

Somerset Creek House Rules and Regulations

In order to protect the welfare of all Somerset Creek Residents and to increase the enjoyment of our entire complex, the Somerset Creek Board of Directors has adopted the following Rules and Regulations, in accordance with your CC&R's and By-laws.

Please be mindful that in a population density such as ours, the observation of little courtesies can make for greater enjoyment by all in our community. All owners are responsible for the compliance of their guest and tenants.

GENERAL

- 1.) All owners, tenants, guest and pets are subject to the Somerset Creek Homeowners Association Rules and Regulations. It is the responsibility of the homeowner to notify tenants and guests of these Rules and Regulations and will be held accountable for his or her tenants' actions.
- 2.) No noxious, offensive or illegal activity shall be performed in any unit or Common Area, nor shall anything be done which may be or become a reasonable annoyance, nuisance or danger to the other residents.
- 3.) No occupant will make any noise or engage in any offensive activity that will annoy or interfere with the rights, comforts and convenience of other condominium occupants at any hour. Radios, televisions, stereos, musical instruments, etc. must be kept at a volume that is both reasonable and acceptable to the Association. King County Noise Abatement Policy specifies definite quiet hours from 10:00 p.m. unit 6:00 a.m.
- 4.) Keep patios free of clutter. Remember that your unit is your neighbor's view, as theirs is yours. Patios are not to be used for storage. Acceptable items would include deck/patio furniture, barbecues and flowerpots.
- 5.) No "For Sale" or "For Rent" signs, advertising, personal signs, signals, or lettering shall be inscribed or exposed on or at any window, other part of the building or Common Area, without prior permission of the Board of Directors.
- 6.) Any resident intending to be away from their unit for more than a week should arrange to leave an emergency contact name and the telephone number with a Board member or Morris Management, Inc. This contact should have a key to the unit in case of an emergency.
- 7.) Owners are responsible at their own expense for the repair or replacement of any property damaged through their own, their tenants' or their guests' negligence or fault, including but not limited to pet damage and/or water damage.
- 8.) Homeowners will be required to carry a minimum of \$5,000.00 homeowners insurance coverage to cover the expense of the Associations policies deductible in the case of a claim or loss.

COMMON AREAS / LIMITED AREAS

- 1.) Residents may not make any changes to the Common Areas/Limited Common Areas without prior Board approval. All approvals from the Board must be in writing. Changes include, but are not limited to: any changes in the landscape, fencing, patios and/or porches, screen/storm doors, attachments to the building. No work of any kind shall be

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done on the exterior building walls or upon the general or limited common areas by any unit owner. All such work is the responsibility of the Association.

- 2.) Pathways, roadways and entrances must be left unobstructed and free of extraneous objects including but not limited to: bicycles, tricycles, toys of any kind, tires, etc. Common sidewalks, driveways, entrances, or passageways shall not be obstructed or used by any unit owner for any other purpose than ingress and egress from the units.
- 3.) The hanging of rugs, clothing, linens, etc., is not permitted. This includes the drying of clothes or other material. No Articles or personal property shall be placed on or in any of the general common areas.
- 4.) Curtains, drapes, horizontal, and vertical blinds, on windows and glass doors must appear white or off-white in color when viewed from the exterior of the building.
- 5.) Common and Limited Common Areas are designated for the enjoyment of all homeowners and tenants. Activities that may be damaging to the property are strictly forbidden. The Association has the right to have anyone removed from the Common/Limited Common Areas who is causing a disturbance or nuisance.
- 6.) For the respect of others, litter of any type is not to be thrown on the grounds. This includes cigarette butts.
- 7.) No homeowner or resident shall install wiring, electrical fixtures, plumbing, telephone or air conditioning units, etc., on the exterior of any building, or that protrudes through that wall or roofs of any building without prior written approval of the Board.
- 8.) Radio, TV antennas or satellite dishes may not be erected or maintained outside the physical confines of the unit.
- 9.) Vehicle/car washing may only be done on the driveway in front of your own garage.
- 10.) No Owner shall remove from the property grounds, plants of any description without the prior consent of the Board of Directors.

