

The Board of Trustees is authorized through the Association Bylaws (article 4.1.2) ... "to enforce the applicable provisions of the Declaration, Articles, these Bylaws and other instruments relating to the ownership, management and control of the Project.", and (article 4.1.3) "To adopt and publish rules and regulations governing the use of the Common Area, and to establish procedures and penalties for the infraction thereof, subject to approval of the membership." In addition to the CC&Rs and By Laws, the following Rules & Regulations have been adopted by the Association membership and are made part of the Association management plan.

Violation of CC&Rs

adopted 12/09/12

The Board is authorized to levy a \$200.00 Special Assessment against an individual Unit and its owner for either the owner or their tenant willfully violating the Association's CC&Rs.

Animal control & responsibility

adopted 9/21/07

Pets must be controlled as a courtesy to others and for their protection. The City of Spokane Valley and Spokane County (among others) subscribe to regulations established by "SCRAPS" (Spokane County Regional Animal Protection Service) which state, "Dogs: The county ordinance specifies that all dogs must be kept confined to your property or be on a leash when off your property." Additionally, the Carnahan Crest Home Owners Association has adopted the following regulation.

Carnahan Crest "Covenants, Conditions and Restrictions" article 8.9 (page 21) establishes that household pets "... may be kept provided ... that they are kept under reasonable control at all times." The document further states, "**Any such dog shall be kept on a leash at all times that the dog is in the Common Area.** Owners shall prevent their pets from soiling all portions of the Common Area or neighboring lots and in the event a pet does soil a portion of the Common Area or neighboring lot, the Owner or person in control of such pet shall immediately clean up after the pet."

To assure that all persons using the premises adhere to these guidelines and avoid soiling the common areas (including the northeast natural area) or other neighboring properties, the Carnahan Crest Home Owner's Association hereby establishes a \$25.00 Special Assessment per confirmed incident which shall be assessed against the Unit who's occupants or guests are deemed responsible for allowing a pet to soil common areas or neighboring property and not immediately cleaning up after the animal. Individuals who observe a pet being left unsupervised and which soils any portion of the common areas or other neighboring property may report the incident to any Board member. A Board member will investigate the incident and, if confirmed, levy the Special Assessment against the Unit and advise the responsible homeowner of the incident and assessment.

Parking Regulations

Carnahan Crest "Covenants, Conditions and Restrictions" article 8.15 (page 23) prohibits the "...parking of boats, trailers, motorcycles, trucks, truck/campers and like equipment ... on any part of the property, nor on the common area ..."

adopted 9/21/07

A daily CC&R violation shall be assessed against any unit responsible for a parking violation until the equipment is moved or removed by the association according to the guidelines in article 8.15 for towing of equipment. Homeowners may request a waiver from the Board *in advance* of a parking necessity in case of extenuating circumstances. For purposes of clarification, "truck" shall be interpreted as any vehicle larger than a standard pick up truck; a pick up truck being comparable to a van or SUV, all of which are common personal vehicles.

adopted 5-1-2013

The Board of Trustees has further defined that the common guest parking areas are NOT to be used for the consistent parking of resident vehicles. It is expected that all resident's vehicles shall be parked within the confines of the resident garage or on the driveway of the individual home. This is particularly critical during the winter months when inappropriate parking can disrupt snow removal and proper clearing of the association streets.

Resident vehicles should not be parallel parked on Viewcrest Lane or 17th Lane.

If owners or residents shall improperly park resident vehicles the Board of Trustees may assess a \$200 penalty against the homeowner for the infraction. A first notice will be provided the affected individuals with a suspended \$200 penalty. If there are additional infractions the initial penalty will be assessed along with a \$200 penalty for each ensuing event. Again, homeowners may request a waiver from the Board *in advance of a parking emergency* in case of extenuating circumstances.

