

**HEATHER RIDGE CONDOMINIUM
KENT, WA**

HOUSE RULES AND REGULATIONS

These House Rules were amended and adopted by the Heather Ridge Homeowners Association Board of Directors and shall become effective July 1, 2026. The House Rules will be Strictly Enforced. Failure to comply will result in fines, liens and/or foreclosure to the unit. The term “DECLARATION” as used in these House Rules refers to the document entitled “Declaration and Covenants, Conditions, Restrictions and Reservations, for Heather Ridge Condominium” a copy which was furnished to each owner at the time of purchase of his/her unit.

1. GENERAL

1.1

Owner’s leasing, lending or renting their units shall advise and provide occupants a copy of the House Rules. Resident is defined for the purpose of the house rules as any person other than the owner residing on this property for 14 days or longer.

1.2

Owners, lessees, and renters are responsible at all times for the reasonable conduct of their family members and guests. In addition, owners are responsible for all actions of their lessees and renters.

1.3

Owners/lessees and renters are requested to notify the Board of the name, address, and telephone number of the person(s) who should be notified in the event of an emergency. Owners/lessees/renters are further requested to notify the board of their respective forwarding addresses prior to leaving on any extended trips and provide information on the use of the unit while away on such trips.

Please contact the onsite manager for special waivers so that whoever is going to use your unit can make use of the facilities. This is very important, as without the waivers your guests will not be allowed to use the facilities. This needs to include a car that will be on property during that time frame.

1.4

Any significant communication or complaint should be put in writing and directed to our property management company who will then bring it to the board for resolution. If we have an in-person meeting, we will open up the first 15 minutes of the meeting to allow for owners to bring whatever they wish to discuss with the board members attention. There will be a limit of five (5) minutes per person. We need to have your discussion subject in writing prior to the meeting. Renters who have issues or concerns need to work with the owner of their unit to bring the concern to the board.

1.5

Activities by owners/lessees/renters or by their guests, pets, and family members, which “might cause damage to the units of others, buildings, landscaping, or any common area are PROHIBITED. Any damage shall be the financial responsibility of the owner.

1.6

NO OBNOXIOUS OR OFFENSIVE ACTIVITY shall be carried on in any unit or common areas, nor shall anything be done therein which may be or become and annoyance or nuisance to other owners/lessees or renters.

1.7

SPECIAL ATTENTION SHALL BE GIVEN TO NOISE CONTROL, during the hour of 10:00 PM to 8:00 AM. The volume of music, TV’s and musical instruments shall be kept at a reasonable level at all times to avoid disturbing other residents. Operations of appliances (washer/dryer) must be avoided 10:00 PM to 8:00 AM.

1.75

Remodeling/construction in unit shall occur between 8:00 AM and 8:00 PM. NO CONSTRUCTION ALLOWED ON SUNDAYS. Construction debris and materials CANNOT be put in the dumpsters. It must all be hauled off site. Construction materials staged outside for installation must not block sidewalks, doorways or stairs. Owners are responsible for cleaning up any messes left by hired construction people.

1.8

Dishwasher, washer, and dryers must not be left in operation while residents are absent from their units.

1.9

For the sake of health and safety, fireplaces should be checked for live coals before closing damper or leaving for extended periods of time.

1.10

Access to common areas and to public streets are not to be blocked by motor vehicles or any other object.

1.11

Owners/lessees/renters shall maintain their own unit, the shared common area deck, the shared common area patio and designated parking area in a clean, sanitary, neat and orderly manner and shall not allow person possessions to create an unsightly or unsafe condition.

Only firewood, plants, and patio furniture may be stored on the decks or patios. Bicycles may be stored, but not hung on the building or from the building.

1.13

Insurance Claims – The board reserved the right to assess the insurance deductible for any insurance claim to the owner of the unit involved for any damaged caused by neglect of any persons representing that unit RESPONSIBLE FOR HIS OR HER DEDUCTIBLE. The condo building/grounds insurance deductible is \$50,000.00 (fifty thousand dollars). Each unit should have its own renters/homeowner's insurance with assessment amount of \$50,000.00 (fifty

thousand dollars) to cover any leak damages, etc. Each owner should also have insurance to cover their property inside their units. If there is a fire or something the condo insurance would more than likely kick in but will not cover your property.

