

Redford Ranch Homeowners Association Community Rules and Regulations Revised January 23, 2017

The rules and regulations contained in this booklet have been adopted and will be periodically revised by your Board of Directors to ensure fair, equal and reasonable access and use of Redford Ranch facilities to all of our residents and their guests.

Please read them, be conscious of them and let your Board know of any suggestions for their improvement.

NOTE: See separate Architectural Controls packet for rules, guidelines, and complaint procedures related to external structural and landscaping changes/additions.

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I. OBJECTIVES

This booklet is designed to inform the members of the Redford Ranch Homeowners Association (“Association”) about the workings of the Rules Committee. It contains the rules and regulations prepared by the Committee and approved by the Board of Directors of the Association (“Board”).

The specific objectives of the booklet are:

- To explain the structure of the Rules Committee and to encourage participation of Association members.
- To describe the procedure used to register complaints.
- To set forth uniform guidelines to be followed by the Rules Committee when handling complaints.
- To outline the rules and regulations which each homeowner has the responsibility to obey.
- To increase residents’ awareness and understanding of the Covenants, Conditions, Restrictions, Easements, and Reservations for the Glen at Redford Ranch and for the Meadow at Redford Ranch (“CC&Rs”).
- To describe the relationship between the CC&Rs and the Rules Committee.
- To maintain and improve the quality of the living environment of Redford Ranch.

II. INTRODUCTION

These Community Rules and Regulations have been approved by the Redford Ranch Homeowners Association Board of Directors. All residents, their tenants (if applicable), and guests are required to adhere to them at all times.

Unless otherwise established by the Board at a future meeting, the Rules Committee will henceforth consist of the three members of the Board, which will be responsible for ensuring compliance with the CC&Rs and Rules and Regulations of Redford Ranch not specifically covered by the Architectural Controls.

III. COMPLAINT PROCEDURE – FINE SYSTEM

The following procedure has been established by the Rules Committee to handle Association member’s complaints regarding alleged violations of the Redford Ranch governing documents (including the CC&Rs and the Rules and Regulations) in a timely, efficient and fair manner.

Complaints regarding alleged violations of the Redford Ranch governing documents must be registered in writing with the Association in one of the following forms:

- Via email to the Association Board (board@redfordranchhoa.com)
- Via regular U.S. mail in the form of a letter
- Via regular U.S. mail using the form provided by the Association.

Complaints will be handled in a strictly confidential manner.

Homeowners are strongly encouraged to first attempt to solve problems among themselves whenever possible. In some instances, the Rules Committee and/or the Board will assist homeowners in attempting to solve problems among themselves. However, this shall not be construed as an obligation on the part of the Rules Committee or the Board to provide mediation services in connection with disputes amongst homeowners.

When a complaint is received, it is logged and filed at the Association office. A Rules Committee member shall then investigate the alleged violation and, if the Rules Committee member concludes that a violation of the governing documents exists (or has occurred), the homeowner is contacted, and compliance with the governing documents within seven (7) calendar days is requested. As to any violation which has already occurred, ongoing compliance with the governing documents is requested.

If the violation continues (or if a violation re-occurs), a letter shall then be sent by certified mail to the homeowner advising of the continued violation (or the reoccurrence of the violation), and further requesting immediate and ongoing compliance with the Redford Ranch governing documents.

The letter shall additionally indicate that a hearing before the Board has been requested by the Board. The purpose of the hearing may be, among other things, to interpret the Redford Ranch governing documents and the application of the governing documents to the particular circumstance involving the homeowner, and to impose a fine (where applicable) or to otherwise achieve compliance with the governing documents in any manner allowed under the Redford Ranch governing documents or under applicable law. The hearing shall then be scheduled as soon as possible with advance written notice provided by the Board to the homeowner. The written notice shall specify the time, date and location of the hearing, and shall further specify the nature of the alleged violation.

At the hearing, the homeowner and the Rules Committee shall be afforded the right and opportunity to present evidence and argument regarding the alleged violation. Each side shall be allowed to ask questions of each other and any witnesses.

If a purpose of the hearing is to determine whether a violation of the governing documents has occurred, then immediately following the hearing (or as soon thereafter as is reasonably practical), the Board shall decide whether a violation of the governing documents has occurred.

