

**REDMOND RIDGE EAST  
HOMEOWNERS ASSOCIATION**

**COMMUNITY RULES AND REGULATIONS  
AND COVENANT ENFORCEMENT POLICY**

**Approved at the November 29<sup>th</sup>, 2021  
Effective January 1<sup>st</sup>, 2022**

The Board of Directors of the **REDMOND RIDGE EAST HOMEOWNERS ASSOCIATION** ("Association") has adopted the following Rules and Regulations and Covenant Enforcement Policy ("Rules") which are applicable to all Owners. They are intended to help Redmond Ridge East stay a pleasant, inviting and friendly community.

These Rules are not a replacement for the Covenants (officially called the Declaration of Covenants, Conditions, and Restrictions for Redmond Ridge East, which you received when you purchased your home). These Rules are supplements to the restrictions listed in the Covenants, specifically Article 3, "Use and Conduct", and Article 4, "Improvements and Landscaping". These Rules explain how the Covenants may affect you and your neighbors when you propose to do something at your home in Redmond Ridge East.

These Rules may change as the Redmond Ridge East community grows and experiences change. Please check with the Association's Manager if you have questions about these Rules.

Capitalized terms in these Rules which are not otherwise defined herein shall have the meaning assigned to them in the Covenants.

**COMMUNITY RULES**

**1. Property Improvements.** The Property Improvement Committee ("PIC") must approve all changes to the outside of any home or property. See Article 4 of the Covenants for details. You will receive a Property Improvement Application when you occupy your home. Send completed Applications to the Association Manager. For example, to make any of the following kinds of changes you need to file an Application first:

- |                  |                   |                                 |
|------------------|-------------------|---------------------------------|
| • Fence          | • Shed            | • Carport                       |
| • Deck           | • Patio           | • Impervious path or surface    |
| • Hot tub or spa | • Shutters        | • Change of paint color         |
| • Dog run        | • Addition        | • Play structure                |
| • Tree house     | • Pool            | • Major landscaping             |
| • Wall           | • Hedge           | • Trellis, arbor or gazebo      |
| • Water feature  | • Satellite dish  | • Clearing, grading and filling |
| • Awning         | • Air conditioner | • Other buildings               |

**2. Fences.** Within the Community, you may only build standard fences. (See the approved fence design attached to these Rules as **EXHIBIT A**.) You must apply to the PIC for permission to build any fence. Please be a good neighbor by notifying your neighbors that you plan to build a fence. Then file an application

with the PIC at least one month before you wish to begin building any fence. Wood fences must be stained an approved color or finished with a clear sealer within three months.

**3. Antennas and Satellite Dishes.** You may install an antenna or satellite dish outside your home if it is no more than one meter in diameter or diagonal measurement and visually shielded from most of the view of the residents traveling upon streets located within the Properties. Dishes must be below the top of the roof or hidden from the street front view of your home.

**LANDSCAPING RULES**

The way your yard looks affects your neighbors as well as your own property. Everyone in Redmond Ridge East is asked to maintain their landscaping in good order. Homeowners are responsible for maintaining their front, side and backyard landscaping. Landscaping violations include:

