



OWNERS' ASSOCIATION, INC.

Parking Restrictions — parking of vehicles on and along streets within the Caldera Springs community is prohibited. Violators may be fined or towed. No more than one (1) vehicle per bedroom with a maximum of four (4) vehicles may be parked at a residence at any given time, and only in designated parking areas or in the driveway. Event parking at a residence may be considered when arranged with the Owners Association more than 72 hours prior to the event and with the appropriate signage.

Motor Home, Boat, Trailers, Tents — no campers, boats, boat trailers, recreational vehicles, commercial vehicles, or other types of non-passenger vehicles or accessories may be kept or stored at any home for more than 24 hours. This allotted timeframe is intended for loading and unloading purposes only. No temporary structures including trailers, tents, or motor homes may be occupied in Caldera Springs at any time.

Caldera Springs Entry Gates — gate codes or access tags are required to enter the residential areas of the Caldera Springs community. Personalized gate codes and tags are available from the Owners Association Office at (541) 593-4850. Gates codes can be used at the Dancing Rock and Trailmere access gates. You must have a tag for your vehicle to use the owners' access gate on Harper Road from the business park.

Noise Restrictions — owners/guests shall not engage in any action which is disturbing to others; such as allowing their pet to create excessive noise, playing loud radios, stereos, televisions or musical instruments, loud conversing, or other activities that disturb the enjoyment of other residents and guests in Caldera Springs. All activities that may potentially create noise or disturbance to neighbors in any way shall cease by 10:00 pm daily.

Pets in the Community — pets must be leashed at all times. Owners are solely responsible for their pet and shall ensure that pets do not create a nuisance or otherwise damage any portion of the property. Pet owners are responsible for cleaning up after their pet. Doggie bag stations are available at Ponderosa Park and Sable Rock Park and must be disposed of properly.

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 a.m. – 7:00 p.m. and Saturday from 8:30 a.m. – 5:00 p.m. Construction is restricted on major holidays.

Harper's Outpost Picnic Pavilion — the outdoor picnic pavilion and its amenities are available for Caldera Springs owners only. You can reserve the pavilion by contacting the Owners Association at 541-593-4850. There is a \$75.00 usage fee for the pavilion.

Security Services — Deschutes Patrol Services handles our on-site evening security 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 security need 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**

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

Bike Paths and Soft Walking Paths — motorized vehicles are not allowed on the pathways, with the exception of Segways and mobility tools for the disabled. Bikes are not allowed on the soft bark chip trails or off pavement. Bikes are only permitted on paved pathways and roads.

Tennis Courts, Basketball Court, Discovery Playground, Ponderosa and Sable Rock Parks — owners must have their owner access card on their person at all times when using these facilities. Tennis racquets, pickle ball equipment and basketballs are available for your use from Memorial Day to Labor Day and can be checked out from the Quarry Fitness Center desk. Anyone under the age of 14 must be supervised by a responsible adult at all times.

The Quarry Pool and Fitness Center — this facility is for the exclusive use of owners, their accompanied guests and guests renting a home or cabin in Caldera Springs. You must have your owner access card on your person at all times while using these facilities. The doors automatically lock with no access available when the facility is closed for the day. Your access card will not work during these hours.

The Quarry Pool is open from Memorial Day through the end of September. There are no lifeguards on duty. Anyone under the age of 14 must be supervised by a responsible adult, 21 years or older at all times. All owners receive 20 complimentary guest passes per season and more can be purchased at \$10.00 per pass. Passes are good for one person per day.

The Fitness Center, outdoor hot tubs and gas fire pit area are open year-round. The Quarry Pool and Fitness Center telephone number is (541) 593-4850.

Caldera Lakes — the Caldera lakes are for the exclusive use of owners, their accompanied guests and guests renting a home or cabin in Caldera Springs. You must have your owners access card on your person at all times when using the lakes. Please note the lakes are fly fishing ONLY for ages 12 and up. We request barbless hooks and all fishing is catch and release to ensure the safety and preservation of our fish.

Only approved small water crafts are allowed in the lakes. The lakes are not intended for swimming. In winter months, please stay off the lakes as the ice that forms is unstable.

Caldera Links and Golf Park — the Caldera Links Course and Golf Park are owned and operated by Sunriver Resort. Use of the 9-hole Caldera Links Course is restricted to Caldera Springs owners and Sunriver Resort guests staying in Caldera Springs homes or cabins. Use of the 3-hole Golf Park is restricted to owners only and is not available for guest use. All golfers must check in at the Lake House prior to play.

Owners receive a yearly punch pass with 20 complimentary guest rounds person. These can be picked up at the Lake House Concierge Desk each season and must be presented at the time of play. An owner guest round rate is available once you have used all the guest rounds on your punch card.

Boat and Bike Rental — the rental boats and bikes are owned and operated by Sunriver Resort. Use of the rental equipment is restricted to Caldera Springs owners and Sunriver Resort guests staying in Caldera Springs. Please call the Lake House concierge for details and hours of operation at (541) 593-4851.

Zeppa Bistro — Zeppa Bistro is owned and operated by Sunriver Resort and located at the Lake House. Zeppa Bistro features Italian style dining serving espresso, breakfast sandwiches, brick oven pizza, salads, sandwiches, gelato, cocktails, wine and craft beer. It is open seasonally, Memorial Weekend to Labor Day Weekend. Please call the Lake House concierge for current hours of operation at (541) 593-4851.

Owners receive a 20% discount off food, non-alcoholic beverages, and merchandise when dining at Zeppa Bistro. Please show your owner ID card in order to receive your discount. Discount does not apply to alcohol purchases.

The Lake House — the Lake House is owned and operated by Sunriver Resort and is available for Caldera Springs owners and guests. Activities at the Lake House include shuffle board, pool table, board games, Wii and wireless internet. Please call the Lake House concierge for hours of operation at (541) 593-4851.