PROVIDENCE POINT UMBRELLA ASSOCIATION

RULES & REGULATIONS

As of February 24, 2015

Pursuant to the authority granted the Providence Point Umbrella Association Board of Directors in section 7.2 of the Declaration, this document has been created to assist Owners, Guests, Tenants and Caregivers understand current rules and regulations that all members must comply with. They assist everyone in making sure Providence Point is a great place to really live.

This document is in two sections. The first section are rules that have been previously adopted and are extracted from current resolution policies. In this section, the specific policy resolution or other governing document is cited. The second section are new rules adopted to cover subjects not previously enacted by resolution.

In the event an Owner or their guest(s), tenant(s), or caregiver fails to comply with these rules, the owner will be notified in writing and requested to comply. Depending on the violation, a fine may be levied per Policy Resolution #24.

Overwhelmingly, most residents in the community follow the rules by being considerate of others. Violations are rare and residents respond well when informed of a violation and remedy it quickly. This is what makes Providence Point a great community.

SECTION 1

1. **Alterations** (Policy Resolution No. 5, Design Review)
   a. Any exterior change or interior flooring change (if you have living space below you) must be applied for and granted approval prior to making the change. Examples include, but are not limited to: awnings, heat pumps, landscaping changes, solar tubes, etc.

2. **Due Process – Hearings** (Policy Resolution No. 24, Fine and Enforcement)
   a. Policy Resolution No. 24 allows for a due process and appeal procedure for fines assessed by the village and Umbrella for rules violations.

3. **Guests** (Policy Resolution No. 12, Age & Visitor Restrictions)
   a. Residents must notify PMO of any guests staying more than three nights in their residence. A single guest cannot stay more than 30 nights per year and a total number of guests cannot stay more than 60 nights collectively.

   a. The grounds and landscaping are Limited Common Areas and Common Areas, which means they are owned by the Umbrella Association. Any changes by a homeowner to the landscaping in Common Areas must be submitted via an Alteration Application (see Rule #1) and preapproved. For any changes to a Limited Common Area, a Personal Gardening Agreement (PGA) must be submitted and preapproved.

5. **Late Fees & Interest** (Administrative Policy No. 1, *Assessment Collection*)

   a. Monthly assessments are due on the first day of the month and are delinquent if unpaid thereafter. By the 10th day of the month, a $30.00 late fee shall be assessed. Subsequent fees for continuing unpaid assessments will escalate in amount and could additionally include a 1% interest charge.

6. **Parking, RVs and Speed Limit** (Policy Resolution No. 7, *Vehicle Parking*)

   a. Residents are allowed to park in the space deeded to their unit (i.e., garage, parking slot in garage, carport, and numbered parking space). If you have a dedicated driveway in front of your garage, you may park there as well. You may not park in front of your garage if it in any way interferes with ingress or egress of other residents and their ability to easily enter or exit their garages. All other parking spaces are considered guest parking, even though they may not be marked as such. Recreational Vehicles are allowed in Long-Term Parking for a short duration with prior approval from the Property Management Office. Speed limit signs and stop signs are to be obeyed at all times while driving on the property. Failure to follow speed limit and stop signs may result in fines and/or the loss of driving privileges on the property.

7. **Pets** (Policy Resolution No. 6, *Pet Policies*)

   a. Types of pets allowed are domesticated dogs, cats, and caged birds, reptiles, and fish (if confined by a terrarium, aquarium, or similar contained environment). One pet is allowed per unit; additional pets in the home must be pre-approved by the Community Manager. All pets must be leashed if they are outside the unit, and the leash must be held by a responsible person. All pet owners are required to remove/pick up their pet’s waste.

8. **Signage** (Policy Resolution No. 18, *Sales at Providence Point*)

   a. The only signage allowed is a For Sale sign, to be located in a road-facing window and not to exceed 24” by 36” in size.

   a. The Common Facilities are considered the Clubhouse, the South Community Building, the North Community Building and Town Hall. Use and/or rental of these facilities is governed by Policy Resolution No. 8. You must get authorization for use through the Activities Department at PMO.

SECTION 2

1. **Contractor Rules**

   a. Contractor Hours are Monday through Friday 8:00 AM to 6:00 PM. Saturdays 9:00 AM to 4:00 PM. No contractor work Sunday unless it is an emergency. Owners are responsible for the conduct of contractors or their sub-contractors. Contractors must obey all speed signs and parking rules. Contractors must keep shirts on and no loud music is to be played. The use of foul language and/or alcoholic beverages is prohibited.

   b. Owner is responsible for any damages to a common area or limited common area done by their contractor or sub-contractors.

2. **Fines** (Policy Resolution No. 24, *Fine and Enforcement*)

   a. Fines are allowed per the Umbrella Declaration (Section 7.1.11 and Article 21) and Policy Resolution No. 24 for violations of the Umbrella Declaration or Bylaws, Village Declaration or Village Bylaws, any Administrative Resolution or Policy Resolution or Rules and Regulations of the Umbrella Association or any Village Association.

3. **Fireworks**

   a. Fireworks of all types including sparklers are strictly prohibited at any time in Providence Point and its Villages. Umbrella Association reserves the right to contract with a professional fireworks display company for any holiday functions.

4. **Flags**

   A. All Flags must be approved in writing by the Community Manager as authorized by the Umbrella Board of Directors prior to being installed or flown *except* as follows:

   1) The Flag of the United States of America with 50 stars and 13 stripes in a size not to exceed - 3’ x 4’.