- a. **Mowing Lawn / Weeding:** Mowing lawns routinely during growing season as needed and kept free of weeds to maintain a neat and attractive appearance and reduce broadcasting of invasive seeds. Dead spots must be repaired on lawn surfaces. All lot owners are responsible for seeding, weeding, watering and mowing of their lawns
- b. **Bushes and trees:** All bushes and trees continually kept trimmed in a neat and attractive appearance. Dead plant material must be removed and replaced. Tree removed should be replaced on 1 for 1 ratio.
- c. **Driveways, Walkways, Stairs, and Other Hardscapes:** Driveways, walkway, stairs, and other hardscapes must remain moss, mildew, dirt, and vegetation free.
- d. **Planter strip:** The planter strip (the space located between the sidewalk and the curb/street) must be maintained by the adjacent lot, a neat and healthy appearance and be consistent with surrounding landscaping. Planter strips must be mowed, free of weeds and have mulch/bark if there is no lawn.
- e. **Street trees:** Homeowners must water and care for ~~the planting or mow strips and~~ street trees on or adjacent to their property.
- f. **Storm debris/leaves:** You must rake and clean leaves and storm debris within a reasonable time period.
- g. **Vegetables & Fruit Gardens:** No vegetables or fruit gardens are permitted in the front yard, whether located in a garden bed or not.
- h. **Garden beds:** Maintaining landscaping beds with well-defined edges that are kept free of weeds and debris. Removal of vegetation from cracks in sidewalks and driveways. Removal of weeds to reduce broadcasting of seeds to neighboring Lots, Common Areas, lawn, or other flower beds. Plants, animals, devices, or other things of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant or of a nature as may diminish or destroy the enjoyment of the Property.

- i. **Sidewalk:** Homeowners are responsible for the maintenance of the sidewalk abutting to their property, including keeping sidewalks free of debris, excrement, snow or ice, or other obstacles that would hinder or interfere with safe and easy pedestrian use.
- j. **Activities limited to the front yard:** You may not store firewood, bicycles, toys, trash containers, equipment and other items in the front yard. Clean up pet waste promptly.
- k. **Buffer Maintenance.** Redmond Ridge East enjoys strips of common areas that serve as buffers between homeowners and neighboring property owners. Owners who adjoin this buffer must water and care for the buffer area adjacent to their property.

**Landscaping improvements and modifications:** You must submit an exterior modification request for approval before you expand planting beds, install new shrubs or trees in your yard, or build anything in your yard.

<b>COMMON AREA RULES</b>
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Common Areas, including parks and native growth protected areas, are for the use and enjoyment of all Owners at Redmond Ridge East. They are maintained by the Association. The Association takes care of the landscaping in the common areas.

- a. **Pick up your trash:** Everyone must pick up their trash, especially pet waste.
- b. **Leash rule:** Dog must be on leash in the Common Areas of the Association, except in designated no leash area.
- c. **Fires:** Open fires in the common areas are not permitted.
- d. **Fireworks:** Explosives of any kind and/or fireworks shall not be discharged in Common Areas, dog parks, sports courts, playground and parks.
- e. **Landscaping in common areas:** You may not plant, prune or cut trees, shrubs or any other vegetation in the Common Areas.
- f. **Activities limited in Common Areas:** In consideration of neighbors, only quiet activities are allowed in the Common Areas after dark. No personal items may be stored in the Common Areas.
- g. **Bioswales Are Not Parks.** Homeowners are not permitted to enter fenced bioswale areas for any reason. For example, children and pets must be kept strictly away from these sensitive areas.
- h. **Signs & Mailboxes:** No signs whatsoever may be posted in any Common Area or on mailboxes. The Association may remove any sign that violates this rule or other rules of the local jurisdiction.

<b>PARKING RULES</b>
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Parking space is limited in Redmond Ridge East. See Section 3.2 of the Covenants for detailed parking restrictions.

- a. **Where you may park:** Please respect your neighbors and limit parking to your garage and driveway as much as possible. You may never park vehicles on the yard.
- b. **RVs, boats and commercial vehicles:** Except while loading and unloading in accordance with Section 3.2 of the Covenants. No outdoor parking is permitted for commercial vehicles, RVs, boats, trailers, inoperable vehicles, etc. These must be parked either in a garage or offsite. You may request a three-day pass from the Association Manager while making other arrangements for permanent storage or parking of recreational vehicles or boats.
- c. **Inoperable or non-passenger vehicles:** Inoperable or non-passenger vehicles are not allowed in the driveway for extended periods of time.
- d. **Motor vehicle repairs:** Automobile, motorcycle, motorbike, or other motor vehicle repair, construction or reconstruction, is only permitted inside garages and not permitted outdoors except for emergency repairs that require less than twenty-four (24) to complete. Oils and other fluids must not be permitted to remain or accumulate in driveways or parking areas. In case of a leak, asphalt and/or concrete must be cleaned immediately.
- e. **Parking on streets.** The Association is not responsible for abandoned vehicles, junk vehicles, illegal street parking. Please report these vehicles to King County by using the Road Helpline at 206-477-8100 or online at <https://kingcounty.gov/depts/local-services/roads/road-maintenance.aspx>
- f. **Other traffic violations:** Please contact King County directly for traffic violations on streets, including, but not limited to, speed limit, fire access, fire hydrant, fire lane, etc.)

