

RIVER QUEST SUBDIVISION
ASSOCIATION RULES

- 1) **Rules Authority.** The Association has adopted these Rules pursuant to its powers as set forth in the CCRs, Article V, Section 2. These Rules may be cited as “AR” plus the section number. The Rules are listed in alphabetical order by topic, below.

- 2) **Animal Control.** All dogs must be kept on a leash or run, no exceptions. The following breeds of dogs are not allowed to be kept on a Lot: pit bulls, Rottweilers, mastiffs, Doberman Pinschers, or other dogs of a similar aggressive nature. All animal waste must be buried on the dog Owner’s lot, or scooped up and disposed of as trash. No excessive (more than 5 minutes at a time) dog barking.

- 3) **Amendment.** These Rules may be amended by vote of the Board of Directors of the Association, as provided in the Association Bylaws. After the Rules are amended, the Secretary of the Association shall cause the newly amended rules to be re-issued in a complete version, containing the new amendments, and copies shall be provided to each Lot Owner. The newly amended rules shall also contain a certificate of approval in substantially the following form:

<u>CERTIFICATE</u>	
I, (name), Secretary of the River Quest Subdivision Lot Owners Association, Inc. hereby certify that the above Association Rules, were adopted by the Association Board of Directors, on (date).	
Date: _____	_____
	Secretary

- 4) **Boat Widths.** No boat shall be parked such that it blocks any other Lot’s assigned moorage space, ingress and egress to the Kenai River through the Canal or Slough, or pedestrian access easements. This may mean that the boat must be parked parallel to the Canal or Slough waterline.

- 5) **Bridge.** The bridge over the Kenai River Slough, attached to Tract C and Lot 32 may be used by motorized vehicles only as a travelway. No permanent parking or fishing from the bridge.

- 6) **Design Standards.** The Association shall develop minimum design standards for residences and outbuildings, which shall be attached hereto and incorporated herein by reference. Existing residences and outbuildings may be “grandfathered in” or may be required to come into compliance with any new design standard adopted by the Association; provided, however, that an Owner shall be given at least two building

seasons to come into compliance with any new standard adopted, for structures which are not “grandfathered in.”

- 7) **ELP Walkways.** Owners of Lots along the Canal, Kenai River or Slough may install Elevated Light-Penetrating (ELP) walkways on the waterway bank, as long as: (a) plans for such walkways are submitted to the Association for approval before work begins; and (b) the Owner obtains a permit from the Kenai River Center, and provides a copy of the permit to the Association, before work begins.
- 8) **Fire Pits.** One fire pit per Lot is allowed; 2 fire pits per two-family lot. Fires must be put out completely, immediately after use. The Lot Owner is solely responsible and liable for any fires started on that Owner's Lot, that cause injury or damages to any person or property, wherever located.
- 9) **Fish Cleaning.** All fish cleaning must be done in designated areas: (a) an Owner's fish cleaning station located on a Lot; (b) any common fish cleaning station, located in the Common Area; or (c) the Owner's assigned boat moorage space. Fish remains must be placed in the Kenai River or Slough after cleaning -- do not leave remains in the fish cleaning area or Canal. There are plans to install a fish cleaning station on Tract C, between Lots 45 and 46; and, once installed, Owners may temporarily park boats along the frontage of Tract C, between Lots 45 and 46, for fish cleaning.
- 10) **Fishing.** No fishing off another Owner's Lot or frontage on the Canal, River or Slough.
- 11) **Forms.** The Association may develop forms to memorialize approval or authorization by the Association of an act by an Owner, or variance from a CCR or Rule (if authorized by the CCRs), or as necessary for performance of any Association duty under the CCRs.
- 12) **Governing Documents.** By accepting title to a River Quest Subdivision ("Subdivision") Lot, the Lot Owner agrees to be bound by the terms and conditions of the following governing documents: (a) River Quest Subdivision Plat ("Plat"); (b) River Quest Subdivision Covenants, Conditions, and Restrictions "CCRs"); (c) River Quest Easements ("Easements"); (d) Association Bylaws ("Bylaws"); (e) these Association Rules ("Rules"); (f) the Waterway Traffic Plan; regardless of whether or not the Lot Owner has received or reviewed those documents. A copy of these documents was provided to Owners prior to the closing of the purchase and sale of a Lot. A copy of these documents is also available for review at the River Quest Manager's office.
- 13) **Guests.** Guest stays are limited to 90 days per guest, no more than six (6) guests at a time, unless otherwise approved by the Association in writing. See, CCRs, Article IV, Section 2. All guests of Owners must check in and register at the Association office upon arrival; otherwise, a guest may be asked to leave. An Owner must be in residence with a guest; no guest may stay alone on a Lot. All guest rules are strictly enforced.
- 14) **Laundry.** No outdoor laundry line or hanging laundry is permitted.
- 15) **Maintenance and Repair.** Only the Association may construct, install, operate, alter, maintain or repair the Common Area, including rights of way, easements, and utilities

(and related facilities), and other facilities. No Owner may undertake these maintenance and repair activities in the Common Area without Association permission in writing, before work begins. The Association is not liable for any maintenance or repair work done by any person or entity in the Common Area that does not have prior approval by the Association in writing.