   2) Any historical American Flags previously approved and/or used by the United States Federal Government such as “Old Glory” not to exceed - 3’ x 4’.
3) All current flags of the United States Armed Forces not to exceed 3’ x 4’.
4) The current Flag of the State of Washington not to exceed - 3’ x 4’.
5) Sports Logo Flags of any professional sports team located in the State of Washington not to exceed 3’ x 4’. College flags of any College located in the State of Washington not to exceed 3’ x 4’. These flags can only be flown on the date of the sporting event then taken down the next day.
6) Holiday/Recreational Flags not to exceed – 3’ x 4’. Holiday flags for recognized government sanctioned holidays such as Dr. Martin Luther King Day, President’s Day, Memorial Day, Independence Day, Labor Day, Columbus Day, Veteran’s Day, Thanksgiving, Christmas, and New Year’s Day are authorized. Other non-government recognized holidays require written approval of the Community Manager. Examples of such holidays are Valentine’s Day & St. Patrick’s Day, etc. These flags can be flown one week prior to the holiday and must be taken down within one week after the holiday.
7) Recreational flags such as gardening flags depicting flowers or scenery are permitted not to exceed 3’ x 4’.

B. The following flags are not permitted at any time:

1) Any flag of a foreign nation or foreign entity.
2) Any flag of any criminal or U.S. Government recognized terrorist organization.
3) Any flag of the Third Reich or Supremacist organizations.
4) The flag of the former United States Confederacy. (aka - Rebel Flag)
5) Flags of any religious organization or religious entity.
6) Flags formally adopted by any political party.
7) Any Flag of another U.S. State or territory (unless approved by the Community Manager)
8) The Community Manager reserves the right to order any flag removed if it is not consistent with the intent of all Providence Point Umbrella Association flag regulations.
9) All non-governmental flags (NGO) require the written authorization of the Community Manager. Examples are United Nations, Unicef, Non-Profit Charity organizations such Wounded Warrior Project or World Wildlife Foundation.

C. Flags must be hung from a pole inserted in a flag pole holder at an approximate 45 degree angle. The holders can be placed outside unit entrances or other limited common area adjacent to a unit. Flags cannot be placed in a common area at any time. Small US Flags on sticks are authorized during the week of Independence Day and U.S. Flag Day. Installation of a flag holder does not require an alteration agreement.
D. Any owner or resident through the owner of the residence they occupy, may petition the Umbrella Board of Directors if the Community Manager denies a flag to be flown or orders a flag taken down. The Umbrella Board of Directors reserves the right to overrule the Community Manager if they deem it appropriate.

5. Garbage Cans

a. Cans must not be placed outside until the day of the garbage pick-up, unless cans are “bear-proof” cans, obtained by the waste management company. Cans must not be overflowing and be closed to minimize animal foraging. If wildlife gets into your can and strews garbage around, you will be subject to a $75.00 fine plus the cost of cleanup, which is $30.00 an hour. Cans must be returned to their garage or other approved location on the same day after they are picked-up.

6. Holiday Decorations

a. All holiday decorations are to be installed no more than five days before the holiday and must be removed within seven days after the holiday except;

b. During the Christmas holiday season decorations including lights may be installed starting the day after Thanksgiving but must be removed by January 15th of the following year.

7. Maintenance Requirements

a. Owners are responsible for keeping patios, decks, walkways, etc. clean of all debris, moss and mold. Owners are responsible for window screens and slider door screens. Please see Policy Resolution No. 23, Resident Maintenance Responsibility for more details. Also see section 6.5 of your village declaration related to Limited Common Elements.

8. Noise and Nuisances

a. Owners may not cause a nuisance by playing loud music or television or using other devices that can be heard outside their residence. Quiet time is from 11:00 PM to 8:00 AM daily, unless otherwise established by a village. Dishwashers, washing machines, power tools, or other equipment making noise is not to be used during quiet time.

9. Occupancy Standards & Orientation

a. Resident occupancy should not exceed more than two persons for each bedroom in a unit unless the Community Manager has granted written authorization. This does not apply when guests are visiting.
b. All residents whether they are an owner, renter or caregiver are required to participate in the Providence Point Orientation program presented by the Property Management Office within 60 days after moving into their residence.

10. Prohibited Outdoor Items

a. Flammable containers and liquids such as Gasoline cans, wood scraps, tarps, trash, boxes, paper, tools, power equipment or construction items are prohibited from being stored outdoors except when a contractor is working.

b. Items on patios or decks are limited to BBQ’s, patio furniture, Umbrellas, outdoor storage boxes, ornaments and garden decorations or planters.

11. Quiet Hours

a. Quiet hours are designated from 11:00 PM until 8:00 AM. Contractors and vendors can arrive by 7:00 AM, but no power tools or noise-producing equipment may be used until 8:00 AM. All contractor and vendor services must be finished by 6:00 PM. See Contractor Rules for more information.

12. Smoking

a. No smoking is allowed in any of the Community buildings (Clubhouse, South Community Building, North Community Building or Town Hall). No smoking is allowed in the common areas (lobby, exercise/meeting rooms or hallways) of any residential building. No smoking is allowed within 25 feet of any doorway, window, or air intake area of any building in any village.

b. Owners/Residents may smoke inside their home. If smoke escapes the inside of a home and becomes a nuisance to another owner in their home, per Article 4, section 4.8 of the Umbrella Association Declaration, the owner who smokes may be prohibited from smoking in their residence by written notice to the owner by the Community Manager. Also see “Fines” section of these rules and regulations.

13. Vacations and Snowbirds

a. All residents must notify the PMO in advance of any extended absence of 72 hours or longer. Residents must use the Vacation Notice to verify that their residence is ready for winter conditions.

As approved by the Umbrella Board of Directors on February 24, 2015 as noted in the minutes.

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