VEHICLES / PARKING

- 1.) The speed limit in driveways and parking areas shall not exceed 10 m.p.h. Excessive speed on the property will not be tolerated.
- 2.) Parking is allowed only in designated areas. Parking is not allowed in marked fire lanes, or curbed areas. Please be aware that driveways are not designated parking spaces. Please refer to the Somerset Creek Condominium Declarations if you are in doubt of your legal parking space. Parking is allowed in garages only and there is a two (2)-car limit. No Vehicle shall be parked in such a manner as to impede or prevent ready access to any entrance to or exit from a garage or unit.
- 3.) Vehicles that belong to condominium owners who do not live on-site or who have their units rented may not be parked on the property, except when visiting Somerset Creek.

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- 4.) No major repair or overhauling of automobiles or equipment (including refinishing) will be permitted. Residents vehicles that leak fluids must be repaired immediately. If dripping is not stopped, the vehicle owner will be responsible for repairs or cleanup of the asphalt.
- 5.) Inoperable vehicles will not be permitted to park on the premises. Vehicles with flat tires or expired license tabs are subject to immediate towing at the owner's expense. No motor vehicles shall be placed on the decks or patios or in the common areas.
- 6.) Vehicle owners are responsible for the security of their vehicles. **NOTE:** Vehicles should be locked at all times. The Association assumes no responsibility for lost or stolen items.
- 7.) The following vehicles are not allowed to be parked on the premises, in an assigned parking space, in any visitor space, or along any driveway:
 - a. Recreational vehicles, trailers and boats
 - b. Any vehicle with expired license tabs
 - c. Any inoperable motor vehicle
 - d. Stored or rarely used vehicles (such determination may be made by the Board)
 - e. No commercial vehicles may be parked on the property at any time.
- 8.) Residents are limited to a maximum of two (2) vehicles per unit to be kept on the premises.
- 9.) Guest parking is for guests only from 9:00 a.m. to 9:00 p.m., and may only be used for a period no longer than 24 hours. Residents may use guest parking between the hours of 9:00 p.m. to 9:00 a.m. only. Owner vehicles parked in guest parking after 9:00 a.m. are in violation and may be subject to towing or fine. Only Board members or the Management Company can issue parking violations and/or approve a towing of a vehicle.
- 10.) Violations of any of the above referenced rules may lead to fines or towing at the owners/renters expense.

Parking violations:

- 1st Violation will result in a warning
- 2nd Violation will result in a fine of \$25.00.
- 3rd Violation will result in a fine of \$75.00
- 4th Violation, vehicle will be towed away. Towing charges are the responsibility of the owner/renter of the unit or the person responsible for the vehicle at the time of towing.

NOTE: Only board members or our representative at MORRIS MANAGEMENT have the authorization to issue any warnings, violations or approve towing of a vehicle.

PETS

- 1.) Pets must be leashed at all times. To attend to your dogs needs, please walk it off the property. Each owner is responsible for cleaning up after his/her pet. Dogs may not be left chained or left unattended at any time. Keeping of pets (dogs, cats, etc.) is not an

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absolute right, but is a revocable accommodation extended to those owners who are willing to control their pets.

- 2.) Units are allowed a maximum of two (2) domestic animals, not to exceed 50 lbs., and must be licensed by the King County Animal Control Division.
- 3.) Pet owners are directly responsible for and will be liable for all costs, should any physical or property damage occur due to pets in the common areas and limited common areas. Pet owners are expected to control or if necessary temporarily remove any domestic pet, which makes frequent, repetitive or continuous sounds which disturb or interfere with the peace, comfort, and repose of the residents.
- 4.) Pets shall be fed and housed within the resident's unit and shall be under the control and direct supervision of the owner at all times.
- 5.) No structures are to be built in the Limited Common Areas. This includes, but is not limited to, pet kennels and dog runs. Dogs will not be allowed to be tied to buildings, trees, fences, or by chaining to a stake in the ground.
- 6.) Violation of any of the above pet rules will result in the removal of the pet, at the owner's expense, by the King County Animal Control Division.
- 7.) Violations or Infractions of rules and regulations will be dealt with through a formal complaint and review process by the Board and managing agent.

SALE / LEASE / RENTAL INFORMATION

- 1.) All unit leases will comply with the Declarations, By-laws, and Rules and Regulations.
- 2.) It is the owner's responsibility to provide tenants with a copy of the Association's Rules and Regulations.
- 3.) It is the owner's responsibility to provide Morris Management Inc. with the tenant(s) names and a copy of the current lease agreement.
- 4.) There shall be no lease for less than thirty (30) days.