<b>PET RULES</b>
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Household pets are permitted at Redmond Ridge East subject to conditions set by the Board and restrictions in Section 3.2(c) of the Covenants.

- a. **Pet waste:** All pet owners are responsible for picking up their pet's waste immediately and depositing it in their own trash cans or community provided trash cans or pet stations. Homeowners are responsible for removal and disposal of all solid waste from his/her pet from any Lot or Common Area.
- b. **Leash/Roaming:** All pets not confined in their yards must be on a leash. All owners must comply with governmental regulations including city dog leash, scoop, and cat no roaming ordinances.
- c. **Livestock & poultry:** Raising, breeding, or keeping of animals, livestock, or poultry of any kind - except that a reasonable number of dogs, cats, or other usual and common household pets - are not permitted.

## GENERAL HOME MAINTENANCE

- a. **Trash, Yard Waste and Recycling carts:** All property owners shall store their trash containers out of view from the street either in their garage, behind a fenced side or back yard or screened adequately. Trash or other debris must be kept in standard covered sanitary containers. Containers may not be stored in an area visible from any street or neighboring property unless they are being made available for collection no more than 24h prior collection pick up. Containers shall be removed from the street within 24h.
- b. **Driveway:** Driveways must be kept in good repair. Driveways must be clean (not oil stained, painted), free of moss and weeds and in a usable state.
- c. **Exterior Painting:** Exterior painting of homes shall not be faded and/or peeling.
- d. **Exterior Window:** Broken windows must be repaired promptly.
- e. **Fence:** Fences must be kept in good conditions and stained.
- f. **Front door & Garage Door:** Exterior doors must be hung properly and maintained in good appearance with no chipping or peeling paint. Garage door windows are not be painted, covered, or colored.
- g. **Exterior Light Fixture:** Broken or missing exterior lighting fixtures must be repaired or replaced or be removed.
- h. **Roof, siding, downspout & gutters:** Roof, siding, downspouts and gutters are to be free from moss, mold and kept clear as to not leak excessively.
- i. **Window Covering:** No decals are to be displayed on any window or door facing the front street with the exception of those identifying security services or emergency notifications for people and pets. No newspapers, aluminum foil, reflective treatment, bed sheets or other makeshift window coverings shall be visible from the exterior of the Structure.
- j. **Holiday Decorations.** You must remove all outside holiday lights and decorations within 30 days after the date of the holiday.
- k. **Unsightly Conditions or Nuisances.** For the benefit of everyone, the Association asks that all property owners be responsible for keeping their property clean and in good order. This includes removing all litter, trash, junk or other debris, and removing inappropriate, broken or damaged furniture, plants or other such items. You cannot attach overhead wires or strings to any building or property.
- l. **Debris/litter:** Debris of any kind, unused or broken household or play items, Christmas trees, or other waste or litter shall be properly and promptly disposed of and not allowed to linger in yards, driveways, streets, nor shall it be disposed of in any common area or become a nuisance.

- m. **Mechanical equipment:** Newly installed mechanical equipment such as, but not limited to, heat pumps, central air-conditioning units, propane tanks, solar devices, hot tub pumps and similar exposed mechanical equipment shall be aesthetically concealed from view on all sides and shall be shielded in such a manner to minimize noise and safety impacts provided it does not impact it's mechanical functions. All components, frames, support brackets along with any visible piping or wiring must be painted to coordinate and blend-in with surrounding structures and landscaping.
- n. **Window AC units:** Individual window air conditioning units that sit in the windowsill/frame may only be installed in windows on the side plane or rear plane of the home. They may not be installed in windows on the front plane (street view) of the house.

