

TAMBARK SPRINGS RULES AND REGULATIONS

Parking and Speed Limits

- 1 Street parking permitted within the East and West villages:
 - a) **East Village:** Parking is allowed only on the north side of 183rd Place SE, west side of 38th Avenue SE, and the east side of 40th Avenue SE.
 - b) **West Village:** Parking is allowed only on the east side of 36th Avenue SE, the south side of 183rd Place SE and the north side of 181st Street SE.
- 2 No vehicle shall park within fifteen (15) feet of any entrance to the East or West villages.
- 3 Parking spaces located at the playground are designated for guests only. At no time should residents use this space for personal parking.
- 4 Parking is not allowed on the sidewalks, planter strips, grass or along any roads or in any cul-de-sacs with signs displaying "no parking."
- 5 No vehicle parked on any driveway may extend into the streets or sidewalks, or otherwise inhibit vehicular or pedestrian traffic.
- 6 Parking is allowed in garages and any portion of a private driveway, unless:
 - a) The parking would interfere with the access rights of another person into his/her driveway.
 - b) The parked vehicle extends into a sidewalk or road, or inhibits the access rights of another person or vehicle.
- 7 Motorhomes, trailers of any kind, campers, boats and other type of recreational vehicle may not be kept, parked, or stored in driveways or parking spaces except on a temporary basis of not more than 48 hrs for loading or unloading.
- 8 No in-operable vehicle of any type may remain in any driveway, parking space or in any other common area for more than 72 hours. No vehicle maintenance work lasting more than one day may be performed outside of a garage. All fluids related to or resulting from maintenance work must be stored, used, or disposed of in an accord with all environmental laws and regulations in addition to having no impact or contaminating effect on the local environmentally sensitive area, known as the Native Growth Protection Area.
- 9 No commercial vehicles are permitted on any streets or striped parking spaces within the community, unless providing temporary service to a household.
- 10 No commercial vehicles are permitted on driveways. Commercial vehicles are permitted to park in garages only.

- 11 Vehicles, boats and recreational vehicles improperly parked or improperly kept in the community are subject to enforcement action, as the Board of Directors shall deem appropriate, including towing without notice at the owner's risk and expense. See Enforcement Action section for fines and towing information.
- 12 Speed limits within Tambark Springs are ten (10) miles per hour and five (5) miles per hour when children are present.
- 13 Residents will be fined for speeding and/or reckless driving with in the community limits. See Enforcement Action section for fines.

Garbage Cans, Trash and Hazardous Substances

- 1 No garbage cans, yard waste or recycling containers shall be visible from the street except for a period of 12 hours before and 24 hours past the designated collection day.
- 2 Storage of all garbage cans, yard waste and recycling containers shall be kept within the home, backyard or garage unless necessary for removal on garbage pick-up day.
- 3 Homeowners shall not permit any hazardous substance to be generated, processed, stored, transported, handled, or disposed of on, under, in or throughout their home. (For a definition of Hazardous Substances, see CC&Rs Section 8.14. Homeowners shall be personally liable for any harm occurring as a result of any violation of this provision and Section 8.14 of the CC&Rs.
- 4 Homeowners shall keep their residence's and yards neat and clean, including being responsible for removing all trash from their homes and yards and placing it in proper containers for disposal. If trash, recycling, or yard waste removal services are disrupted for any reason, Homeowners are encouraged to work together to maintain the visual aesthetics of the Association.

Yards, Patios and Outside Storage

- 1 Homeowners are required to maintain their yards in a neat and clean condition, including free of accumulated litter or debris.
- 2 When in use, basketball hoops, tetherball or other recreational equipment, cannot in any way block traffic, including pedestrian or vehicular, and such equipment must be stored in the driveway when not in use. When such equipment is not in use for an extended period of time, more than 36 hrs, it must be stored out of common sight.
- 3 Modest portable planters or tubs within six (6) feet of the home or garage will be allowed without permission as long as the plants are maintained in "good health", pruned, non-obtrusive

so to not obstruct or intrude on a neighbor's view, are not permanently placed on a driveway and keep with the architectural ambiance and motif of Tambark Springs.

