*

b. Installation of a flag pole may consist of a typical wall mount or a stationary pole buried in the ground.



c. Wall mount flagpoles have a typical 5-foot detachable pole. Acceptable location for wall mount is the front garage area or near home entry.

d. In ground flagpoles can be no more than 25 feet in height, and installed per manufactures specifications. Placement of in ground flag poles should avoid being located in the front yard public services easement (*aka, "public right of way"*).

3. ANIMALS

Consistent with CC&R Article 4.7 and the City of Hillsboro codes, no person may keep more than three dogs on any property, *unless the dogs are under six months of age and are offspring of a resident female dog, or three cats unless the cats are under four months of age and are offspring of a resident female cat.* Caged birds, fish and amphibians that live in a tank enclosure or pond, and other small household pets, will be permitted and must be controlled so as not to be a nuisance.

a. Dogs are not allowed to run at large or create a disturbance to the neighborhood.

b. Leashed animals are allowed in Common Maintenance Areas while accompanied by Owner.

c. Owners are responsible to "Poop and Scoop" the waste of their pets.

d. Bees are allowed in accordance with City of Hillsboro code.

e. Animals (other than those cited above), livestock, or poultry of any kind may not be raised, bred, or kept for commercial purposes or personal use within any Lot.

4. SEASONAL DECORATIONS

Consistent with CC&R Article 4.8, seasonal or holiday decoration and lighting are permitted at reasonable times before and after holidays. Such decorations must be tasteful (as determined by the ARC and Board) and may not cause a nuisance to other Owners. Christmas lights and other holiday displays shall be removed and stored away from view within fourteen (14) calendar days following the holiday occurrence.



Chapter 7 Nuisance

As stated in CC&R Article 4.9, no noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

The HFVOA Board of Directors has interpreted and developed the following for use in our neighborhood.

A. HFVOA NUISANCE POLICY

No Owner shall cause or allow to originate from their property or within Hawthorn Farm Village sounds, noise or activity that is a nuisance or annoyance to the neighborhood. The following sounds, noises or activities are deemed nuisances or annoyances under the HFVOA Nuisance Policy:

1. Noisy Vehicle - Between the hours of (10) ten p.m. and (7) seven a.m., or at other times that unreasonably disturb or interfere with the peace, comfort and repose of homeowners, the deliberate frequent, repetitive or continuous sounding of any noise attached to a motor vehicle, except as a warning of danger. This is in concert with City Code.
2. Noisy Residence - Between the hours of (10) ten p.m. and (7) seven a.m. or at other times that unreasonably disturb or interfere with the peace, comfort and repose of other homeowners, the deliberate frequent, repetitive or continuous sounds and/or noises, such as those emitted from audio sound systems, band sessions or social gatherings.
3. Pets - Follow the guidance of Chapter 6 - #3. "Animals".
4. Aesthetics - Follow the guidance of Chapter 5.
5. Fire pits - The only outdoor fire allowed in the City of Hillsboro is a gas, wood, or charcoal BBQ or fire pit. No burning of trash is allowed. The City prohibits burning on the highest bad-air-quality days.
6. Fireworks - Fireworks present a serious danger to the neighborhood. All Owners are to act in accordance with City, County, and State fireworks ordinances. The City of Hillsboro Police will be called to enforce compliance.
7. Consistent with CC&R Article 4.16, no noise-making devices, other than security and fire alarms, may be installed or maintained on any Lot.



B. INFRACTIONS AND FINES

1. Each Owner who violates this HFVOA Nuisance Policy shall be subject to the fine structure detailed in HFVOA's Compliance Enforcement document. This document is on the HFVOA website (www.hfvoa.org).
 2. "Owner" shall include the property Owner, and that Owner is responsible for the Owner's family, the Owner's guests and invitees, tenants, and the tenant's guests and invitees. Hawthorn Farm Village shall include all HFVOA Common Maintenance Area and all property owned by Lot Owners within Hawthorn Farm Village.
-

Chapter 8 Rental of Homes/Tenants

A. RENTAL OF HOMES

The rental of a home is addressed in the CC&R Article 4.6, which states an Owner may rent or lease the Owner's Home or a portion thereof, provided that the certain conditions are met.

B. RENTAL RULES

1. The period of the rental or lease is not to be less than thirty (30) calendar days.
2. A written rental agreement is required, and must specify that:
 - a. the tenant is subject to all provisions of the Hawthorn Farm Village CC&Rs, the HFVOA Bylaws, and HFVOA Rules and Regulations;

and

 - b. a failure to comply with any provision of these governing document constitutes a material breach or default of the rental or lease agreement, and be reason for eviction.
3. At or before the time a rental or lease agreement is signed between Owner and tenant(s), the Owner must provide to the tenant a copy of the CC&Rs, Bylaws, and Rules and Regulations (hereafter collectively the "governing documents"), and any amendments to them.



4. The Owner must provide contact information for each tenant to the Association. This is done by submitting the HFVOA Rental Form within twenty (20) days after a rental or lease agreement is signed. Failure to do so will result in the implementation of the HFVOA Compliance Enforcement resolution. This document is on the HFVOA website (www.hfvoa.org).

5. Eviction of tenant(s) for repeated non-compliance.
 - a. If the Association has mailed at least three (3) notices of violation and request for compliance, and these violations are uncured by the tenant,
 - b. then, upon written notice and request from the Association, the Owner will commence an eviction proceeding against the tenant and prosecute it to completion and eviction of that tenant.

6. All notices of non-compliance to the HFVOA rules and regulations and subsequent fines for uncured violations are charged to the Lot Owner, never to the tenant.

Exhibit A: Where to Find Cited References

1. The State and City of Hillsboro codes and ordinances can be found on the below websites. The City's rules include topics on nuisance abatement, yard maintenance, parking, housing types and zoning codes, building codes, code enforcements regulations.
 - ✓ www.qcode.us/codes/hillsboro/
 - ✓ <https://www.hillsboro-oregon.gov/>
 - ✓ <https://www.oregonlegislature.gov/>

2. To obtain the forms needed to submit a request to the ARC or for a Rental Form, please go to the HFVOA web site (www.hfvoa.org).

3. Copies of the governing documents may be obtained from the Association's website (www.hfvoa.org). If a paper copy of the governing documents is requested, then the requestor will be referred to the HFVOA's management company. The management company will charge a reasonable printing and mailing fee to cover its costs. This amount is payable at the time of the request.