

## HERITAGE RULES AND REGULATIONS

### APPEARANCE:

1. No unsightly condition shall be permitted to exist. Unsightly conditions shall include, without limitation, litter, trash, junk or other debris, commercially used property of any kind, signs, notices or advertisements of any kind, and radio or T.V. Antenna receiving dishes.
2. No awnings, air conditioning units, gas and/or water pipes, or other projections shall be placed on the exterior walls of the building without prior written approval of the Board.
3. Balconies and decks shall be kept orderly. Wood will be stacked neatly.
4. In order to ensure a harmonious exterior appearance, all draperies, blinds or window coverings must receive prior approval of the Board or its agent.

### REAL ESTATE SIGNS:

1. Regular Real Estate Signs erected on the ground are prohibited. In addition, real estate signs are not permitted on the inside of the windows. They are not allowed to be attached to the buildings other than that found in 2. below.
2. The Association will provide a "Units for Sale" uniform sign which will be attached to the Unit.
3. There shall be no for rent signs displayed.

### PETS:

1. Only pets suitable for household living will be permitted. Snakes, pigs, poisonous animals, poultry or animals used for breeding will not be allowed.
2. Only two pets per household.
3. No pet shall be kept which interferes with the reasonable use and enjoyment of any other apartment!
4. Dogs are allowed if when fully grown they do not weight over 20 pounds.
5. No dog or cat shall be permitted to run loose. All pets shall be on a leash.

6. Birds, properly caged, are permitted.

7. Owners or tenants shall be responsible for cleaning up after their pets and will also be responsible for keeping pet noise down. Animals left at any time which create noise by barking or other activities will not be allowed to remain. If an animal is making enough noise to bother a neighbor, then it will be the responsibility of the pet owner to work out a solution with the neighbor. If the neighbor is not satisfied then the Heritage Board will adjudicate the disagreement.

8. Aquariums larger than six gallons must have Board approval.

#### GENERAL ACTIVITIES:

No noxious odors, offensive or annoying activity, noise, or other circumstances shall be permitted on the Property which shall unreasonably interfere with the use and enjoyment of other Units. No activity which constitutes a potential hazard shall be permitted.

#### RECREATION/POOL AREA:

1. Swimmers must be 14 years old or accompanied by an adult over 18. Children under 36 months of age are not permitted in the Pool or wading area unless under the direct supervision of a parent.
2. Any guest in the Pool must be accompanied by a resident.
3. Pool hours and rules will be as posted on the gate to the pool.
4. No unnecessary noise will be permitted at any time.
5. No food, food containers, glass, beverages, or tobacco will be allowed in the Pool area according to Washington State Law.
6. The Recreation Hall is limited to 25 people.
7. No alcoholic beverages are allowed.
8. Reservations must be made in the Heritage Office with a damage deposit of \$100.
9. No running, pushing, or rough housing will be permitted.
10. If food or beverage is taken into the recreation room it must be removed when occupant leaves.

#### LANDSCAPE IMPROVEMENTS:

1. All plantings of flowers shall be in the existing planting beds. (No grass will be removed for new planting without Board Approval).
2. No trees or bushes will be planted or removed from the common areas and existing planting beds with out approval in writing from the Board.

#### REPAIRS AND MAINTENANCE:

1. The Board shall maintain and repair the Common Areas and Facilities; provided that if any party is responsible for careless damage or is responsible as a result of inappropriate behavior, then that individual shall reimburse the Board.
2. Each Unit Owner or occupant shall maintain and keep his unit and limited common areas and facilities in a clean, neat and well maintained condition at all times.

#### COMMON AREAS:

1. General: Nothing shall be permitted to be placed or constructed in any Common Area without the prior written permission of the Board.
2. Parking:
  - a. No boats with trailers or utility trailers or motor homes shall be parked on the premises.
  - b. The above vehicles can be parked in the open parking space one night for loading and unloading.
  - c. No parking in fire zones or non-designated parking areas.
  - d. Illegally or improperly parked vehicles, including motor cycles, will be towed at owner's expense.
  - e. No vehicle shall be parked in more than one space.
  - f. All vehicles shall be registered with the Board and have a sticker on the back bumper.
  - g. No vehicle in excess of 25 feet or one ton shall be parked on the premises.

