

Declaration of Covenants and Restrictions
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“Motor Homes” means motor vehicles originally designed, reconstructed, or permanently altered to provide facilities for human habitation.

“Modular Homes” means any factory built housing designed primarily for residential occupancy by human beings.

(b) No Mobile homes, travel trailers, campers, motor homes or modular homes shall be placed or parked on any of said property, except as hereinafter provided.

(c) Travel trailers, campers and motor homes shall be allowed to be parked or placed on any of said property, subject to prior written approval of the Zoning Committee for a temporary time period, and in no way will be allowed for a permanent dwelling. That said temporary occupancy shall be allowed only on issuance of a permit for that purpose.

(d) Modular homes shall be allowed as permanent residences on any of said property, provided however, that they must be mounted on a permanent foundation.

10. Habitation of Temporary Structures.

No structure of a temporary character, basement, tent, shack, garage, or any other outbuilding shall be used on any lot at any time as a permanent or seasonal residence or dwelling, except under a temporary written permit which may be granted, upon specific time limitations of such use, in the discretion of the Zoning Committee.

11. Signs.

No sign of any kind shall be displayed to the public view on any lot, including "For Sale" and "For Rent" signs without approval of the Zoning Committee.

12. Livestock.

No animals, livestock or poultry of any kind shall be raised, bred or kept on any of said property, except that dogs, cats and other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.

MARKUP #1 ->

MARKUP #1 · CONFLICTS WITH MANDATORY STATE STATUTE

BOARD & COUNSEL REVIEW

Sec. 11 (p. 5): Protected Political/Real-Estate Signage, Flag, or Religious Display Restriction: Clause bans all yard signs without a statutory political/election sign carve-out or restricts protected U.S./military flags or religious displays under WA and federal law.

Statutory / Legal Reference: 4 U.S.C. § 5 Note (Freedom to Display the American Flag Act of 2005) & RCW Ch. 64.90 (WUCIOA), RCW Ch. 64.38 (HOA Act) & WAC 308-124C (WA DOL Association Management Rules)

Statutory Comparison: Under RCW 64.38.028, 64.38.034; 4 U.S.C. § 5, associations may not prohibit the display of the United States flag (4 U.S.C. § 5) or enforce blanket bans on residential yard signs that fail to carve out statutorily protected political election signs, religious door displays, or owner "For Sale/For Lease" signs where preempted by WA statute.

CURRENT WORDING IN DOCUMENT:

Signs. No sign of any kind shall be displayed to the public view on any lot, including "For Sale" and "For Rent" signs without approval of the Zoning Committee. 12. Livestock. No animals, livestock or poultry of any kind shall be raised, bred or kept on any of said property, except that dogs, cats and other household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose. Declaration of Covenants and Restrictions

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Amend Section 11 to carve out statutorily protected political signs during election periods, U.S./State/Military flags under 4 U.S.C. § 5, and religious displays in accordance with RCW 64.38.028, 64.38.034; 4 U.S.C. § 5.

ISSUE #1