UNIT MAINTENANCE AND MODIFICATION

Any owners proposed modification to the exterior appearance of their unit must be submitted to the Board in writing. The Board will consider the request and provide written approval or disapproval.

GARBAGE

- 1.) Each unit is limited to one garbage can plus one recycling bin. If owners require additional garbage cans, this will be at owners expense and subject to prior Board approval.
- 2.) On garbage day, containers can be placed on the sidewalk or other approved areas. All cans and recycling bins must be brought in that evening, after pick-up.
- 3.) All trash containers must be kept in the garage at all times (except on garbage day). Storage of containers is not allowed anywhere on Common or Limited Common Areas.

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GRIEVANCE/FINE POLICY

- 1.) If you are disturbed by the actions (noise, pets, etc.) of another resident, you should first make personal contact with the offending party, verbally or by written note, to make them aware that you are being disturbed.
- 2.) If you do not feel comfortable making personal contact, or if results are not achieved with prior attempts, then call Morris Management Inc., at 425.283.5858 and voice your complaint followed up with a written notice.
- 3.) The Board and/or Morris Management Inc. will promptly review the claim, and if the complaint is substantiated, will send a letter or call the offending party.
- 4.) The offending party will be offered an opportunity to appeal before the Board personally or submit documents to show their non-violation at the next scheduled Board meeting.
- 5.) If found in violation, the Board may impose a fine.
- 6.) The fine schedule shall be as follows (or as the Board deems appropriate):

First Violation- Fine \$25.00 Subsequent Violations- Fine \$75.00

If a homeowner fails to pay the fine(s), the Board may place a lien against the homeowner's residence at the homeowner's expense.

These Rules and Regulations are not all encompassing, but only reflect those areas over which the Board has control. If you have questions regarding an area not mentioned, please refer to your copy of the Somerset Creek CC&R's, or contact Morris Management, Inc. representative.

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SOMERSET CREEK HOMEOWNERS ASSOCIATION REQUIREMENTS AND RESTRICTIONS FOR DECK CONSTRUCTION

1. Detailed architectural drawings must be submitted to the Board of Directors for review and approval prior to the commencement of any demolition or construction.
2. Construction or finish work not in accordance with Board approval and these requirements and restrictions is subject to change or removal.
3. The deck shall be generally restricted to the limited common area immediately behind the unit and located within the boundaries of the side fences, so as not to intrude on the common area enjoyed by other residents. Consideration will be given to including patches of grass too small to be easily mowed with commercial equipment.
4. The back step (s) may be removed to allow for direct access to the deck with no step down.
5. The existing ground slope may not be altered.
6. Sod under the area of the deck shall be removed and/or covered with plastic sheeting as each situation warrants.
7. Existing drains may not be covered with any materials or blocked in any way.
8. Relocation, adjustment or removal of existing sprinkler heads shall be at the homeowner's expense and must be arranged and/or supervised by Morris Management Inc. in order to maintain the integrity of the existing system. If the addition to the system of a replacement head is required to provide adequate sprinkler coverage to all remaining grassy areas, this will also be at the homeowner's expense.
9. No autos or trucks are allowed on the grass. All construction materials must be carried by hand or in a wheelbarrow.
10. Pressurized, treated lumber will be used for support beams and framing.
11. Decking shall be cedar, or high-grade composite material Composite material and color must be submitted with architectural drawings to the Board for approval.
12. Stain shall be transparent and the shade shall correspond to that of the building (transparent gray stain/gray building; transparent blue stain/blue building). Board members can assist with recommended color codes.

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13. Decking materials shall not damage existing siding or interfere with removal and/or replacement of downspouts.
14. Decking shall be either clearly above or below crawl space ventilation and shall not interfere with dryer or fire place ventilation.
15. Steps down to the common grassy area shall be required if the top of the deck is 12" of more above the adjacent ground level.
16. All construction expense shall be the sole responsibility of the homeowner.
17. The deck shall be properly maintained at the discretion of the Board of Directors at the homeowner's sole expense. This responsibility shall transfer to new owner (s) with the sale of the condominium unit.
18. Any damage to the common area or to buildings occurring during construction shall be immediately corrected at the sole expense of the homeowner.

Homeowners adding decks are reminded to amend their personal homeowner insurance policies.