- 16) Management.** The Subdivision Project, and, in particular, the Common Areas, are managed by the Association, which may fulfill the management duties itself, or may delegate those duties to a Manager, appointed by the Association. The terms and conditions of the management engagement shall be established in a written management contract.
- 17) Motorized Vehicles.**
- a) Proof of Ownership.** Each Lot Owner must provide proof of ownership of any motorized vehicle located on a Lot, and proof of insurance, if the vehicle is required to be insured, or is insured.
 - b) Boat Decal.** The Association shall issue a decal for each boat moored on River Quest Subdivision waterways (the Canal, Kenai River or Slough). The boat owner shall display the decal in a prominent spot on the cowl of the boat, during each Season (May 1-September 30).
- 18) Noise.** Owners shall keep noise confined to their Lot. Noise disturbing or bothering other Owners is prohibited; except that noise related to accessing and using boat moorage, including starting up boat engines, and talking in normal tones, is permitted.
- 19) No Wake.** The Canal, Slough and Kenai River adjacent to River Quest Subdivision, are “no wake” zones.
- 20) Outside Storage.** The following items may be stored outside the residential structure during the season: barbecue or cooking grill, lawn furniture, fish cleaning table. All other items of personal property must be stored inside the residential structure or outbuilding after use. Items may not be stored under the residential structure.
- 21) Parking.** All vehicles shall be parked on the Owner’s Lot. No parking in the Common Areas, except for the exceptions listed in the CCRs, Article IV, Section 9(B): construction equipment, vehicle breakdowns (overnight only), and temporary parking for boat launching (putting in, taking out) on Lot 57 and Lot 85. Temporary boat launch parking is limited to 15 minutes per vehicle.
- 22) Permits.** All Lot Owners shall comply with the terms and conditions of any permit issued by any government agency, relating to a Lot or the Common Area in River Quest Subdivision.

- 23) Procedures.** The Association may develop written procedures in conjunction with Association duties as set forth in the Declaration, which shall be incorporated into, or attached to, these Rules.
- 24) Residential Use Only.** Lots are limited to residential use only. No commercial or business activity, signs or advertising may be conducted on any Lot, except as otherwise authorized in the CCRs. See, CCRs Article IV, Section 1.
- 25) Satellite Dishes.** Satellite dishes are permitted on a Lot, but no more than one dish per Lot (two for two family lots), and no larger than four (4) feet in diameter.
- 26) Structures.** Any and all structures or improvements on a Lot must be approved in writing by the Association before work is started. Structures or improvements must comply with local government ordinances, including the Anadromous Streams Habitat Protection Area ordinances, KPB 21.18.010-.140, and the Floodplain Management ordinances, KPB 21.06.010-.060, the CCRs, and these Rules, including any design standards established by the Association under AR 18, below. Owners must provide a copy of any permit required by KPB 21.18, KPB 21.06 (plus floodway certificate), or by any other federal, state, or municipal law or regulation for the structure or improvement to the Association, before work is started.
- 27) Tenants In Common.** This rule applies to lots in tenancy in common ownership. The owners shall notify the Association of any restrictions on use of a Lot by any tenant in common, by providing a copy of a written agreement signed by all owners, containing the restriction, to the Association. Otherwise, the Association is not bound by any tenant's claim regarding restrictions on use of a Lot for the other tenants. The Association is not responsible or liable for enforcing that agreement, or any other agreement, between tenants in common.
- 28) Tract D.** Tract D is restricted to the septic system leach field; no parking or construction except related to that purpose; except that boat trailer parking may be allowed, if space is available and parking is approved by the Association. All activities on this lot must be in compliance with the ADEC permit.
- 29) Trash.**
- a) All household trash must be kept in clean and sanitary containers, indoors.
 - b) Owners may dump trash from indoor containers in the community dumpster, currently located on Guy Nash Street. The Association will provide for dumpster trash removal services, as an Association expense.
 - c) The following items are not allowed to be kept in these containers, or put in community dumpsters: hazardous waste, as defined by the Borough, or the following items: fish remains, propane tanks, batteries of any kind, oil of any kind, tires, mattresses, barbecue grills or other items of similar size. Take these items to the Kenai Peninsula Borough landfill, in Kenai or Soldotna, Alaska.

CERTIFICATE

I, Meredith North, Secretary of the River Quest Subdivision Lot Owners Association, Inc. hereby certify that the above Association Rules, were adopted by the Association Board of Directors, on _____.

Date: _____

Secretary