ISSUE #1

MARKUP #1 ->

Section 1: [Revised Rules & Regulations, Rule 16] Blanket Prohibition on Signs

16. No signs of any kind are permitted on any lot, except those following Architectural guidelines. Name signs must be maximum of 20" x 15".

Section 2: [Revised Rules & Regulations, Rule 9] Mandatory Adult Accompaniment of Children Under 10

9. Adult residents and their guests are responsible at all times for the supervision of the activities and behavior of any child under the age of 18. Children under 10 must be accompanied by an adult or another child over 16.

Section 3: [55 Plus Compliance Restrictions, Section (a)] Pre-Closing Proof of Age Upon Purchase

a) Proof of age upon purchase or rental of a lot is required to be submitted to the Association prior to Lot sale closure or occupancy.

Section 4: [55 Plus Compliance Restrictions, Section (e)] Discretionary Board Approval and Medical Disclosure for Age

e) When the owner/non-owner occupant is not occupying a lot due to health or hardship reasons, age restrictions may be temporarily waived under the following conditions: i) Opening/closing the premises ii) Preparation for sale or rental iii) Other circumstances the Board deems appropriate. The request for a special age waiver must be approved by the Board prior to occupancy and include: i) The specific health/hardship reason(s)...

Section 5: [ACC Guidelines, Paragraph 1] Prior Written Approval for Any Lot Structures or Improvements

The placement of any structures or any improvements done on a Parcel without prior approval by the Board or its authorized representative in writing is hereby prohibited.

Section 6: [ACC Guidelines, Neighbor Review Clause] Mandatory Review of Plans by Neighboring Lot Owners

All plans will be reviewed by neighboring lot owners to ensure their understanding of planned activity.

MARKUP #1 · CONFLICTS WITH MANDATORY STATE STATUTE — BOARD & COUNSEL REVIEW

Sec. 1 (p. 1): Signage or flag restriction prohibits the display of political yard signs or the United States flag in violation of Washington statutes.

Statutory / Legal Reference: RCW 64.90.510(1), RCW 64.38.033 & RCW 64.38.034

Statutory Comparison: Under RCW 64.90.510(1) and RCW 64.38.033 - .034, the governing documents may not prohibit the outdoor display of the United States flag (consistent with the federal Flag Code) or the outdoor display of political yard signs by an owner or resident on the owner's property before any primary or general election (subject only to reasonable rules on placement and size no more restrictive than local ordinances).

CURRENT WORDING IN DOCUMENT:

[Revised Rules & Regulations, Rule 16] Blanket Prohibition on Signs 16. No signs of any kind are permitted on any lot, except those following Architectural guidelines. Name signs must be maximum of 20" x 15".

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Pursuant to RCW 64.90.510(1), RCW 64.38.033, and RCW 64.38.034, nothing in this section shall prohibit the respectful display of the flag of the United States or the outdoor display of political yard signs on an owner's property prior to any primary or general election, subject only to reasonable size and placement rules consistent with local ordinances.