



The Windsong Homeowners Association

House Rules

September 2009

The following is intended to summarize, in broad strokes, the contents of the Declaration of the Windsong Homeowners Association relating to Rules. For details and specifics, please refer directly to your copy of the Declaration recorded with the city of Renton under recording #20000612000413.

Purpose:

The purpose of the Association, as granted in the Declaration’s Recitals, Section D, is to protect the value and desirability of the property within Windsong, and the rights and benefits of the lot owners to expect aesthetic quality and uniformity of the structures and improvements in Windsong and, to define the rules for use and ongoing maintenance of its common areas.

Note: The Board of Directors, in keeping with Article 6.1.1 of the Windsong Bylaws, may adopt additional reasonable rules and regulations to further the purpose of the Association.

Architectural Controls (Article VI)

Clearing, grading, construction or placing of any building, fence, wall, substantial landscaping or other improvements require pre-approval of the Architectural Control Committee (ACC), in keeping with Article VI of the Declaration.

The purpose of the ACC is to “protect and preserve the property value of the Lots and improvements thereon by preventing unsightly conditions and unsightly conditions and unsuitable improvements”.

Please submit written plans to the ACC, in care of the Windsong Homeowners Association at least 30 days in advance of the planned project.

Owners Maintenance Obligations (Article VII)

Each Owner shall maintain their Lot and improvements and their portion of any private easements, in a neat and safe condition, satisfactory to the Board.

Restrictions on Use (Article IX)

Single Family use only. No living unit shall be less than 1,500 square feet. No temporary structures are permitted and no out-building shall be used as a residence.

Home Offices are permitted as long as there are no signs and negligible increase in traffic.

Each Lot is subject to a 10-foot easement on the front property line for underground utility lines, and to 2.5 foot easements on each side and a 10 foot on the back line for drainage easements. Nothing may be done in these areas, which will interfere with the utilities or drainage.

No noxious or offensive activity shall be carried on, nor shall anything be done which may become an annoyance or nuisance to any other Owner. No Lot may be used for dumping. Trash, garbage and other waste may be kept only in sanitary containers.

Only dogs, cats or other household pets, which are not kept, bred or maintained for any commercial purpose are permitted.

All boats, boat trailers, travel trailers, campers or other such RVs shall be stored within a garage or off-site. No vehicle, camper, boat, trailer, RV, etc. may be parked in a visible area within the community for more than 72 consecutive hours.

The only sign permitted on a Lot is one professional sign, not more than five feet square, advertising the Lot and improvements for sale or rent. Builder signs during the construction and sales period are exempt.

Assessments (Article V)

The Association collects Assessments to pay for maintenance, repair and replacement of Common Area elements and to promote the recreation, health, safety, and welfare of the residents.

The Annual Assessment as decided by the Board may be paid in full by January 15th of each year or half by January 15th with the remaining paid by July 15th of the same year. Assessments not paid in full bear interest of 12% per annum. The Association may file and foreclose on a lien against any Lot for non-payment of Assessments.