EACH OWNER IS RESPONSIBLE FOR HIS OR HER DEDUCTIBLE. OUR INSURANCE CARRIER FOR THE COMPLEX REQUIRES THAT EACH OWNER HAVE INSURANCE FOR THE WALLS IN ON THEIR UNITS. If something happens that is deemed your responsibility, such as a water loss event, fire, etc having individual insurance coverage with help with any of the expenses assigned to you. You would also want to include.

Interior condominium heat must be maintained at a minimum of 55 degrees in all areas to reduce the risk of freezing and associated water damage.

1.14

The stairs of the upstairs units must be vacuumed or swept one a month by the upstairs residents. Please work out a schedule with the person across the hall from you.

The downstairs breezeway and common halls will be swept and kept neat by the residents living on the first floors.

All areas must be kept clean and free of clutter. No plants, boxes, benches, bikes or anything that might get in the way of the free access for the fire department, and this includes at the top of stairs or under the stairs.

1.15

All owners/tenants will maintain a minimum of 55 degrees in all areas of the building and in their units to reduce the risk of freezing and associated water damage.

2. RECREATIONAL FACILITIES

Recreational Facilities shall mean and include the cabana, restrooms, billiard room, kitchen area and outdoor BBQ on pool deck. These facilities are common property that we all own. Please use them with care, responsibility, and respect for others.

2.1.1

Adult residents must be present at all times when their guests are using the recreational facilities.

2.1.2

Non-resident owners shall not have use of any of the facilities unless such owner is a guest of the resident.

2.1.3

NO PETS of any type are permitted in any of the recreational facilities or areas immediately surrounding.

NO PETS ALLOWED IN THE POOL AT ANY TIME.

2.1.4

No persons wearing wet clothing or swim suite shall be permitted in the cabana which is carpeted.

2.1.5

All facilities are to be kept clean and the cabana locked after each use.

2.1.6

Hours for the Cabana will be 10:00 AM to 8:00 PM. This is for general use by our owners and tenants. Limited to owner/renter plus 5 guests.

If you wish to have a gathering and the group is larger than 6 people (owner/renter plus 5 guests) in the cabana YOU MUST schedule with the onsite manager There will be a \$200.00 cash deposit required.

The pool is NEVER included in the use of the cabana.

Any loud noises or disturbances will result in the police being called and charges filed. ALL PRIVATE PARTIES REQUIRE A DEPOSIT.

You are required to make sure that the cabana is clean, garbage taken out, and looks just like it did when you arrived. If not, you will be contacted to address this issue.

2.1.7

OWNERS AND RENTERS WITH OUTSTANDING MONTHLY ASSESSMENTS AND FINE ARE NOT ALLOWED TO USE ANY OF THE RECREATIONAL FACILITIES.

2.2

CABANA USE AND/OR PRIVATE PARTIES

2.2.1

The cabana is available to all owners/lessees/renters for entertaining their guests. Reservations and arrangements must be made with the onsite managed 24 hours in advance and the person reserving the cabana must be in attendance at all times with guests. The pool is not available to private parties.

2.2.2

Owners/lessees/renters are responsible for their own equipment.

2.2.3

Cabana users are responsible for after-party cleanup. A cleaning and damage deposit of \$100.00 CASH will be required twenty-four (24) hours prior to the date of use. If the cabana is not left in a clean orderly condition, a janitorial fee will be deducted from the damage deposit.

Anyone using the cabana must notify the onsite manager when they are finish and the building is clean and tidy. The onsite manager will do a walk through with the person who used it to determine if there is any damage and that the cabana was left the same as when they went in.

Costs incurred more than the damage deposit will be billed to the owner. If the police are called the owner, will no longer be able to use the cabana.

2.2.4

The owner and or renter reserving the cabana is responsible for guest behavior. No raised voices or conduct unpleasant to other will not be condoned. Remember, the cabana is an extension of your living room and should be treated as such.

2.2.5

Borrowing or removing and furniture from the cabana is prohibited.

2.2.6

No person under the age of eighteen (18) may use the cabana unless accompanied by an adult resident.

