

**FOR
SUNSET RIDGE HOMEOWNERS ASSOCIATION**

In accordance with Article II, Section 1. GENERAL /RULES AND REGULATIONS, the following rules and regulations have been adopted by the SRHA Board of Directors to address issues and concerns that have been raised by homeowners and to make clearer some areas of the CC&Rs that are ambiguous or have caused confusion. Several of these rules reflect standards already in use under the discretion allowed the ACC in Article III, Section 1 E.

1. In addition to bark dust, decorative rock is considered an acceptable mulch or ground covering material. See Article II Section 4 for point of reference.
2. In addition to the OWNER'S OBLIGATION listed in Article II, Section 5, owners are responsible for maintenance of all property extending through the sidewalk to the gutter, and including all property immediately bordering public paths in Phases 2 & 3.
3. Required maintenance referred to in Article II, Section 6 NUISANCE AND MAINTENANCE, includes frequent removal of weeds from bedding areas, mowing, weeding, and summer watering of lawns, and the periodic restaining or resealing and repair of fences as needed.
4. Architectural Control Committee approval is required prior to construction of any structure, including but not limited to home additions, storage sheds, patio covers, gazebos, trellis work, arbors, decks and non-portable outdoor furnishing such as play structures, fountains, hot tubs, and built-in barbecues. Refers to Art. II Sec. 11
5. Portable basketball hoops are not to be placed in streets or on public sidewalks.
6. Owners must keep dogs leashed when on public property, observe all leash laws (WMC 8.08.040), pick up and properly dispose of dog droppings. Cats also are to be "kept largely indoors" or under direct owner control or observation so as not to "become a nuisance to any neighbors" or a danger to local wildlife. See Article II, Section 9.
7. Siding of home additions and sheds must be of horizontal lap style or better. Siding must be painted the same color as the residence. Refers to Article II, Section 7.
8. Retaining walls as well as fences must be approved in writing by the Architectural Control Committee. Chain link fencing is not permitted. White vinyl privacy fencing is not permitted. Fence and wall combinations may not exceed 8 feet in height according to City of Washougal ordinances. The community standard is a 6 foot maximum. Exceptions may be made with ACC approval if lot circumstances warrant it. Where possible, set back planting areas between wall and fence may be required to mitigate the stockade appearance of wall/fence combinations exceeding 6 feet total height. Refers to Article II, Section 14.

**FOR
SUNSET RIDGE HOMEOWNERS ASSOCIATION**

9. For any fencing bordering the community trail system, in addition to the capped cedar fencing described in Article II Section 14 FENCES of the CC&R's, low fencing (maximum 4') of cedar pickets, for example, is allowed. Other low, decorative fence styles will be considered upon receipt of a completed ACC request form. If the style has a "good" side, it must face the trail. In addition to the clear stain finish mentioned in the CC&R's, a cedar stain on wooden fences is acceptable. Any fence must receive prior approval from the ACC. Refers to Article II, Section 14.

10. Flagpoles may extend no higher than 18 feet above ground with a two story house and no higher than 12 feet for a single story home. The pole should be white, gray or aluminum in color and no more than 6 inches in diameter. Clips holding the flag must be plastic coated as metal clips striking metal poles create a noisy irritation in windy conditions.

Poles must be securely anchored in the ground and be removable. They are to be placed no further than 8 feet from any part of the home and no closer than 8 feet to the property line.

Flags may be no larger than 5'x 8' and made of weather resistant material. It is expected that all US Flag Codes be followed, including illumination if flag is kept flying at night. Such illumination shall be 20 watt bulb maximum and shall be placed so as not to shine on neighboring windows.

It is recommended that homes in the village (Phase 3) limit flag poles to wall mounted bracket types.

Approval of free standing flag poles will be dependent on lot size and proposed placement of pole.

11. There will be a **fine of \$75.00** imposed (double fine plus bank charges for returned checks) for failure to receive ACC approval prior to starting construction of projects requiring ACC approval. When in doubt, submit a request form!

12. Each home is given 2 clubhouse keycards. A replacement for a lost card will be provided for a fee of \$25.00.

The above listed Rules and Regulations were adopted by the Board of Directors at their meeting on May 25, 2004 and go into effect immediately upon distribution to Owners and Occupants as per Article II, Section 1.

Please note:

Architectural Improvement Request Forms are available at the Clubhouse, outside the office. If you cannot get to the Clubhouse, leave a message at 360 210-8600 and an officer of the SRHOA will see that you get one.