

THE VINEYARD, A CONDOMINIUM
BOARD OF DIRECTORS RESOLUTION RE: HOUSE RULES AND REGULATIONS
Adopted January 13, 2015 Effective February 15, 2015

At a regular / special meeting of the Board of Directors ("Board") of The Vineyard, A Condominium ("Association"), held on the 13th 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 Vineyard ("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 15, 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. Parking

- a. Owners and tenants shall park only in the two designated parking spaces reserved for their unit.
- b. Owners and tenants shall not park their vehicles in Visitor Parking Spaces. Visitor Parking Spaces are for the use of guests only.
- c. Owners shall not park, nor shall they permit their families, guests, or tenants to park in the parking spaces of other Owners, or in such a manner as to prevent the ready access to the parking spaces of other owners. Or in such a manner that obstructs or encroaches on non-designated parking areas/common areas of the community.
- d. No vehicle repairs shall be performed on the premises, except for minor repairs in case of an emergency. Owners will be responsible for damage from leaking fluids to streets, driveways, or sidewalks of the vehicle that is leaking.
- e. No inoperable vehicles, boats, recreational vehicles, trailers shall not be parked on the grounds of The Vineyard.
- f. Automobiles, motorcycles, or bicycles are not to be parked in the pedestrian walkways.
- g. Owners and tenants shall register their vehicles with Vantage Community Management. Registration information is found on the Homeowner Information Request Form, available on the community website.

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 ACC.

5. Satellite Dishes

- a. An ACC Application needs to be completed and approved prior to a satellite dish being installed.
- b. A written statement is required from the satellite company stating the location of the satellite dish.

6. Pet owners

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

DATED this 13th day of January, 2015.

By: _____

Maria Deshayé, its President

ATTEST: The above resolution was properly adopted.

By: _____

Mary Bowen, its Secretary