2.3 – FENCED PLAY AREA

This area is designated as a safe play area for the younger children to play and all others to play basketball. Children may ride small bicycles, tricycles and/or scooters. **NO MOTORIZED BICYCLES, TRICYCLES, AND/OR SCOOTERS ALLOWED ON HEATHER RIDGE PROPERTY AT ANY TIME.**

Bicycles, tricycles and/or scooters must be walked to and from the play area. No riding on the sidewalks or anywhere in the parking lot due to potential safety issue.

2.4 - POOL

2.4.1

Before using the pool, you must shower. You must wait 20 to 30 minutes after applying sunscreen to enter the pool. This will allow the sunscreen to dry and be effective an not wash off in the pool. This will also allow the pool to be maintained with fewer chemicals and less down time. Creates a cleaner pool for all.

2.4.2

Floats, floaters, beach balls and inner-tubes are NOT allowed. We will allow pool noodles if they can be used responsibly. NO HITTING OTHERS. Also, if the pool noodles is broken please do not use in the pools because the pieces that come off and clog the pool filter.

2.4.3

All noise must be always kept to a minimum. There are units all around the pool and we want to be considerate to those who live there.

2.4.4

PERSONS UNDER FOURTEEN (14) YEARS OF AGE MUST ALWAYS BE ACCOMPANIED BY AND ADULET RESIDENT EIGHTEEN (18) YEARS OR OLDER AT ALL TIMES.

2.4.5

NO GLASS BOTTLES, DRINKING GLASSES, SHARP OR POINTED OBJECTSOR ANY OTHER DANGEROUS ITEMS SHALL BE ALLOWED IN THE POOL OR IN THE POOL AREA AT ANY TIME.

2.4.6

YOU MAY HAVE NO MORE THAN SIX (6) PERSONS PER UNIT AT THE POOL. RESIDENT + 5 GUESTS. If you have more than the allotted number of people you will be asked to leave. We must keep the pool available to all and not overcrowded.

2.4.7

STATE LAW – states no person having skin lesions, open sores, inflamed eyes, mouth, nose or ear discharges; or know to be carriers of any communicable disease shall use the pool.

2.4.8

Pollution of the pool is prohibited.

2.4.9

Only battery-operated radios will be allowed at the pool. Volume must be kept to an acceptable level and not be a bother to others.

2.4.10

NO EXCESSIVE SPLASHING OR CANNON BALLING ALLOWED.

NO RUNNING ON THE POOL DECK.

NO ROUGH HOUSING OR HORSEPLAY ALLOWED.

2.4.12

When leaving the pool area please pickup after yourselves. Remove all debris and garbage.

Remove your personal items, towels, toys and clothing. If any items are left at the pool we will assume you don't want it and it will be disposed of.

We all share this area so please be conscientious about how leave the area.

2.4.13

THERE IS NO LIFEGUARD ON DUTY. SWIM AT YOUR OWN RISK.

2.4.14

NO FOOD, BEVERAGES, FURNITURE, CIGARETTES, OR CIGARS ARE ALLOWED WITHIN 6 FT OF THE POOL. The smoking area is in the far left corner of the pool deck where the ashtrays are. Please use that area as a courtesy to others.

2.4.15

BBQ – there is a gas BBQ, in the pool area for all to use. It does not have a propane tank on it as we did not want to leave that out. You can contact the onsite property manager to get the tank or use your own tank if you choose. There will still be the limit of 6 people allowed. Resident + 5 guests.

The BBQ must be cleaned after every use.

If you use the BBQ, you must let the onsite manager know when you are done. He will get the tank.

2.5 POOL TABLE/PING PONG TABLE

2.5.1

Care of the pool table – a pool table brush is available for removing any lint, etc, from the pool table cloth. NOTE: in order to preserve the felt cloth on the table, always brush with the grain of the cloth toward the “front spot” at the east end of the table.

2.5.2

No food, beverages or smoking materials are to be place on the pool table.

2.5.3

When players have completed play, it is their responsibility to return to equipment to the proper storage place.

2.5.4

No equipment may be removed from the above may be removed from the Cabana.

3. PARKINGSPACES, MOTOR & RECREATIONAL VEHICLES AND EQUIPMENT

Recreational vehicles shall mean and include campers, motor homes, vans, tractors, trucks, trailers, boars, off road bikes, snowmobiles, and go-carts. Recreational vehicles are not allowed to be parked on property. Recreation equipment shall mean and include bicycles, tricycles, roller skates, scooters, and skateboards. See Rule 2.3 SKATEBOARDS ARE NOT ALLOWED ON THE PREMISES, SCOOTERS ARE LIMITED TO USE ON THE TENNIS COURT ONLY.