**MODIFICATIONS:**

There shall be no modifications to the decks, fences, patios or exterior structure without written permission from the Board.

**COMMUNICATIONS:**

All communications regarding the condition and operation of the property and any interpretations of these rules, including changes requested, shall be directed to the President of the Board.

Heritage, a Condominium, recorded in Volume 117  
of Condominiums, pages 26 through 44  
Records of King County, Washington

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### Addendum # 2

A fine of \$50 will be imposed against any unit whose owner, guest or tenant violates the pool rules. This fine will double to \$100 if the police need to be called.

A late charge of \$10 per month will accrue if not paid. If not paid within 90 days, a lien will be placed against the unit.

A verbal warning will be given to anyone who violates the pool rules. A fine will only be imposed if the warning is ignored.

Motion made and carried. Meeting of the Board of Directors, May 15, 2002

# HERITAGE CONDOMINIUM POOL RULES

1. Any pool user MUST have a key to enter or exit the pool and to enter the cabana bathroom door. Keys are \$15, non-refundable and can be obtained from Jason in the office during pool hours of operation. Please pay with check only. We cannot accept cash.
2. Swimmers must be 16 years old or accompanied by an adult over 18 years old. Children under 36 months of age are not permitted in the pool or wading area unless under the direct supervision of an adult.
3. Show key when asked to.
4. No unnecessary noise will be permitted at any time. Please be considerate to others.
5. No food, food containers, glass, beverages or tobacco will be allowed in the pool area according to Washington State Law. Exception is drinking water in a plastic container.
6. No alcoholic beverages are allowed.
7. No running, pushing or rough housing will be permitted.
8. Flotation devices shall be limited to water wings or personal tube style devices.
9. If pool rules are not followed, swimmers will be asked to leave immediately.
10. Pool hours are: **10:00am-8:30pm, Sunday-Thursday**  
**10:00am-9:30pm, Friday and Saturday.**
11. Pool is not constantly monitored, so please bring cell phones for safety if you have them.
12. Any problems during unmonitored hours or days should be directed towards Heritage Office: 838-1696 or Zaran Sayre: 941-4012.
13. Call **9-1-1** if there is a medical emergency.

Dear Heritage Owners:

A Pool Committee was nominated and formed at the April 16<sup>th</sup> board meeting. The committee consisted of Anastacia, Bridget, and Maureen. The Pool Committee made recommendations to the board at the May 21 meeting. The board amended and passed these recommendations.

**POOL HOURS:**

Sunday-Thursday

10:00am-8:30pm

Friday and Saturday

10:00am-9:30pm

**KEYS:**

There is a new lock being installed on the pool gate. Owners will need a key for pool access. (The lock has a keyhole on each side. You will need the key to get in and out of the pool area.) In addition, the same key will also open the bathrooms in the cabana.

There will be a \$15.00 charge for the key. This is a one-time fee and is non-refundable. Keys should be ready to pick up on Thursday (2:00pm-8:30pm) and Friday (2:30-8:30pm) at the pool area. Payment may be made by check only. No cash please.

Jason is our new Pool Monitor for the summer. If you need to make alternative arrangements (for picking up your key) please call the Heritage office and leave a message 838-1696.

**POOL:**

If you are at the pool and have any concerns or problems, please leave a message on the office door or on the Heritage phone at 838-1696.

**NOTE:**

We are excited that our pool will be open 7 days a week this year and that owners have individual access to the pool. If the quiet hours are not respected or additional problems arise, The Heritage Board reserves the right to go back to last year's rules and regulations.

Enjoy the summer! The Heritage Pool Committee