Residents Use of Common Areas

adopted 12-05-2015

Association CC&Rs state "Each unit owner ... shall have a nonexclusive right to use the Common Area in accordance with the purposes for which it is intended without hindering the exercise of or encroaching upon the lawful rights of any other Unit Owners." Members of the Association have defined that the "intended purposes" are:

- To maintain a garden/park atmosphere for the aesthetic pleasure of homeowners and their guests
- To provide a place for resident outdoor social events such as receptions, family events, anniversaries, or parties, and
- To provide a place for occasional recreational games, but not to be used as a play field for group games, or any type of ball playing (football, baseball, soccer, etc.)
- Access to common area use is limited to owners or tenants and their guests.

Residents may use the Common Areas for these intended purposes from time to time, but

should be mindful of the following restrictions:

- All residents are to advise the Board at least 24 hours in advance of any group or family activity which will take place on common grounds and which would involve other than the immediate residents of individual units. By so doing the Board can co-ordinate any concerns in advance and can advise other owners of the scheduled activity.
- Large group activities (involving more than immediate residents of a unit) shall be limited to not more than one event every 30 days.
- Furniture, canopies, game materials, toy structures, toys, and similar items must not be left in the common areas for other than the time period they are being used and at no time should interfere with mowing or other contractual maintenance services in the common areas.
- Any "high risk" liability structures -- dunk tanks, trampolines, bounce houses, etc.- (as defined by Association insurance restrictions) may **not** be used on Common grounds at any time.
- At no time should residents be playing on or using other owner lots unless permitted to do so by the owner. The Board affirmed that uninvited use of owner lots clearly constitutes 'encroaching upon the lawful rights' of the unit owner.
- Owners/residents shall refrain from damaging association landscape, irrigation systems, or other infrastructure and shall be liable for any associated costs of repair or replacement. At no time should residents/guests be climbing in trees, abusing flower beds or plants, or causing excessive use or abuse to lawn areas.
- Violations of Association Rules and Regulations shall be considered the same as violation of the CC&Rs. As such the Board may issue a 'warning' assessment against a unit owner. If a second violation occurs the owner will be liable for both the first (warning) and second assessment.

Landscape Standards

Adopted 4/22/03

1 The Association contracts for comprehensive management of the grounds and plantings throughout our complex providing annual maintenance and mowing of all lawn areas, including individual lots. The Association will also provide once-yearly fertilization and weed control for all shrubs/plantings on individual homeowner lots. Service providers vary from year to year, but those providers are also available for additional maintenance of individual lots on a 'per site' basis. **Homeowners (or tenants) are responsible for maintenance of their individual lots, except as noted previously.** Your Landscape Committee can provide additional information and periodic notices from the HOA will provide opportunities to share services.

2. Individual homeowners will be responsible for the pruning and/or replacement of shrubs or other plantings within their individual lot lines, however the Landscape committee will be available to offer advice and counsel, or homeowners may elect to contract

directly with the landscape service providers for services for their individual lots. Home owners must ensure that shrub growth does not interfere with lawn mowing or association sprinklers at any time.

3. Individual homeowners who wish to undertake major planting (trees, large shrubs, perennial plants, etc.) which will have long range impact on the general Association appearance, must submit a landscape plan to the Landscape Committee for approval before beginning such projects. Failure to do so may result in filing a Special Assessment as penalty or remuneration for related costs.

4. Should one residence lot be non-maintained to the point of becoming a visual detriment to the collective association, in the opinion of the Landscape Committee, following 14-day notice to the homeowner, the Association shall be authorized to contract with the landscape providers to bring the lot up to minimum maintenance standards and shall file a Special Assessment against the homeowner for such services.

Sprinkler Control

*Committee recommendation and
Board approval 10/7/2009*

The Carnahan Crest Landscape Committee recommended and the Board approved that effective April 1, 2010 all individual lot owners who wish a drip system or similar supplemental landscape watering should install private control systems. It is not possible to accommodate individual owner needs with the common area control clocks which must be programmed and operated for the most efficient maintenance of the total association complex.