If the Board concludes that a violation of the governing documents has occurred, the Board may then impose a fine on the homeowner as a result of any violation or violations which have occurred through the date of the hearing in an amount based on the following fine schedule:

- First violation: \$50.00 fine
- Second violation: \$100.00 fine
- Third violation \$500.00 fine
- Fourth violation \$1,000.00 fine + attorney & legal fees

In addition, the Board may impose a fine to be levied as follows:

- A. With regard to recurring violations of the Redford Ranch governing documents which occur following the hearing, at the rates specified above, provided the violation is the same or substantially similar to that violation which was the subject of the hearing conducted before the Board.
- B. With regard to ongoing violations of the Redford Ranch governing documents which continue to occur following the hearing, a fine in the amount of \$10.00 per day will be assessed until the violation is corrected and until the homeowner has otherwise achieved compliance with the Redford Ranch governing documents as may be directed by the Board.

Fines will be billed and collected in the same manner as homeowner periodic assessments. All fines are due and payable within seven (7) days after they are billed.

The Board may at any time, arrange for the commencement of legal proceedings to, among other things, enjoin further violation of the governing documents and to collect any unpaid fines. Fines may continue to be assessed during the pendency of such legal proceedings. If the total amount of any unpaid fines by a homeowner exceeds \$500.00 for more than a one week period, a lien will immediately be placed on the homeowner's property.

The procedures set forth above shall in no way preclude the Board from pursuing any other remedies available under the Redford Ranch government documents or under applicable law with regard to the enforcement of the Redford Ranch governing documents.

WALKTHROUGHS

There shall be a periodic walk through of the neighborhood by members of the landscape committee or representative determined by the Board to determine if the exterior appearance of homes and property are in compliance with governing documents. The Board will determine the number of walkthroughs yearly.

If a violation is noted during a walk through, a letter will be mailed to the homeowner and must be corrected within 2 weeks. If the violation has not been corrected, the homeowner will be notified that a fine has been assessed. The fine schedule will be the same as above. The homeowner at this time may request a hearing if desired.

IV. GENERAL RULES AND REGULATIONS

The following are rules and regulations which have been adopted by the Board pursuant to CC&Rs Section 6.1, "Adoption of Rules and Regulations". These rules and regulations have the same force and effect as the use restrictions contained in the CC&Rs, and each homeowner should carefully review both documents.

4.1 BURNING

No burning or incineration of trash, refuse or scrap of any kind is permitted within Redford Ranch. King County will be notified of all violations.

4.2 COMMUNITY PARK

The Redford Ranch community park is for the use and enjoyment of Redford Ranch and Palomino homeowners, residents, and their guests only. The park may be used only during the hours of 8AM to 8PM daily.

Children under sixteen (16) years of age must be supervised by an adult at all times while using the park or play equipment therein. Play equipment must be used properly, and children are not permitted to play on the roof of the play equipment at any time. All homeowners, residents, and guests use the community park and play equipment therein at their own risk. Glass containers are not permitted in the park at any time.

4.3 DUMPING

No dumping of any debris (including but not limited to grass clippings and tree limbs) is permitted within Redford Ranch. This shall include all private property, permanent green space, trail systems including those of King County, environmentally protected areas and the Stormwater Storage Pond.

4.4 FIREARMS

No firearm use (including but not limited to rifles, handguns, bows and slingshots) or hunting is permitted within Redford Ranch. Sammamish or King County Police will be notified of all violations.

4.5 HOLIDAY DECORATIONS

All holiday decorations, including outdoor holiday lights, shall be removed no later than thirty (30) days after the holiday for which they are displayed.

4.6 HOME BUSINESSES

No home businesses may be operated out of any home in Redford Ranch, except that in-home day care for not more than two children is permitted. Prior to commencing the operation of an in-home day care in Redford Ranch, the homeowner or resident wishing to conduct an in-home day care must obtain written approval from the Board. The Board may permit a homeowner or resident to conduct an in-home day care at Redford Ranch provided the in-home day care is allowed by law and if such in-home day care will not, in the reasonable judgment of the Board, cause traffic congestion or other disruption of the Redford Ranch community and not otherwise violate any of the terms and conditions of the Redford Ranch Declaration and the Redford Ranch Homeowners Association Community Rules and Regulations.

