

NICHO WYND URBAN CONDOMINIUM

RULES AND REGULATIONS

These Rules and Regulations ("Rules") are created and administered by the Association for the mutual benefit of the entire community of **Nicho Wynd Urban Condominium**, a residential condominium and apply to all Owners, tenants, occupants and guests. Words and phrases that are defined in the Declaration have the same meaning in these Rules. In the event of any conflict with the Condominium Declaration, the Declaration shall govern. These Rules are preliminary and are subject to change by the Declarant prior to formation of the Association and by the Board thereafter.

Nicho Wynd Urban Condominium Owners' Association will not knowingly apply its rules or conduct its affairs in any manner that would constitute illegal discriminatory treatment of any individual on the basis of any status or class protected by law.

These Rules supplement the Association's Declaration, Bylaws and Articles of Incorporation. They do not replace these documents, and in the event of a conflict, these Rules shall be of lower precedence.

The Board may, from time to time, adopt, rescind, or amend any rule or regulation in order to facilitate the management and operation of the Association. Unless an emergency change is required, all such changes will be published in writing within thirty days of adoption and sent to all Owners and occupants prior to being enforced.

All applicable federal, state and local laws and ordinances are to be observed by all Owners and occupants, and their tenants, guests, invitees and licensees, whether or not they are specifically set forth in these rules.

SPECIFIC RULES

I. Appearance of Buildings and Common Areas

1. No sign, notice or advertisement may be displayed on or from any part of the buildings, including windows, decks and entrances, or in any Common or Limited Common area. Nameplates at entrances to Units shall not exceed four inches in height. No nails or screws may be used on the exterior doors of the Units. Real estate signs or notices are permitted in areas designated by the Board.
2. Curtains, blinds, shutters or draperies visible from the exterior of the building must be neutral in color. No signs or other objects may be hung in the windows if in doing so they are visible from outside the Unit.
3. Only patio/deck furniture, propane grills and potted plants with trays to protect from water damage and mildew may be kept on decks. All other objects — including charcoal or wood BBQ grills, clothes lines and drying racks — are prohibited.
4. Occupants shall deposit trash in the designated garbage collection areas and containers. All recyclable materials must be carried to the recycling area and deposited in the appropriate containers. Cardboard must be flattened to reduce bulk. Waste toxics such as insecticides, paint, batteries, etc. shall be disposed of separately in accordance with city and county requirements.

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5. If an Owner desires to remodel the Owner's Unit, the Owner shall notify the Association manager of the scope of the work, the time it will take to complete the work, and who will be authorized to do the work. Noise from Unit alteration activities is limited to the hours of 8:00 a.m. to 5:00 p.m. Monday through Saturday. Unit alterations shall not impact any Common Elements.
6. Until occupancy permits for all Units have been issued, no contractors other than the project contractor and its subcontractors may be on site to perform construction or remodeling for Owners.
7. Planting and maintenance of landscaping shall be the responsibility of the Board, which may delegate this responsibility to a committee or the manager. Occupants are invited to make suggestions for improvement or better care of the landscaping; however, no plant material may be added to or removed from the established plan without approval from the Board.

NOISE AND BEHAVIOR

General Noise Regulations:

1. No noxious or offensive activity shall be carried on in any Unit or Common or Limited Common Element, nor shall anything be done therein which may be or become an annoyance or nuisance to **other** Owners.
2. Residents and their guests shall avoid making loud noises, using musical instruments, radios, televisions and amplifiers in such a manner, as to disturb other occupants. If residents complain about loud noises coming from a unit, common area or limited common area, the offending tenant shall immediately honor the complaint and cause the noise to cease. This includes loud voices in front of a unit and in the parking areas.

Quiet Hours

1. Quiet hours are daily between 10:00pm and 8:00am. During these hours, Avoid making any sound disruption that significantly interrupts sleep and the quiet enjoyment of your neighbor's living space.
2. Moving in and out of a unit during quiet hours is strictly prohibited. Homeowners shall refrain from rearranging furniture or nailing hangers in walls during quiet hours.
3. Loud parties, bike riding, running, roller-blading or playing on the outside walkways, parking areas, driveways, running up and down stairs, slamming of doors and cabinets shall not be permitted if it disturbs the residents.
4. In the instances of extreme noise complaints, suspected illegal activities and drugs, please call 911 and file a report.
5. No Wind Chimes.

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PETS

1. Littering is prohibited.
2. No occupant may keep more than two dogs, two cats, or one dog and one cat in a Unit. Occupants shall take sufficient steps to prevent their pets from unreasonably disturbing other residents and shall remove any pets they cannot control. The Board may require removal of any pet that is "dangerous" or "potentially dangerous" as defined by Snohomish County Ordinance, or that unreasonably disturbs other occupants.
3. Occupants shall keep unrestrained pets inside their Units or enclosed Limited Common Elements. Dog houses, kennels and dog runs are not permitted on any Common or Limited Common Elements. All pets must be leashed or under control of its owner while outside the Unit.
4. Residents must clean up their pets' waste. All animal litter must be bagged and tied securely and deposited in the garbage containers. Residents shall comply with all Snohomish County ordinances regarding pets.

