

BAYHILL HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS RESOLUTION RE: HOUSE RULES AND REGULATIONS
Adopted January 14, 2015

At a regular / special meeting of the Board of Directors ("Board") of the Bayhill Homeowners Association ("Association"), held on the 14th day of January, 2015 the Board resolved as follows:

WHEREAS, a meeting of the Board of the Association was convened at the time, date and location set out above;

WHEREAS, the Association Secretary, by signing below, attests that the Board members were sent notice, or waived notice in writing or by attending the meeting, and that quorum of the Board members was present either in person or by conference telephone;

WHEREAS, it is the intent of these House Rules and Regulations to augment the recorded Covenants of the Association to the end of protecting the value and desirability of the homes within the Bayhill Community ("Community") and protecting the natural beauty of the common areas, which is the purpose of the Association.

WHEREAS, the Board's and Association's powers to take the actions set out herein are set out in the Washington Homeowners Association Act (RCW 64.38), the Articles of Incorporation, the Declaration of Covenants, Conditions, and Restrictions (CC&R's), and the Bylaws.

NOW THEREFORE, the Board, with respect to the powers outlined above and in consideration of the Association's best interests, and after consideration and deliberation regarding the matters set forth herein, resolves as follows:

BE IT RESOLVED, that the attached House Rules and Regulations are hereby adopted, shall become part of the Association Rules and Regulations effective February 15, 2015 and shall supersede all previous House Rules.

BE IT FURTHER RESOLVED that the House Rules and Regulations shall be mailed to all unit owners by January 16, 2015, to their unit addresses unless another address has been provided to the Board of Directors in which case it shall be mailed to the designated address.

HOUSE RULES AND REGULATIONS

1. Good Citizenship

- a. Quiet hours will be between the hours of 10:00 PM and 7:00 AM.
 - i. No noxious or offensive activity shall be carried on, or upon any Lot or Common Area, nor shall anything be done therein which may be or become an annoyance or nuisance to the community.
- b. No fireworks or the like shall be detonated within the community.

2. Common Area Open Spaces Hours and Rules

- a. Common Area Open Spaces shall be OPEN from dawn to dusk.
- b. Owners will be held accountable for any vandalism done to common areas or reckless action taken by their minor children.
- c. Signs & structures may not be placed in the public right of way or in common areas and may not interfere with the flow of traffic.

3. Trash Containers

- a. All garbage and other waste materials shall be kept in appropriate sanitary containers, shall be visually screened so as not to be visible from the neighboring lots, streets, or other common areas.
- b. Garbage containers may be put out by the curb 24 hours prior to garbage pickup and must be removed from the curb within 24 hours of garbage pickup.

4. Holiday Displays and Other Exterior Adornments

- a. All holiday displays and decorations must be removed within one month of the end of the pertinent holiday. No displays or decorations may be installed earlier than six weeks before the pertinent holiday.
- b. Any seasonal or year round exterior decorations, displays, or adornments that appear out of character with the general aesthetics and quality of the community are prohibited unless approved by the ARC.

5. Basketball Hoops

- a. No basketball hoops may be allowed in the streets, sidewalks or parking strips. Temporary basketball hoops may not interfere or hinder the flow of traffic; automotive or pedestrian. Basketball hoops permanently installed in private driveways or home exteriors require ARC approval.

6. Exterior Home Standard

- a. No trash, debris or storage shall be kept or placed on the exterior of homes (e.g. front porch/deck, front and side yards).
- b. Home siding, trim, gutters and roofs shall be kept free of moss, mildew, plant material and shall be free of deterioration.
- c. All landscape and plants (permanent or potted) placed in the front or side yard, or on the front deck or porch of the exterior homes shall be maintained (e.g. no dead or unkempt plant material).

7. Satellite Dishes

- a. Satellite dishes may be placed on an Owner's Lot if they are not visible from the street and screened from neighboring Lots.
- b. An Architectural Application must be completed prior to installation.

8. Pet owners

- a. Are responsible for keeping their pets under leash control at all times, except within a Residence.
- b. Pet waste must be promptly removed and properly disposed of.

DATED this 14th day of January 2015.

By: _____

Carey Lasley, its President

ATTEST: The above resolution was properly adopted.

By: _____

Sherre Copeland, its Secretary