All homeowners or residents operating or desiring to operate an in-home day care at Redford Ranch must provide the Board with a copy of the current applicable business license required by the State of Washington or County of King (as appropriate); the copy of the current business license shall be provided prior to the commencement of the operation of the in-home day care at Redford Ranch and annually thereafter.

Association approval for the continued operation of an in-home day care at Redford Ranch may be terminated, suspended or revoked by the Board as a consequence of:

1. The failure by the homeowner to provide the Board with the required copy of the applicable current business license;
2. Ongoing complaints received from neighbors pertaining to noise or other disturbances and/or parking problems;
3. Falsification of any information provided by the homeowner to the Board in connection with the operation or proposed operation of the in-home day care;
4. Any other violation of the Redford Ranch Declaration and the Redford Ranch Homeowners Association Community Rules and Regulations.

A violation of the number of children permitted to be present at an approved in-home day care business at Redford Ranch may result in the termination, suspension or revocation of approval by the Board for the in-home day care business.

4.7 Exterior House Maintenance

4.7.1 House Paint

Houses should be in good repair and well painted with no visible peeling, significant fading, or unpainted areas. Paint colors must be submitted to the Board for approval before painting begins.

4.7.2 Roof Replacements

Replacement Roofs shall be a composition roof with a 30 year life in approved colors which are gray, brown or black.

4.7.3 Porches

Porches shall be kept free of litter, junk, containers, equipment, bicycles, building materials, and other debris. All delivery containers shall be stored out of sight except on delivery days.

4.7.4. Window Coverings

Window coverings visible from the street must be neutral in color or white and must be solids only. (No prints) No newspapers, bed sheets or other makeshift coverings will be allowed.

4.7.5 Outdoor Furniture

Only outdoor furniture visible from street will be permitted.

4.7.6 Newspapers

Newspapers and flyers more than one day old shall be removed from curbs, driveways, and sidewalks.

4.7.7 Basketball Hoops and Play Equipment

Basketball hoops and play equipment may not be stored on sidewalk or at the edge of the street.

4.7.8 Fences

Fences shall be maintained and repaired immediately if damaged.

4.8 EXTERIOR YARD MAINTENANCE

4.8.1 Landscaping

Landscaping, for the purposes of this section, includes all front and side yards on any lot.

Homeowners shall maintain the landscaped areas in front of and around the home in a neat, orderly manner and a healthy condition in the style of the landscaped public areas of the neighborhood and as is appropriate for the season of the year.

Landscaped areas include but are not limited to lawn, river rock, bark, gravel, shrubbery, trees and all planted areas.

4.8.2 Lawns

Lawns shall be maintained in a neat, orderly and healthy condition including but not limited to the following:

- regularly mowed during the growing season so as not to exceed 4 inches in length
- edged and trimmed so grass is contained in the lawn area and does not encroach onto paved areas (such as sidewalks, driveways, and walkways), river rock, gravel or barked areas, planting beds, or retaining walls
- fertilized as needed to maintain the health and vitality of the lawn
- unsightly and/or large weeds must be removed on a regular basis, year round.

Dormant lawns are permitted in summer though must be maintained and mowed.

4.8.3 Weeds

Weeds shall be removed from landscaped areas including planting beds and gravel, river rock and barked areas. This includes barked areas that divide properties and gravel areas between houses.

4.8.4 Plants/Vegetation

Plants shall be maintained in a neat, orderly and healthy growing condition as is appropriate for the season of the year, including pruning, and appropriate watering and fertilizing as necessary.

Dead plants shall be replaced or removed.

Plants and vegetation including but not limited to trees, shrubs, bushes shall be maintained so as to prevent encroachment on, projection across or obstruction of any sidewalk, driveway, walkway or street.

4.8.5 Planting Containers

The style of planting containers shall fit in with the style of the neighborhood. Plastic nursery pots and similar containers are not acceptable within view of the street.

Leaves shall be removed from landscaped and paved areas (except where used as mulch) following the last fall of leaves in autumn.

Other plant and yard debris shall be removed from all landscaped and paved areas on a regular basis.

4.8.6 Trash

All trash and other debris shall be removed from all landscaped and paved areas.