PARKING AND STORAGE

1. A vehicles must be parked in their designated parking stalls. The Association has the right to have towed any vehicle parked in the wrong parking stall or parked improperly anywhere on-site without notice to the owner of the vehicle.
2. All vehicles must display current tags and registration.
3. No oil changes or vehicle repairs, of any kind, may be performed on the premises.
4. Parking of boats, trailers or RVs is prohibited except with permission of the Board.

LEASING

1. Short term rental of Units including short term occupancy as a hotel, is prohibited. The minimum initial lease or occupancy term is 30 days.
2. The Declaration limits the number of Units that may be leased at any one time. Therefore, prior to entering into a lease with a tenant, an Owner must ask the Board whether it is permissible to lease another Unit in the Condominium, If the maximum number of Units that may be leased at any one time has already been reached, the Board will notify the Owner that he may not lease his Unit at that time. In such a circumstance, the Board will keep a waiting list of Owners who would like to lease their Units on a first come, first served basis.
3. All leases must be in writing and a copy given to the Board prior to commencement of the lease. The lease shall provide that the tenant agrees to comply with the Condominium Declaration and Rules and Regulations of the Association and that the failure to comply shall constitute a default under the lease. Owners are responsible for furnishing their tenants with a copy of the Condominium Declaration and Rules and Regulations of the Association and for delivering to the Board an acknowledgement from the tenant that they have received, read and agree to comply with the Rules and Regulations of the

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Association.

4. Prior to signing a lease, Owners intending to lease their Units to any person other than a relative of the Owner shall use a tenant screening service for prospective tenants and shall furnish evidence to the Board that a satisfactory report from the tenant screening service has been obtained.

ENFORCEMENT

1. It is the responsibility of each Owner to know the terms and provisions of the Declaration, Bylaws and Rules and Regulations of the Association. Each Owner is responsible for advising tenants or guests of the Owner of any provision of the Declaration, Bylaws and Rules and Regulations which apply to them.

2. The Board may enforce the provisions of the Declaration, Bylaws or Rules and Regulations of the Association through an action to recover sums due, damages, or injunctive relief. The Board may also levy monetary fines against the Owner for any breach of such provisions by the Owner or occupant.

3. The Board will give written notice to the Owner of any violation of the Declaration, Bylaws or these Rules and Regulations, including a reasonable period of time for correcting the violation. If the violation is not corrected within the time stated, the Board may itself make the correction, and any costs incurred in doing so will be imposed on the Unit Owner and added to the Assessments for the first month following the correction.

4. If the Owner objects to the Board's notice of violation, then, prior to taking any enforcement action, the Board will give the Owner an opportunity to be heard as follows:

a) The Board will give the offending Owner written notice of a hearing before the Board or a specially appointed committee or representative regarding the proposed action or fine. The notice shall include: (a) a statement of the offense; (b) the proposed action and/or fine; and (c) the date, time and place of the hearing. The date of the hearing shall be at least five days after notice is delivered;

b) At the hearing, the offending Owner and any other affected occupants shall have the right to give testimony as outlined in the notice, subject to reasonable rules of procedure established by the Board to assure a prompt and orderly resolution of the issue at hand;

c) Evidence presented at the hearing shall be considered in making the decision regarding fines or other enforcement action; and

d) The offending Owner shall be promptly notified of the decision in the same manner in which notice of the meeting was given.

5. Each Owner shall be responsible for any expenses resulting from:

a) damages done to a Unit, the Common Elements, or the Limited Common Elements;

b) failure to maintain, repair or replace any fixture, equipment, appliance or appurtenance which the Owner is responsible to maintain; or

c) any misconduct by that Owner or an occupant of that Owner's Unit, or the family, servants, employees, agents, visitors, licensees, or household pets of that Owner or occupant. The expenses resulting from any such actions shall be specially assessed to the Unit, shall be a lien upon the Unit and upon any appurtenant Common Elements, and shall be collectable as are other Assessments.

FEE//FINE SCHEDULE

1. Monthly assessments become payable on the first of each month, and are delinquent on the fifth. Owners whose assessments are not received by the Association's manager by 5:00 pm on the tenth of the month will be charged a late fee of \$25 and interest at the rate of one percent per month on the outstanding balance. Assessments that are 90 days delinquent will be turned over to an attorney or collection agency for collection and the mortgagee of the Unit will be notified of the delinquency. The fee for a returned check is \$100

NOTE: The Board reserves the right to add to or amend the Rules and Regulations, as it deems necessary.

Adopted August 10, 2014 and will take effect on October 1, 2014.

<u>Michelle Vidin</u>	<u>09-02-14</u>
President of the Board of Directors	Date:
<u>Brian Y. Trust</u>	<u>8/19/14</u>
Vice President of the Board of Directors	Date:
<u>Nancy Vidin</u>	<u>09-02-14</u>
Secretary of the Board of Directors	Date:
<u>Jim Polon</u>	<u>8/24/14</u>
Treasurer of the Board of Directors	Date: