



*We hope you have an extraordinary stay while you are here with us at Caldera Springs. In an effort to ensure the safety and enjoyment of all our guests, the Caldera Spring Owners Association would like to remind you of the following rules and regulations that apply to all owners and guests staying at Caldera Springs:*

### **Caldera Spring Entry Gates**

Gate codes are required to enter the residential areas of the Community during evening hours and on Sundays. The rental guest access code is subject to change. Please check with your rental management company for the current gate code.

### **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 only. You must have your owner card or rental access card on your person at all times while using the facilities. The doors automatically lock with no access available between midnight and 6:00am. Your access card will not work during these hours. Please ensure you have all of your belongings with you if you are outside the facility at midnight as no access will be available until 6:00am. There are no lifeguards on duty. Anyone under the age of 14 must be supervised by a responsible adult at all times. The Quarry Pool is open from Memorial Day to Labor 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.

### **Tennis Courts, Basketball Court, Discovery Playground, Ponderosa and Sable Rock Parks**

You must have your owner card or rental access card on your person at all times when using these facilities. Tennis racquets and basketballs are available for your use from Memorial Day to Labor Day and can be checked out from the Fitness Center staff. Anyone under the age of 14 must be supervised by a responsible adult at all times.

### **Harper's Outpost Picnic Pavilion**

This outdoor picnic Pavilion may be reserved for private events, but please keep in mind that reserving the Pavilion does not grant sole use of the surrounding areas. If an event is in progress, please respect that event. Reservations will be posted at the Pavilion. Please be sensitive to the fragile environment of the lake, riparian areas, golf links, Ponderosa Park, and other areas surrounding the Pavilion. For more information please call the Lake House concierge at (541) 593-4851.

### **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 owner card or rental access card on your person at all times when using the lakes. If you are fishing in the lakes, please check-in at the Provisioner Golf Shop. Please note that we recommend barbless hooks, and all fishing is catch and release except by permission, to ensure the safety and preservation of our fish. Only small canoes, kayaks and personal float tubes are allowed in the lakes. Kayaks and small canoes may be rented from the Provisioner Golf Shop Memorial Day through Labor Day for a fee. The lakes are not intended for swimming. In winter months, please stay off the lakes as the ice that forms is unstable.

### **Bike Paths and Soft Walking Paths**

No motorized vehicles are allowed on the pathways, with the exception of Segways and mobility tools for the disabled. A limited number of bicycles are available for rent at the Provisioner Golf Shop from Memorial Day to Labor Day. Bikes are not allowed on the soft bark chip trails or off pavement, but are only permitted on paved pathways and roads.

### **Pets in the Community**

Pets must be leashed at all times. Each owner or guest is solely responsible for his or her pet and shall ensure that pets do not create a nuisance or otherwise damage any portion of the property. Pets shall be on a leash at all times and you must clean up after your own pet.

### **Occupancy**

Occupancy of residences is limited by Deschutes County Code which currently provides a maximum overnight occupancy for dwelling units of two persons per bedroom or sleeping loft, plus two additional persons. Owners are responsible for their guests, including their renters, and responsible for the compliance to any and all rules and regulations of the Owner's Association and all applicable laws.

### **Noise and Nuisance Restrictions**

Owners and their guests shall not engage in any action which is disturbing to others such as allowing their pet to create excess noise, playing loud radios, stereos, televisions or musical instruments, loud conversing, or other activities that disturbs the enjoyment of other residents and guests in Caldera Springs. All activities that create noise or disturbance to neighbors in any way shall cease by 10:00p.m.

### **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 more than 72 hours prior to the event and with the appropriate signage provided by the Community Manager.

### **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 at a time, up to a maximum of 48 hours, in any seven (7) day period. 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 Links and Golf Park**

The Caldera Links and Golf Park is owned and operated by Sunriver Resort. Use of the 9-hole Caldera Links is restricted to guests staying in homes or Cabins managed by Sunriver Resort, Caldera Springs owners, and Crosswater Golf Members. Use of the 3-hole Caldera Golf Park is restricted to owners and Crosswater golf Members only and is not available for guest use. All golfers must check in at The Provisioner Golf Shop prior to play.

### **Zeppa Bistro**

Zeppa Bistro is an Italian style eatery serving specialty pizzas, salads, sandwiches, and gelato ice cream. It is open to the public and is owned and operated by Sunriver Resort. Please call the Lake House concierge for hours of operation at (541) 593-4851.

### **The Lake House**

The Lake House is owned and operated by Sunriver Resort and is available for Caldera Springs owners and guests for the hours and days determined at the sole discretion of Sunriver Resort.