3.1

Each unit is allowed one (1) parking space which is limited to the one numbered parking space as assigned in sale paperwork for each owner’s exclusive use. Unauthorized motor or recreational vehicles parked in any such assigned space WILL BE TOWED at the owner’s expense. Residents are responsible for

informing guests to park in marked "GUEST" spaces. Double parking will result in an immediate tow.

3.1.1

ONE (1) VEHICLE PER DRIVER, WITH A MAXIMUM OF TWO (2) VEHICLES PER UNIT. There must be two licensed drivers to have two cars on property.

3.1.2

Guest parking is on a first come first served basis and owners/renters are required to use their assigned spots first and then utilize the guest spots after that.

There is a two-vehicle maximum per unit (as shown above) to allow access for all. If all units are occupied and parking becomes an issue this current guideline will be reviewed for fair access to all. Motorcycles must be parked in your assigned spot in front of your car.

All cars on property must have parking passes to remain on property. If you don't have a parking pass contact on-site manager to see if you qualify for the second pass. Replacement of any parking pass will have a replacement fee of \$75.00 per permit.

If you sell your unit or a tenant moves the parking passes must stay with the unit.

3.2

No motor vehicles will be repaired on the condominium property. Very minor repairs such as changing a tire or fixing a flat tire may be allowed and must be completed within 24 hours. Washing cars on property is strictly forbidden per the City of Kent. It is illegal to allow soapy car wash water and pollutants to enter the storm drains as it harms the environment and aquatic life.

3.3

Any engine powered vehicle, bicycles, or recreational equipment WILL NOT BLOCK any common walkways, trails or entrance ways or access areas or FIRE LANES AT ANY TIME.

3.4

Everyone must observe the FIVE (5) mile per hour speed limit at all times on the condominium property. You could incur fines if caught speeding on property. **EVERYONE MUST OBSERVE ALL DIRECTIONAL ARROWS ON THE PROPERTY AT ALL TIMES.** Must use the entrance and exits appropriately.

3.5

Your assigned parking space should be kept clean, grease and oil free including all waste, trash or other materials which appear to be unsightly, or could be a safety hazard.

3.6

The Board will require removal of any inoperative vehicle or other items improperly stored in any parking space. All cars must have current license plates and tabs. Any inoperative vehicle will not be allowed to be on property more than three (3) days. If not removed or arrangement made with the board, the vehicle will be tossed at the owners expense.

4. PETS

4.1

Pets of any type are prohibited in the recreational facilities and immediate surround areas. **ABSOLUTELY NO PETS ALLOWED IN THE POOL.**

4.2

ALL DOGS MUST BE ON A LEASH AT ALL TIMES WHEN IN COMMON AREAS.

4.3

All pets shall be prohibited from committing nuisances in common areas. All pets will be taken to the end of "C" and "G" buildings or along the fence along the out driveway for relief trips. You must pick up after your pet at all times.

4.4

The Board is authorized by the Declaration, Article 10.8 to remove any pet at any time, if considered undesirable or a nuisance.

4.5

Personal injury or property damage caused by any owned pet is the legal responsibility of the owner.

4.6

**NO PETS OVER FORTY (40) POUNDS ARE ALLOWED IN HEATHER RIDGE.
High rise dogs (Pit Bulls, Doberman Pinschers, Chow and Rottweilers) are NOT ALLOWED on the property.**

Cats must be monitored when on Heather Ridge Property and are not allowed to wander the property unattended. Unattended pets could result in a fine to the unit owner.

4.7

No animals, which term includes livestock, domestic animals, poultry or living creatures of any kind especially “exotic” animals, reptiles and birds will be raised, bred, or kept in any condominium unit or in common area whether as pets or otherwise, except subject to rules and regulations adopted by the Board, or Bylaws adopted by the Association until otherwise established by the Board, can be kept by the occupant of the condominium. The Board may at any time require removal of any animal if it fits the prohibited criteria above, or if the Board feels it may be dangerous or disruptive to other residents of Heather Ridge.

