

*Lea Hills  
Homeowners  
Association*

***RULES &  
REGULATIONS***

*November 2000*

Fine Category	Rule/Regulation*
	<b>YARD MAINTENANCE</b>
L	Lawns must be mowed regularly, or as needed, so as not to exceed an overall length of 6 inches.
M	No indoor furniture, appliances, or inappropriate items in the yard - front or back.  (This could possibly be labeled as an S, depending on nature of item)
L	Noxious plants (sticker bushes out of control) are not allowed. They must be controlled so they don't infest neighboring yards or common areas.  (This could possibly be labeled as an M, depending on size of plant)
	<b>GARBAGE</b>
L	Garbage cans must be removed from the curb and put away within 24 hours.
M	Garbage will not be in and around the yard. It will be disposed of weekly. It will also be stored in an appropriate container with a lid.
	<b>FENCES/OUTBUILDINGS</b>
M	All outbuildings must be submitted for approval by the Architectural Committee (bring to board meeting) prior to any construction. When submitting plans, please include dimensions and materials to be used. Must match color of home, or be a neutral shade. Must be inside your property line. Other permits may be required by local building depts.
M	All fences must be submitted for approval by the Architectural Committee (bring to board meeting) prior to any construction. When submitting plans, please include exact placement of fence, materials to be used, fence height. They may be subject to building codes prior to construction.
M	All fences must be kept clean, free of moss, and be repaired within 30 days of damage.

\* All rules and regulations are subject to RCW 64.38.020. See last page of this document.

	<b>CARS, ETC</b>
<b>M</b>	<b>Cars must be parked on asphalt, concrete, or gravel.</b>
<b>M</b>	<b>Vehicles that appear inoperable must be repaired or removed within 3 days or may be subject to towing. Inoperable refers to expired tabs, flat tires, car on blocks, etc.</b>
<b>M</b>	<b>All RV's, boats, trailers, etc. are not to be parked or stored in Lea Hills neighborhood.</b>
	<b>PETS</b>
<b>L</b>	<b>Pets are not to roam free in the Lea Hills neighborhood. No more than 2 pets per household. Pets shall not create a nuisance for neighbors.</b>  (This could possibly be labeled as an M, depending on nuisance)
	<b>HOLIDAYS</b>
<b>L</b>	<b>All outside holiday decorations must not be put up 30 days prior to the corresponding holiday. They must also be removed 2 weeks after the holiday.</b>
<b>M</b>	<b>No fireworks are to be lit except on 4<sup>th</sup> of July. Fireworks debris must be cleaned up within 24 hours of lighting them.</b>
	<b>HOME MAINTENANCE</b>
<b>M</b>	<b>All painted surfaces must be kept clean and in good repair. No peeling, severs fading, etc. Primary paint color to be uniform over entire structure.</b>
<b>M</b>	<b>All roofs and gutters must be kept free of visible debris and must be kept in good condition. Keep roofs free of moss. Tarps are to be used for emergency short term use only, not to exceed 30 days.</b>
<b>M</b>	<b>All broken/cracked windows must be repaired within 30 days of breakage.</b>
<b>L</b>	<b>All driveways must be kept swept, clean, and in good repair.</b>

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# **SCHEDULE OF FINES**

The rules and regulations contained in this packet are taken from the CC &R's of Lea Hills Homeowners Association. Following is the fine structure that will be used in accordance with the rules and regulations.

There are 3 categories of fines:

**LESSER**

**MODERATE**

**SERIOUS**

Next to each regulation listed, you will find an L, M, or S which pertains to the above categories. Most regulations listed will be lesser or moderate. The serious fines will be used for such things as health hazards or safety hazards.

Below you will find the dollar amount associated with each fine.

	<i>Lesser</i>	<i>Moderate</i>	<i>Serious</i>
<b>1<sup>st</sup> Notice</b>	warning	warning	warning
<b>2<sup>nd</sup> Notice</b>	\$25	\$50	\$100
<b>3<sup>rd</sup> Notice</b>	\$50	\$100	\$200

You will receive a letter in the mail if you are in violation of any rules/regulations. A separate letter will be sent for each violation.

- 1) You will be given a warning with your 1st violation. With each letter you receive, you will have **30 days** to come up with a solution **OR TO CONTACT US** for a hearing. You may also contact us to work out a plan of action so you can avoid any fines.
- 2) **If we do not hear from you within 30 days**, and the violation still exists at that point, you will receive your 2<sup>nd</sup> notice, which will be accompanied by a fine (see table).
- 3) Again, if we do not hear from you within 30 days of the 2<sup>nd</sup> letter, and the violation still exists at that point, you will receive a 3<sup>rd</sup> letter, accompanied by the next level of fines (see table).
- 4) Every 30 days thereafter, a letter will be sent to you with a fine at the 3<sup>rd</sup> notice level until the issue is resolved.

**Note:** Once you get the first warning on any given regulation, you will be on probation for 6 months. For example: You have an appliance in your yard, and you get a warning. You remove the appliance within 30 days to avoid a fine. Done. 3 months later, another appliance appears in your yard. You will not start over with a warning, you will automatically get the next level of fines.