### SIGNS RULES

**Signs.** Only one sign no more than 24" x 24" advertising a home for sale or award sale may be posted in your yard. Signs must be hung from a white 4" x 4" mast-arm-style post, which must be at least four feet from the ground to the top of the post. Hand-painted signs or plastic signs with handwritten words or numbers are not permitted.

**Contractor signs:** temporary promotional signs of contractors performing work on a home are not permitted. Homeowners are responsible to inform their contractor not to install a sign.

**Garage Sale/Moving sale signs:** Signs used to promote a garage sale may be posted at the day before the sale and must be removed by the day after the sale.

Signs may not block streets or sidewalks or be posted in planting strips along the side of the road.

### BUSINESS ACTIVITIES & RENTALS

- 1) **Business Activities** Redmond Ridge East is a residential community. You may conduct business activities inside your home ONLY if:
  - a. No one outside can tell there is a business operating inside the home, whether by sight, sound, smell or visitors. No business signs may be posted in your yard or visible from the street.
  - b. The activity of the business conforms to all zoning requirements for the local jurisdiction.
  - c. The business does not result in more than three commercial vehicles visiting the Unit per week.
  - d. The business does not involve the use of more than 25% of the Unit's total residential floor area.
  - e. The business activity is consistent with the residential character of Redmond Ridge East and does not constitute a nuisance or a hazardous or offensive use of, or threaten the security or safety of other Owners of Redmond Ridge East.

Any other business activity, including moving sales and garage sales must be approved by the Association Manager and may require written approval of the Board. The Board has the sole discretion to decide whether any proposed business violates these rules.

**2) Rentals.** Rentals are limited in residential areas of Redmond Ridge East neighborhood. See the Declaration of Covenants, Conditions and Restrictions for Redmond Ridge East Neighborhood for details. All tenants are held to the same standards as the property owners. Property owners, and their tenants, are both subject to the Covenant Enforcement Policy if tenants violate the Covenants or these Rules.

**NOISE AND QUIET HOURS RULES**

**Complaints related to noise and quiet hours shall be directed to King County.**

Below is general information related to noise and quiet hours from King County ordinances. Please refer to the full noise guidelines for unincorporated King County online: [click here to access the noise guidelines of the County](#).

**Neighborhood Noise:** Noise in general, with some exceptions, must abide by decibel limits. Exceptions include pure tones, impulsive sounds, vehicles, watercraft, and construction carry different requirements.

Sound source district	Receiving property district			
	Rural	Residential	Commercial	Industrial
Rural	49 dB(A)	52 dB(A)	55 dB(A)	57 dB(A)
Residential	52 dB(A)	55 dB(A)	57 dB(A)	60 dB(A)
Commercial	55 dB(A)	57 dB(A)	60 dB(A)	65 dB(A)
Industrial	57 dB(A)	60 dB(A)	65 dB(A)	70 dB(A)

**Night-time is quieter:** Between 10pm and 7am weekdays, and between 10pm and 9am weekends, these decibel limits are 10 decibels less for noises heard in rural or residential districts.

**Construction noise** is regulated by time of day instead of decibel level. Normal and usual sounds created by construction are allowed during the following times:

- Heavy equipment: 7am to 7pm weekdays, 9am to 7pm weekends
- Impact equipment (pile drivers, etc.) – 8am to 5pm weekdays, 9am to 5pm weekends
- All other construction activities – 7am to 10pm weekdays, 9am to 8pm weekend

**Animal noise** is governed by Title 11. Any animal that makes "oral noises to an unreasonable degree, in such a manner as to disturb a person or neighborhood" is in violation of the animal code (K.C.C. 11.04.230).