

FORSTER WOODS HOMEOWNERS ASSOCIATION

RULES – REVISED SEPTEMBER 2018

1. GENERAL RULES

- 1.1 These Rules provide sensible and reasonable standards for the Community and should be interpreted to that effect. The Board finds that these Rules are necessary to assure all Owners a pleasant community atmosphere and to enhance and protect property values and marketability.
- 1.2 These Rules supplement the Declaration and Covenants, Conditions, Restrictions, Easements and Reservations ("CC&R"), Bylaws, state statutes, and local ordinances governing home owners' associations and those living in this community. Please become familiar with these documents and laws. Many of the terms used in these Rules are defined in the CC&R. If the terms of the Rules and the CC&R conflict, the latter shall prevail.
- 1.3 The Rules and CC&R cover the individual(s) who holds the title to the Lot, Their invitees, licensees, tenants, and/or guests (collectively, the "Owners"). Lots are to be used solely as a private residential dwelling, and Owners shall not use the Lot for any other purpose.
- 1.4 As provided in the Bylaws, the Board of Directors may amend these Rules in its sole and exclusive discretion. Any changes to these Rules shall be disseminated to all Owners.
- 1.5 Owners may submit comments or questions regarding these Rules to the Board of Directors via the current Property Manager. All submissions shall be written.
- 1.6 It is the responsibility of the individual(s) who holds title to the Lot to notify all invitees, licensees, tenants, and/or guests of these rules.
- 1.7 All Owners are to advise the Association Manager when a home is rented, tenant contact information and Owner new contact information.
- 1.8 These rules shall take effect upon issuance and dissemination to owners and shall not apply to pre-existing architectural structures or landscaping.
- 1.9 All Owners and their invitees, licensees, tenants and/or guests are subject to these Rules.

2. NOISE

- 2.1 Owners shall carefully control noise levels to avoid disturbing others. Yard maintenance equipment, construction tools or any other mechanical device shall not be operated between 10:00 PM and 8:00 AM. Musical instruments, audio-visual media, and/or similar equipment shall be kept at levels that do not disturb other Owners. No loud or boisterous parties shall be permitted. Quiet hours for all noise types are between 10:00 PM and 8:00 AM. See 5.5 (Pets) for pet quiet hours.

3. PARKING/VEHICLES

- 3.1 No campers, trailers, boats, or other recreational vehicles, or any part thereof, shall be parked or permitted to remain on any Lot, except for a twenty-four (24) hour load and unload period, unless the same is stored in a garage. Any recreational vehicle or trailer that does not fit in the driveway may be parked on the street provided it does not exceed the twenty-four (24) hour load/unload period and is kept directly in front of its Owner's residence.
- 3.2 Owners shall be financially responsible for the cleanup of oil, gasoline, antifreeze, or other fluids they spill in the Community.

4. COMMON AREAS/PARK

- 4.1 Nothing shall be placed or constructed in any Common Area without the prior written permission of the Board.
- 4.2 Owners shall be financially responsible for causing any damage to the Common Areas.
- 4.3 All Common Areas are for the exclusive use of the Owners and shall be used at their own risk. The Owners shall use the Common Areas with reasonable care.
- 4.4 With the exception of water guns, no guns are allowed in any Common Area.
- 4.5 It is a civil infraction to remove or destroy vegetation in a native growth protection easement area without the prior written consent of the Community Development Director for the City of North Bend.

5. PETS

- 5.1 No animal of any kind that has venomous, poisonous or capture behavior/mechanisms (such as python/squeezing) are allowed outside of the owner's house;
- 5.2 Repeated and/or frequent incidences of excessive barking, howling or other unreasonable level and frequency of noises by a member's dog(s) or other pets are detrimental to the peace and quiet. Pet owners will take all necessary steps to prevent excessive and/or frequent episodes of noise generated by their pet(s), especially between the hours of 10 P.M. and 8 A.M.;
- 5.3 Pets must be on a leash while outside of their owner's lot, and with the owner or an adult family member of owner in attendance at all times; fecal material must be immediately picked up and removed by the pet owner;
- 5.4 Pets may not be tethered outdoors or left unattended;
- 5.5 Owners shall not allow their pets to bark continuously at any time. No bark time hours are 9:00 PM to 8:00 AM
- 5.6 All pets must be properly licensed and, as required by law, registered with the appropriate government agencies;
- 5.7 Owners of potentially dangerous dogs are subject to and must fully comply with all provisions of the City of North Bend Municipal Code Chapter 6.06 ("dangerous dog" is defined in such Code). Owners must also give written notice of such dogs to the Association, providing pertinent information concerning owner's daytime contact information, and the breed, age, sex of animal and whether the dog has ever exhibited aggressive behavior towards or bitten any person or other pet or animal; owner shall at all times exercise complete control over such a dog to prevent any aggressive behavior towards other owners or other owners' pets;
- 5.8 The Board may at any time exercise its discretion to require the removal of any pet from the community which it determines is unreasonably disturbing other owners or has exhibited aggressive behavior to other owners or other owners' pets or has exhibited any behavior which the Board determines as showing the pet poses a risk of injury or danger to other persons or other owners' pets; the Board may exercise this authority for specific animals even though other similar pets are permitted to remain.

Violations of any of these Rules are subject to fines being imposed and enforced pursuant to Section 14 of the Rules of the Association.