- 4 Additional landscaping in the driveway or front yard by the homeowner which is officially "common area" is limited by approval by the Landscaping Control and Architectural Review Committees.
- 5 All front facing patios enclosed by a low fence, specific to Snowberry home models, must be kept neat and clean, including clear of debris, weeds or any other overgrown element. Plants must be maintained in "good health," pruned, so as to keep with the architectural ambiance and motif of Tambark Springs.
- 6 Within all front-facing patios and front porches, outdoor furniture and other items left in these areas must maintain a respectable appearance keeping with the architectural ambiance and motif of Tambark Springs. No visible mold, rust or any type of destruction to the furniture or items shall be permitted.
- 7 Both front and backyards of all homes may only be used for ordinary family activities that do not interfere with neighbors or their enjoyment of their own homes.
- 8 No swimming pools may be installed or erected in back yards. This pool prohibition does not apply to small, temporary wading pools during seasonal weather provided that such pools do not remain in a fixed location for more than 5 days and do not damage the lawns.
- 9 Backyards may not be used for storage or vehicle maintenance.

Noise Ordinance

- 1 Permissible hours for amplified sounds in both the back and front yards of any home are 7 a.m. to 9 p.m. Monday to Friday and 9 a.m. to 10 p.m. Saturday and Sunday. It is the express intent of the HOA to control the level of noise in a manner which promotes the use, value and enjoyment of property; sleep and repose; commerce; and the quality of the environment.
- 2 Commercial workers must work between the hours of 7 a.m. to 7 p.m. Monday to Friday and 9 a.m. to 7 p.m. Saturday and Sunday.
- 3 Construction and demolition work requires written pre-approval from the Architectural Review Committee and must be performed between 7 a.m. to 7 p.m. Monday to Friday and 9 a.m. to 7 p.m. Saturday and Sunday. This provision does not apply to emergency work.
- 4 Items such as power tools, landscaping equipment and home maintenance essentials may be used between of 7 a.m. to 7 p.m. Monday to Friday and 9 a.m. to 7 p.m. Saturday and Sunday.

- 5 Pets, including dogs may not create continuous noise for more than five (5) minutes or intermittent noise for more than twenty (20) minutes. This also includes birds.

Penalties, Enforcement Action, Sanctions and Grievances

- 1 All owners or occupants shall state any grievance, complaint or concern via the TambarkSprings.com website on the "Contact Us" page.
- 2 It is requested that multiple photos be shown of the violation in question. Photos and completed 'Contact Us' form should include:
 - a) detailed description of the situation or incident, including the date, time, location, witnesses, and any evidence of the situation or incident;
 - b) the violation within the surrounding area;
 - c) license plate number if it involves a vehicle; and
 - d) exact location in the description details i.e. lot # or address.
- 4 All grievances, complaints and concerns shall be considered by the Board of Directors (BOD) at the next scheduled board meeting or at a special meeting if necessary.
- 5 At the discretion of the BOD or request of the affected owner(s), a hearing concerning an issue will be considered. Notice of the hearing shall be issued to those involved and will be sent via us regular mail and delivered no less than fourteen (14) days prior to the hearing. All involved will have an opportunity to be heard.
- 6 If the BOD, finds any owner and occupant in violation of the provisions of the Association's governing documents, including the Declaration or amendments thereto, the Bylaws, or the Association's Rules & Regulations, the owner or occupant shall remedy any such violation immediately after the hearing or after receiving a notice of such a violation from the BOD or they shall be subject to the following procedures to enforce compliance:

Fine Structure:

- 1st Violation*:** Warning Letter mailed or displayed on offending item (vehicle, garbage can, etc.)
2nd Violation: \$25
3rd Violation: \$50
4th Violation: \$100
Additional fines after the 4th violation will be carried out on a case-by-case basis.

Any owner or occupant receiving a 2nd Violation Notice shall have a right to a hearing before the BOD, as set forth above.

*Architectural violations will be given 30 days to rectify a violation until a 2nd violation is given and any hearing on such a violation will be made before both the BOD and the Architectural Review Committee.

7 Towing of any vehicle shall be at the board's discretion and without notice. Such cases are, but not limited to, if a vehicle:

1. Inhibits access to another's driveway, cul-de-sac, or fire hydrant.
2. Inhibits first responders in case of an emergency.
3. Is parked within a painted or otherwise posted "no parking" area.

The board is not responsible for any damage or towing cost that may incur to the owner of the vehicle. In addition, a fine may also be given to the owner of the vehicle.

As citizens and residents of Washington State, homeowners should understand that our Association Rules and Regulations are not meant to replace state or county law. Homeowners are encouraged to report illegal parking to the property management representative and to the proper authorities by calling 911; inform them you are reporting a non-emergency and give them the location and description of the vehicle.