

## Willowick Lane Rules and Regulations

Willowick Lane Homeowners Association is made up of 53 homes. Each homeowner has the responsibility to abide by all governing documents of Willowick Lane. These documents are in place to ensure every homeowner the quiet enjoyment of their home, and to ensure and enhance the property values of Willowick Lane.

### **1. Homeowner Responsibilities for General Activities.**

- 1.1. Property owners of Willowick Lane are responsible for the actions and compliance with these Rules and Regulations by their families, guests, tenants and agents.
- 1.2. Homeowners, their families, guests, invitees, tenants or agents will not hold Willowick Lane Homeowners Association responsible for any accident or injury in connection with the use of any equipment or common area.
- 1.3. Willowick Lane Homeowners Association may suspend certain privileges of any person found in violation of these Rules and Regulations.
- 1.4. The cost of repairing damage to Willowick Lane property caused by homeowners, their families, guests, invitees, tenants, agents or pets may be reasonably charged to the property owner.
- 1.5. The property owner shall be responsible for any fine, assessment or penalty levied against him/herself or any family member, tenant, invitee, guest or agent, and shall be mailed or hand delivered written notice of such infractions to their current address of record.
- 1.6. Littering in any area of Willowick Lane is strictly prohibited.
- 1.7. Vandalism of any property within Willowick Lane is strictly prohibited. Any one caught vandalizing property will be subject to Notice of Violation and reporting to the County Sheriff for possible further action.
- 1.8. Actions or activities by homeowners (or those for whom the homeowner is responsible), either direct or negligent, which may be or may become an annoyance, nuisance or hazard to adjacent property owners or affect the quiet enjoyment of the neighborhood, are prohibited and subject to a Notice of Violation.
  - 1.8.1. This shall include, but not be limited to, excessive noise, loud music, barking dogs, motor vehicle noise, and tool or machinery noise after designated hours or any reckless activity, which might endanger the public.

### **2. Use and Maintenance of Separately Owned Property.**

- 2.1. Each property owner shall maintain his/her property in clean condition, free of trash, unused building materials and debris.
  - 2.1.1. The property owner(s) shall be responsible for the removal and clean up of dead or hazardous trees or limbs on his/her property.
  - 2.1.2. Lots and common areas shall not be used as a dumping ground for rubbish, trash, garbage or other waste. Such items must be disposed of properly.
  - 2.1.3. Owners will be notified when a situation pertaining to either of the above needs their immediate attention. Where no action has been taken after thirty (30) days following notification of the owner (24 hours in the event of a potential physical or health hazard), Willowick Lane may arrange, perform or contract any work necessary to correct a violation of this section, whereupon the owner shall be billed for the expense.
- 2.2. It shall be the responsibility of each property owner to ensure that the Association records reflect their current mailing or billing address, telephone number and emergency contact information.
- 2.3. Homeowners of Willowick Lane who rent or lease their property must provide or cause to be provided to the Association information on their tenants pertaining to the total number of occupants, their names, mailing address and emergency contact number. If a licensed agent manages the property, the name, address and phone number of such agency also must be provided.

### **3. Use of the Roads.**

- 3.1.** The Motor Vehicle Laws of the State of Washington shall apply to the roads of Willowick Lane.
  - 3.1.1.** Drivers, who ignore Motor Vehicle Laws of the State of Washington, are subject to Notice of Violation and reporting to the County Sheriff for possible further action.
- 3.2.** Unattended parking on street where any part of the vehicle projects into a traffic lane is prohibited.
- 3.3.** Parking on sidewalks is prohibited at all times.
- 3.4.** Parking on private streets within Willowick Lane is prohibited at all times.

### **4. Use of Association Property.**

- 4.1.** Use of Willowick Lane common areas as depicted on plats and official maps is restricted to homeowners, their families, guests, invitees, tenants or agents. The common areas may be used between the times that the streetlights turn off (Sunrise) until they come on (Dusk). No minor shall be in the common areas between Dusk and Sunrise without an adult.
- 4.2.** Individuals or groups who engage in hazardous or destructive, or potentially hazardous or destructive activities in Willowick Lane are subject to Notice of Violation and/or reporting to the County Sheriff for possible further action.
- 4.3.** Illegal use or possession of a state or federally controlled substance within Willowick Lane is strictly prohibited.

### **5. Pet Regulations.**

- 5.1.** Residents who allow their dog to roam and/or bark and thereby disturb their neighbors may be subject to Notice of Violation
- 5.2.** Residents are responsible for cleaning up after their pet. Failing to remove fecal matter from common property or neighbors lawns may be subject to Notice of Violation.

### **6. Finances.**

- 6.1.** Homeowner's annual dues are payable the first quarter of each year.
  - 6.1.1.** The Property Manager will send notice in January each year. Dues must be received in their office March 31. Failure to remit dues in a timely manner will result in the following fines being imposed:
    - April 1<sup>st</sup> \$50.00 an additional \$50.00 fine will be added to the homeowners account the 1<sup>st</sup> of each month until all monies owed by the homeowner are received by the Property Manager.
  - 6.1.2.** In addition to all late fees, interest shall be charged on all past due accounts.
  - 6.1.3.** Failure of a homeowner to pay dues and fines owed to Willowick Lane Homeowners Association shall constitute a lien on the property.
  - 6.1.4.** All costs incurred for the collection of delinquent dues shall be the responsibility of the homeowner.

#### **Fines for violation of Covenants, Bylaws, Rules and Regulations**

**All fines are due prior to the 10<sup>th</sup> of the month following the month they are imposed. In the event they are not received prior to the 10<sup>th</sup> the late fee schedule will apply.**

- (a) First violation: written warning or \$50.00 fine
- (b) Second violation: \$75.00
- (c) Third violation: \$100.00