5. RENTERS AND ROOMATES

BEFORE OCCUPANCY BY RENTERS OR ROOMMATES

All owners with potential renters for their unit and owners and or owners accepting a roommate are to submit a copy of the tenant's applicate to reside. Every rental unit must have a copy of ID on File for each tenant over 18 years of age. There must be a background check on every tenant over 18 years of age in a renal unit. One Board Member and the on-site manager will review the application. This is important to ensure Heather Ridge is protected from unwanted behavior from the increasing non-owner population in the complex. FAILURE TO COMPLY WITH THIS WILL RESULT IN A \$250.00 FINE EACH MONTH UNTIL COMPLIANCE IS ACHIEVED.

6. REFUSE AREAS

6.1

Garbage must be bagged in plastic or wrapped a paper bag before disposal in the dumpsters to prevent garbage being scattered outside of the dumpsters. Do no sent children to discard your garbage as they cannot reach high enough to place it inside of the dumpsters.

6.2

Playing on or about the dumpsters is strictly prohibited.

6.3

All fireplace ashes are to be thoroughly extinguished before placing them in the dumpsters.

6.4

NO MATTRESSES OR FURNITURE ARE TO BE PLACED IN THE DUMPSTERS IR LEFT BESIDE THE DUMPSTERS, NO TIRES OR HASARDOUS ITEMS, paint, varnish, or flammable items or medical waste or non-household garbage is allowed. A \$250.00 fine will be levied against anyone seen violation these rules.

Boxes and all recyclables must be broken down before putting the recycle dumpster.

7. GARBAGE AND RECYCLING

7.1

All garbage placed in the dumpsters must be the types of waste allowed in landfills. Lids to the dumpsters should be kept closed to avoid animals from gaining access and scattering garbage.

7.2

The smaller of the two dumpsters is for recyclable items only. **DO NOT PUT GARBAGE IN THE RECYCLE BINS!** Follow the recycling guidelines on the recycle bins. Cardboard boxes should be broken down, plastics, papers, glass and cans should be bagged separately since we do not have separate bins for each on the property.

7.3

Residents must remove from the premises any items such as furniture, carpets, auto parts or any other items not acceptable to the garbage service.

ANY INTERIOR REMODELING CONSTRUCTION DEBRIS MUST BE REMOVED FROM THE PREMISES AND NOT PLACED IN OR AROUND THE DUMPSTERS.

8. LAUNDRY ROOM

8.1

Washing machines and dryers must be cleaned and lint traps emptied after each use. The laundry room facilities are for the use of Heather Ridge **RESIDENT ONLY**. Lint filters are to be used at all times when using the washers and dryers. If soap is spilled or any other mess is made you must clean up after yourself.

8.2

Laundry room doors must be closed at all times. The door must not be propped open even during the summer months. Please follow all fire and safety regulations and report any vandalism to the on-site manager or the property management company.

8.3

Storage of any item in the laundry rooms is prohibited. Any items, including laundry left over twenty-four (24) hours will be disposed of.

8.4

LINT MUST BE REMOVED FROM THE DRYERS AFTER EACH USE. Your clothes will dry faster and you will save money.

9. COMMON AREAS

9.1

Absolutely no skateboards or motorized scooters are allowed on Heather Ridge Property at any time.

9.2

Bicycles, tricycles, skates, or small scooters will not be ridden on the inner or outer sidewalks. Must be confined to the tennis court. This includes the sidewalk around the fountain. Failure to comply will result in fines.

9.3

Any damage done to the commons areas, including the cabana, pool, flower beds or trees by residents or guests will be the responsibility of the owner and will require restitution to Heather Ridge.

9.4

No plastic coverings on windows or doors are not allowed.

10. ARCHITECTURAL UNIFORMITY

10.1

LIMITED COMMON AREA ALTERATIONS - owners or renters may NOT modify, paint, or otherwise decorate or any way alter their respective limited common areas without prior approval of the Board.

(See Declaration Article 10.5 - this includes signs or lettering on the windows.)

