

PACIFIC VIEW CONDOMINIUM ASSOCIATION

RULES & REGULATIONS (Effective December 1, 2022)

All owners should be aware of the following rules and regulations. This list is our best effort to formalize various policies related to courtesy, maintenance, safety, financial and insurability issues. Some are dictated by insurance needs or building code regulations and is generally regarded as everything “paint in”.

1) Short Term Rental Guests:

- a. Gearhart by the Sea is the only authorized commercial/”outside” rental agency authorized by the Board. This is an insurance issue.
- b. Owner to family and friend rentals are not included in this requirement.
- c. No fired grills may be used by short term rental guests in units or on decks. This is an insurance issue.
- d. Smoking in rental units is prohibited.

2) Use of Grills by Owners: Owners are prohibited from use of fossil fuel or charcoal grills in units or on decks. Except propane grills may be used on decks if positioned as far away from building walls as possible.

3) Plumbing:

- a. Sink type garbage disposals are not permitted in any units and shall be removed by the owner or by GBTS.
- b. Hot water heaters should be inspected at least yearly and should be no older than 10 years.
- c. Refrigerator ice maker, washing machine and toilet connections should be inspected weekly and turned off for long periods of absence.
- d. Showers, shower pans and shower tub drain connections are owner’s responsibility as is any damage to the unit below. Repairs must be made/inspected by a licensed plumber.

4) Electrical

- a. All light fixtures, outlets and switches are the responsibility of the unit owners and must be wired with attention to aluminum wiring used in most units. Circuit repairs must be made/inspected by a licensed electrician.**
- b. Flammable material must be positioned away from baseboard heaters.**
- c. Appliances (such as coffee makers, fans, space heaters etc.) should be disconnected if unit is unoccupied for long periods.**

5) West side deck surface repair is an owner responsibility and must adhere to Pacific View Deck Specifications on file with Gearhart by the Sea (GBTS).

- a. Deck repairs must be reviewed and authorized by GBTS.**
- b. Deck repairs may be required by the Association if they impact the buildings structure (beams) or adjacent units.**

6) East side doors (main and screen) and adjacent areas shall be of uniform appearance to extent possible. Tasteful greeting signs like “Welcome”, or “Enjoy your Stay” are permitted but restricted to not larger than 12 by 17 inches. No other signage is acceptable.

7) Eastside Furniture

Benches are the only furniture allowed on the eastside. One bench per unit is allowed. **Other items such as storage boxes, flowerpots, tables or chairs are prohibited in this area.** Bench must be gray or painted color of building and maintained. Rubbermaid type benches hold up well in beach weather, but must be weighted down. Design of bench is of personal choice but may not be larger than 36” high x 25” deep x 60” length and exposed hardware shall be stainless steel (this is an Association standard for all exterior hardware). Benches are for owners to use coming/going, but should not be used for drying towels or clothing, nor setting things on long term. Benches shall be set back at least two feet from a straight line extending from the corners of a unit’s east wall.

While offering owners some flexibility with preferences we wish to keep the eastside free from debris, keep walkways clear and looking complementary to an overall view. Violators are subject to removal of item(s), and may be fined for removal/holding fee.

- 8) East side parking structures
 - a. Concrete block storage areas must have duplicate keys stored in office.
 - b. New concrete block structures will not block doorways or other access areas (i.e., elevator and circuit breaker doors).
- 9) West side parking structure (pool building) will only allow lockers at the west end of the parking space (no storage rooms).
- 10) Any alteration to the outside of a unit **or any architectural changes inside the unit**, must be approved by the Board of Directors. In addition, there may be permits required by the City of Gearhart or Clatsop County.
- 11) Owners are required to carry insurance for units as stipulated in the By-laws.
- 12) Although stated in the ByLaws Section 11 “LIMITATION OF SALE AND UNITS AND CONDO ELEMENTS”, Section (j) that the “Association is hereby given a prior right to match any bona fide offer”, no such right shall be exercised.
- 13) Owners who wish to alter the landscaping or planting near their unit are required to obtain written approval from the Board.
- 14) Financial:
 - a. The Board is required to obtain owner approval before authorizing any building project equal or greater than \$10,000.
 - b. The Association shall capitalize any projects that result in improvements equal to or greater than \$5,000.
- 15) Owners of third and second floor units are required to provide soft floor coverings (rugs over hard surfaces such as tile or hardwood) in traffic areas to minimize the noise transmission to lower units.