4.8.7 Irrigation Systems

Hoses, sprinklers and other irrigation equipment shall be stowed away when not in use. Pipes for irrigation systems must be installed underground.

4.9 PETS

In order to maintain a harmonious environment for ALL Redford Ranch residents, pet owners must and shall be responsible for any and all offensive actions of their pets, including barking, running loose and waste deposits.

Domestic pets must be attended by a responsible person whenever they are off the owner's property within Redford Ranch.

Pets must be leashed whenever off the owner's property within Redford Ranch. THE OWNER IS RESPONSIBLE FOR CLEANING UP WASTE. Pets which are considered a nuisance (whether by barking, running loose or any other objectionable activity) may not be kept in Redford Ranch, and are subject to removal by proper King County authority.

4.10 QUIET TIME

In order to maintain a harmonious environment for all Redford Ranch residents, all homeowners and residents must observe the established quiet time during the hours of 10PM to 7AM daily. During the 10PM to 7AM quiet time hours, no noxious activity, including but not limited to the creation of excess levels of noise, shall be carried on any Lot or in any street or area within Redford Ranch, nor shall anything be done therein which may be or become an annoyance or nuisance to other homeowners or residents.

Spa and pool owners shall set filtration, cleaning, and heating cycles to run at times outside of the quiet time hours. Air conditioner owners shall set air conditioning systems such that they do not operate during quiet time hours. No motorized device used for yard or home maintenance, including but not limited to lawn mowers, saws, drills, or similar devices, shall be operated during the quiet time hours. Volume settings on car stereos shall be set such that no stereo sound can be heard outside of the vehicle during quiet time hours.

4.11 RENTAL PROPERTIES

Owners who rent their home must have renters sign a form acknowledging they have received, reviewed and agree to abide by the CC&Rs, Community Rules and Regulations, and Architectural Guidelines of the Redford Ranch Homeowners Association. An example of the type of form that could be used is as follows:

I/We _____, the renter(s) of the property at _____ Acknowledge that I/we have received and reviewed the CC&Rs, Community Rules and Regulations and Architectural Guidelines of the Redford Ranch Homeowners Association and agree to abide by the regulations contained in those documents.

Signature(s): _____ Date: _____

Owners are responsible for notifying the Board that their home is being rented, and shall provide the name and contact information of the renters to the Board. Additionally, the

homeowner shall provide the Board with an offsite address and telephone number where the homeowner can be contacted when necessary.

4.12 SIDEWALK PARKING

Parking on the sidewalks within Redford Ranch is not permitted. This is a Redford Ranch Association, Sammamish, and King County regulation. Sammamish or King County Police may cite and/or tow violators.

4.13 STORMWATER STORAGE POND

No persons are permitted inside the perimeter of the Storm water Storage Pond fence at any time (except for King County maintenance personnel), as designated by King County.

4.14 STREET PARKING

Street parking is discouraged in Redford Ranch. No vehicle shall be parked on Redford Ranch streets for more than 24 consecutive hours. This is a Redford Ranch Association, Sammamish, and King County regulation. Sammamish or King County Police may cite violators. Additionally, all vehicles must be parked in the street, driveway, or garage. Parking on lawns, front yards, or in any area other than a street, driveway, or garage is not permitted. Van Pool vehicles must be parked on private property.

4.15 TRASH

All trash, garbage and yard waste shall be kept in suitable covered containers, and shall be stored out of sight except on trash collection days.

4.16 RECREATIONAL FACILITY

The Palomino Condominium Owners Association (PCOA) Recreational Facility is managed and operated by the PCOA. The PCOA will establish and periodically revise the Rules and Regulations for use of the Recreational Facility, including but not limited to use of the pool, spa, and exercise equipment, and all Redford Ranch homeowners and residents are required to comply with such Rules and Regulations.

V. SIGNAGE WITHIN REDFORD RANCH

No sign of any kind shall be displayed to the public view on or from any Lot without the prior written consent of the Board, except for "For Rent" or "For Sale" signs. A maximum of one (1) "For Rent" or "For Sale" sign is permitted to be displayed on any Lot at any given time. Signs from individual real estate companies are permitted. Signs which are substantially hand-written or which do not look professional are not permitted.