10.2

EXTERIOR APPEARANCE ALTERATIONS – In order to preserve a uniform appearance to the buildings, the board shall require and provide for the painting of the building, patios or decks and prescribe the type and color of paint, and shall prohibit, require or regulate any modifications or decoration of the buildings, patios, decks or other limited common areas. THIS POWER OF THE BOARD SHALL EXTEND TO SCREEN DOORS, WINDOW SCREENS, DOORS, AWNINGS, RAILS OR OTHER VISIBLE PORTIONS OF EACH CONDOMINIUM UNIT AND BUILDING. (Declaration Article 10.10)

10.3

COMMON AREA ALTERATIONS – Nothing shall be altered or constructed in or removed from the common areas except upon written consent of the Board and after procedures required herein or by law. (Declaration Article 10.10)

10.4

Any proposals for alterations to the limited common areas, and/or exterior appearance must be submitted to the Board in writing, accompanied by a sketch of proposed alterations. No alterations of the limited common areas and/or exterior appearance may be made without prior approval of the Board. This specifically includes all planting areas. The Board may require further information or drawings before reaching a decision on the proposal.

10.5

All window coverings that face outward must confirm to the original window coverings (white). The color inside the unit is of course, a matter of personal preference but must not show through to the exterior.

10.6

No articles shall be stored on the walkways, staircase landing, entry halls or breezeways. At no time shall anything be hung or shaken from doors, windows or decks so as to fall or be blown onto the patios below. Do not drop debris on the to the ground below.

10.7

No signs of any kind are to be displayed in the windows or Heather Ridge property. (Declaration 10.7).

11. OUTSIDE APPEARANCE

11.1

Architectural uniformity must be maintained, the Board will require that any non-approved alteration will be restored to the original condition.

11.2

The external side of the curtains or blinds must be white to maintain the architectural uniformity. Curtains or roll down type window coverings may not be mounted between the blinds and the windows.

11.3

Window screens and blinds must be kept in good condition, or replaced when necessary.

11.4

Wires, antennas, ropes and/or racks are not permitted on roofs, patios, or other parts of the buildings.

11.5

Holiday and/or US Flags are permitted. Holiday flags however, may be displayed one week before and one week after the holiday. All flags must be in good condition, clean and presentable, not tattered or torn.

11.6

No satellite dish or any type of outdoor antenna are allowed at Heather Ridge. Under no circumstances may any dish be mounted on any exterior wall, front, side or back of Unit as this compromise the wood siding. They may not be attached to the roof either as it voids our roof warranty. If installed the owner will be required to remove the dish/antenna and to repair any holes in roof or siding.

12. PATIOS AND DECKS

12.1

Patios and decks must be kept in a neat and orderly condition. Storage of large unsightly objects is not permitted.

12.2

Weeds and plants must be kept under control.

12.3

Patio furniture (divider) is NOT to be used as a clothesline, no towels, wet swimsuits or rugs of any type.

12.4

Patio furniture and appliances must be designed for outdoor use. These items must be kept in good condition and present a pleasing and uncluttered appearance. Wooden and plastic chairs that are in good shape and not too large may be used.

12.5

BBQ and Open Flame controls: It is now prohibited to use and store all BBQ grills (gas, charcoal, or propane) as well as fire pits on decks, balconies, patios, or within 30 feet of any building. This is a requirement by our complex insurance company. There will be fines assessed to the owner for non-compliance on use of open flames.

12.6

Plants, planter boxes, bird houses, or other objects may not be placed above the patio divider or fence line.

12.7

Weeds, dead flowers, trash, animal droppings, etc. may not be thrown over the fence onto the common areas.

12.8

All planter boxes, bird houses on upstairs decks or balconies must have trivets or some type of material so objects do not sit directly on railings or balcony floors. This will avoid some of the wood rot and rodents.

12.9

All firewood or burning products for fireplaces must be a minimum of five (5) inches away from the exterior wall. All upstairs units must place something down on the deck so the firewood does not sit directly on the deck surface.

14. SMOKE DETECTORS, FIRE SPRINKLERS AND WATER HEATERS

14.1

Each unit must have functioning smoke alarms. Maintenance of the alarms is the responsibility of the owner of the unit. It is recommended that you test your smoke detector quarterly for your protection and those around you.

14.2

Water Heaters are the responsibility of the unit owner and should be checked on a regular basis for signs of dampness around the base of the unit and check for rust. Any and all costs incurred due to leaking water heaters or plumbing fixtures is the responsibility of the owner.

15. STORAGE UNITS

15.1

Storage units may be rented on a first come first serve basis.

Rental of storage unit will; be limited to owners only since there is a limited number of storage units.