6. TRASH CONTAINERS AND DEBRIS

- 6.1 All trash shall be placed in buried or screened sanitary containers that are not visible from adjoining structures or streets.
- 6.2 Garbage containers, debris containers, and recycle bins may remain curbside within twenty-four (24) hours of pick up.
- 6.3 Garbage and debris containers must have lids tightly attached at all times when placed curbside for pick-up. The contents of recycle bins must also be secured against scattering.
- 6.4 No Lot shall be used as a dumping ground for trash or debris of any kind.
- 6.5 Yard rakings, dirt, and debris resulting from landscaping work or construction shall not be dumped onto adjoining Lots, Common Areas, or streets. Compost piles may be kept upon the Lots provided they are kept in a clean, neat, and sanitary condition.

7. OUTSIDE APPEARANCES

- 7.1 Each Lot Owner shall maintain and keep her/his Lot in a clean, neat, sanitary, and well-maintained condition at all times. This includes making prompt repairs and replacing all items of damage to the Lot. This includes yard, landscape maintenance, and the fences around and between the houses.
- 7.2 Owners shall not allow personal possessions to create unsightly or unsafe conditions.
- 7.3 Driveways shall not be used for miscellaneous storage. No accumulations of any kind shall be allowed for more than seventy-two (72) hours.
- 7.4 Owners shall mow and trim their lawns frequently enough to keep their grass below four ("4") inches in height.
- 7.5 Basketball hoops shall not be stored on sidewalks or streets at any time. Basketball hoops shall be stored in the garage when not in use for a reasonable period of time.
- 7.6 Seasonal decorations shall be removed within thirty (30) days of the end of the particular season.
- 7.7 No wood piles shall be located within the front yard setback or visible from the street.
- 7.8 Any Owner causing damage to streets, plat improvements, entry structure, fences, landscaping, mailboxes, lights and lighting fixtures shall repair and

restore the structure to the prior condition within twelve (12) days from the occurrence of such damage.

- 7.9 No washing, rugs, clothing, apparel, or any other article shall be hung from the exterior of any structure or be visible from the streets adjoining the Lots.

8. ARCHITECTURAL CONTROL

- 8.1 No structure shall be constructed on any Lot without prior written approval of the Board in its capacity as the Architectural Control Committee. See www.fwhoa.com, Governing Docs, Architectural Review Form for use in submitting projects for consideration by the Committee.
- 8.2 At least thirty (30) days before beginning construction of any structure on any Lot, the Owner shall submit to the Board, via the current Association Manager, an Architectural Review Request for the Board's approval. A copy of the form is attached.
- 8.3 The Board shall notify the Owner of its decision regarding the plan within thirty (30) days after receiving the request.
- 8.4 Any structure erected or placed on any Lot shall be completed as external appearance within nine (9) months from the date construction is started. However, with good cause shown, the Board may extend this term.

9. TEMPORARY STRUCTURES

- 9.1 No temporary structure, trailer, shack, garage, barn, or other outbuilding shall be placed on any Lot as a residence.

10. FENCES

- 10.1 No fence shall be constructed on any Lot without the prior written approval of the Board, which may exercise its discretion in this matter.
- 10.2 All fences shall be 1" x 4" or 1" x 6" and be of cedar construction. The fence shall be constructed in a good and workman-like manner and shall not detract from the appearance of any adjacent structures.
- 10.3 The finished wood side of the fence shall face the adjacent Lot(s).
- 10.4 No fence shall exceed six (6) feet in height.
- 10.5 No fence shall be allowed within the front yard setback.

- 10.6 Any fence adjacent to a garage shall be located a minimum of fifteen (15) feet back from the front elevation of the garage, and any fence located adjacent to a house shall be located a minimum of fifteen (15) feet back from the front elevation of the house.
- 10.7 When new fences are installed the finished side of fencing and gates shall face the street and adjacent lots.
- 10.8 The Board may exercise its discretion to allow fences to the front elevation of a garage or house, provided the fence does not obscure the view of adjoining Lots.

11. OFFENSIVE ACTIVITY

- 11.1 No business or commercial activity of any kind (with the exception of a home office that is indiscernible from outside the home) shall be conducted on any Lot.

12. SIGNS

- 12.1 No sign or adware of any kind shall be displayed for public viewing without the prior written consent of the Board, except for "For Rent" or "For Sale" signs in a form not prohibited by these Rules or the CC&R. "Open House" and "Garage Sale" signs can only be posted in the Common Areas on the day of the event.
- 12.2 Owners may post political signs on their Lot for thirty (30) days prior to a primary or general election. Owners shall remove these signs within seven (7) days after election day. Furthermore, political signs shall not exceed two (2) feet by three (3) feet, and no more than two (2) signs shall be displayed on an Owner's Lot.

13. SATELLITE DISHES/ANTENNAS

Refer to Policy on Satellite Dishes/Antennas on the FWHOA Website, www.fwhoa.com, Governing Docs

14. SOLAR ENERGY DEVICES/PANELS

Refer to Policy on Solar Energy Devices/Panels on the FWHOA Website, www.fwhoa.com. Governing Docs

15. GRIEVANCE and FINE PROCEDURE

Refer to Fines Schedule/Right to Hearing on the FWHOA Website, www.fwhoa.com, Governing Docs.

END OF FORSTER WOODS HOMEOWNERS ASSOCIATION RULES

DATED AND ENACTED September 6, 2018.