

ARTICLE 14  
ADDENDUM TO DECLARATION OF COVENANTS  
RULES AND REGULATIONS

The following restrictions shall be applicable to the use of any property subject to this Declaration:

**14.1 Maintenance of Animals.**

Reference Section 9.8. Additionally, in single-family dwelling units, not more than two (2) domestic dogs and/or cats and caged pet birds may be kept within the dwelling, provided said dogs, cats and pet birds are not permitted to run at large. Pets shall be registered, licensed, and inoculated as required by law. Each Lot-Owner shall be responsible for cleaning up any excrement or other unclean or unsanitary condition caused by any animal of such lot owner or his or her guests or tenants. When not in the yard all animals must be on a leash being held by a person capable of controlling the animal.

**14.2 Nuisances.**

Reference Section 9.7. Additionally, nothing shall be done or maintained on any portion of the Development which may be or become an annoyance or nuisance to the neighborhood or detract from the value of the Development as a high-quality residential community.

**14.3 Parking, Storage of Items.**

Reference Section 9.11. Additionally provides, as follows: Nothing shall be parked so as to block the sidewalk or driveway of a residence. In addition to the other penalties hereinafter stated, the ASSOCIATION shall have the right to remove by towing anything parked contrary to Section 9.11 or these Rules and Regulations and the expense thereof shall be an additional penalty assessed against the Lot Owner. No storage of property or goods which may be or become an annoyance or nuisance to neighboring lots shall be permitted in open view from the street or from any lot. Prohibited storage shall include, without limitation, the storage or accumulation of cordwood without screening or neatly stacking the cordwood. All garage doors shall remain closed at all times except as reasonably required for entry to and exit from the garage. Upon forty-eight (48) hours' notice to the owner of any improperly parked or stored vehicle, boat or other equipment, the Association has the authority to remove at the owner's or lot owner's expense any such improperly parked or stored items. The cost of such work by the Association shall be assessed to the owner of said property.

**Additionally,** No gravel parking areas in front of homes or gravel drives to back of homes shall be permitted.

**14.4 Trash and Unsightly Conditions.**

Reference Section 9.12. Additionally: No garbage, refuse or rubbish shall be deposited or kept on any lot except in a suitable container. All areas for the

deposit, storage or collection of garbage or trash shall be substantially shielded or screened from neighboring property, street and common property, provided, however, that all trash and organic yard waste that is required to be placed at a designated point and need not be in any container for a period not exceeding twenty-four (24) hours prior to pick-up of such trash and organic yard waste. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

**Additionally,** No basketball hoops may be mounted on the front of any home. No drip pans/pads may be left in driveways.

**14.5 Grading, Clearing.**

Reference Section 9.5. Grading, clearing, removal or cutting of natural vegetation, trees, shrubs and or stumps shall not be permitted without prior written approval of the ACC.

**14.6 Temporary Structures Prohibited.**

Reference Section 9.6. No basement, tent, shack, garage, barn or other outbuilding or buildings or any structure of a temporary or moveable character erected or placed on the properties shall at any time be used as living quarters except as specifically authorized by the ACC

**14.7 Construction, Maintenance, Landscaping.**

Reference Section 9.5. No construction activity of any type may begin on a lot or placed or altered on any lot or common area until, at a minimum, the building plans, specifications, plot plans, and or landscape plan showing the nature, kind, shape, height, materials, exterior color and location of such building, structure or other improvements have been submitted to, and approved in writing by the ACC or its authorized representative as to harmony of exterior design and location in relation to and its effect upon surrounding structures and topography. Further, no fences, gates, hedges or walls shall be erected or altered and no significant exterior changes shall be made to any, building including, but not limited to, exterior color changes, additions or alterations until such written approval shall have been obtained from the ACC.

**14.8 Maintenance by Lot Owners.**

Reverence Article 6, Section 6.1 through 6.3. Additionally, yards and parking strips shall be kept clear of debris including Fall leaves. Beauty bark shall be kept neatly and replaced yearly, or as needed, to keep yards attractive.

**14.9 Limitation on Signs.**

Reference Section 9.9. No signs of any kind, nor for any uses shall be erected, posted, painted or displayed on any lot in this subdivision whatsoever, except; (1) public notice by a political division of the State or Country or as required by law; (2) any builder or the builder's agent may erect and display signs during the

period the builder is building and selling property in the subdivision; (3) any Lot Owner or the Lot Owner's agent wishing to sell or lease that Owner's Lot may place a sign not larger than 900 square inches on the property itself; and (4) during regular political campaigns, any Owner may display political signs not larger than 900 square inches cumulatively for all such signs displayed on his Lot, provided said signs shall be removed the day following the election for which they are displayed.

**14.10 Antennas, Satellite Reception.**

Reference Section 9.13. Satellite dishes with a maximum diameter of no more than approximately 24 inches, measured in any direction across the face of the dish, are permitted provided that the location of such satellite dish as approved in writing by the ACC in the manner described in Article 9, Section 9.5. Except as provided above, no radio or television antenna or transmitting tower or satellite dish shall be erected on the exterior of any home without approval of the ACC obtained pursuant to Article 9, Section 9.5, and a showing by the Owner that such installation will be visually shielded from most of the view of the residents traveling upon streets located on the Properties.

**14.11 Renting, Leasing.**

No Lot Owner shall be permitted to rent or lease his or her lot or any building thereon for any purpose, except for residential purposes for periods of not less than six (6) months. All rental and lease agreements shall be in writing and shall provide that the terms of such agreements shall be subject in all respects to the provisions of this declaration and the Articles of Incorporation and bylaws of the association. Any failure by the tenant or lessee to comply with the terms of such documents shall constitute a default under such agreements. Other than the foregoing, there are no restrictions on the right of a Lot Owner to rent or lease his or her lot.

**14.12 Garage, Yard Sales.**

No lot owner shall hold or permit to be held any garage, yard or similar sale on any lot except during such periods of time established by the Board or any committee the Board may establish to be responsible for such sales. The Board or the responsible committee shall set time periods during which garage or yard sales may be held; provided, however, that there shall be no more than two (2) such periods each calendar year and each period shall not exceed four (4) days.

**14.13 Residential Businesses Limited.**

Reference Section 9.14. No Lot shall be used for other than one detached single-family dwelling with driveway parking for not more than three (3) cars. A trade, craft business, commercial or business activity ("Home Business") may be conducted or carried on within any building located on a Lot, provided that any goods, materials or supplies used in connection with any trade, service or business, wherever the same may be conducted, be kept or stored inside any building on any Lot and that they not be visible from the exterior of the home.

The provisions of this Section shall permit such Home Businesses to the extent permitted by applicable zoning laws and other government laws, regulations, rules and ordinances. Nothing in this Section shall permit (1) the use of a Lot for a purpose which violates law, regulations, rules or applicable zoning codes, or (2) Home Business activities that cause a significant increase in neighborhood traffic, or (3) modification of the exterior of the home. The Association may, from time to time, promulgate rules restricting the activities of Home Businesses located on the Properties pursuant to the authority granted to the Association under these Covenants, the Bylaws, and RCW Chapter 64.38.

**14.14 Architectural Control.**

Reference Article 9, Section 9.1 through 9.5.9.