15.2

Any owner delinquent on their storage unit dues for more than sixty (60) days will have the privilege terminated and must remove their personal items within thirty (30) days.

15.3

If after thirty (30) days have elapsed and personal items have NOT been removed, the Board holds the right to enter the storage unit and disposed of any and all items remaining in the storage unit.

16. COMPLAINT PROCEDURES

16.1

All complaints must be in writing, signed and dated and include your unit number. Any owner or resident may write a letter/email the property management company giving a detailed account of the problem. If the original problem persists, the owner or resident may file an additional complaint to the property management company with a copy to the Board.

16.2

Any owner or resident filing a complaint as above still has the right to file a complaint with the police or other civil authorities.

16.3

Rules and regulations may be added to, amended or repealed at any time by resolution of the Board of Directors as shows in the Bylaws and the Declarations governing the documents of the Association with thirty (30) days written notice to all owners.

17. ENFORCEMENT OF RULES

17.1 The Property Manager and Board of Directors are authorized to enforce all Rules and Regulations as provided in the Bylaws and the Declarations to maintain the character and quality of the condominiums.

17.2

The rules are subject to the reasonable interpretation and definition of the Board of Directors.

17.3

The rules may be amended from time to time at the discretion of the Board when circumstances warrant with thirty (30) day notice written notice given to owners.

17.4

Strict compliance is required by ALL owners, their guests or residents and the on-site manager or maintenance people hired by the association, not only to the Declarations and Bylaws, but also to these (House Rules.)

17.5

Failure to abide by and observe these Rules shall be grounds for actions to recover sums due to damages, or injunctive relief, or both. Such action may be brought by the Board or any individual aggrieved owner.

17.6

The Board of Directors reserve the right to reject any complaint if it is not signed, verbal or frivolous in nature, intent appears to be harassment or is vague or lacking in necessary concrete details.

17.7

The name and unit number of the individual signing the complaint will not be released except to the Board of Directors.

17.8

The Board of Directors has the sole discretion is assessing fines if these rules are violated.

17.9

Refer to attached Appendix A – due Process Hearing Board Procedures for Details regarding a hearing.

18. VIOLATIONS AND SCHEDULE OF FINES

ALL FINES ARE SUBJECT TO DUE PROCESS

FIRST WRITTEN COMPLAINT – A WARNING LETTER WITH 10 DAY NOTICE TO COMPLY.

SECOND WRITTEN COMPLAINT – A \$50.00 FINE WILL BE ASSESSED WITH THE NEXT MONTHS ASSESSMENT.

THIRD WRITTEN COMPLAINT - A \$100.00 FINE WILL BE ASSESSED WITH THE NEXT MONTHS ASSESSMENT.

18.1

Unpaid fines are considered delinquent after thirty (30) days. If issue is not resolved within the 30 days a fine will be assessed every 30 days until the issues is resolved.

19. ADDITIONAL WRITTEN COMPLAINTS

The Property manager and/or the Board of Directors shall take actions necessary to gain compliance of the resident in violation, including but not limited to:

A letter directly to the owner/or residents in question

Assessment of a fine of not less than \$25.00 or more that \$ 250.0 per issue.

Filing a complaint with the Kent Police Department.

20. ENFORCEMENT EXPENSES

20.1

All expenses incurred by the Property Management Association or the Board of Directors, including all legal and/or collection costs, will be assess to the unit owner whose resident in violation.

21. CHARGED BY THE ASSOCIATON

21.1

\$275.00 – Resale Certificate

21.2

\$50.00 Monthly late fee f or any outstanding balances on account

21.3

\$35.00 Monthly storage fee

21.4

Larger storage units have negotiated fees with the renter.

By signing below you are stating that you have read and agree to abide by the house rules as written and as amended.

Signature of owner or resident

Date

Unit #

CERTIFICATION OF ADOPTION

The undersigned president and secretary of The Heather Ridge Condominium Association certify that the foregoing Rules And Regulations were duly adopted by the Board of Directors in accordance with the procedures provided in Section 10.11 of the Declaration at a meeting held on 6/18/26 2026 and shall be effective on the 1st day of July, 2026.

THE Heather Ridge CONDOMINIUM ASSOCIATION

By: Sharon Pugh Date: 6/18/26
President

Attest: The above publication was properly adopted.

By: Paulette White Date: 6/18/26
Secretary