

The Ridge at Rock Creek Homeowners Association

PO Box 255

Marysville, WA 98270

Notice of Regular Meetings

Notice is hereby given that a meeting schedule for the Board of Directors of The Ridge at Rock Creek Homeowners Association (“HOA”) will be held:

Place: Marysville Library
6120 Grove Street
Marysville, Washington 98270

Date/Time: Monday, Aug 13th at 6:30 PM
Tuesday, Sep 4th at 6:30 PM
Tuesday, Sep 25th at 6:30 PM
Tuesday, Oct 16th at 6:30 PM

The HOA Board of Directors has established the above specified place/times for the next few meetings.

Boards of Director Meetings are open for all owners to attend and observe. Owners wishing to have an item added to the agenda are invited to send a detailed description of the item to the HOA address above to be received no later 3 days prior to the meeting. The added item will be considered New Business. If the Board has questions regarding the item the owner will be asked questions when that item is discussed at the meeting.

Currently the major items on our agenda for the next few weeks include the following with other items being added as appropriate:

- Adopt Director and Officers Job Descriptions, Duties and Responsibilities
- Adopt Communications protocol (web site, newsletters, HOA domain, etc.)
- Adopt late fee, returned check and fine schedule
- Bank accounts
- Budget – initial discussion
- Architectural Control Committee – initial discussion and adoption
- Newsletter
- CC&R Violations

We have been notified of a few items that are violations of the CC&Rs that need to be addressed at the general owner level. The items involve overgrown weeds, dogs running off leashes, cats running around the neighborhood and garbage cans left out front of homes. Reference to the specific items in the CC&Rs is included below. If you are at fault with one of these items please take care of them immediately so the Board does not have to take further action with a Notice of Violation.

Regards,

The Ridge at Rock Creek Board of Directors

5.4 Owner's Responsibility. Except as provided in Sections 5.1, 5.2 and 5.3 above, all maintenance of any Lot and all structures, parking areas, landscaping, and other improvements thereon together with the landscaping and trees on any parking strip fronting any such Lot, shall be the sole responsibility of the Owner thereof, who shall provide maintenance consistent with the Community-Wide Standard and this Declaration. The perimeter fencing, if any, shall be maintained and repaired, in uniform appearance, by the abutting lot owners. In the event that the Board of Directors of the Association determines that 12 any Owner has failed or refused to discharge properly any of such Owner's obligations with regard to the maintenance, repair, or replacement of items for which such Owner is responsible hereunder, the Association shall, except in an emergency situation, give the Owner written notice of the Association's intent to provide such necessary maintenance, repair, or replacement at the Owner's sole cost and expense. The notice shall set forth with reasonable particularity the maintenance, repairs, or replacement deemed necessary. The Owner shall have ten (10) days after receipt of such notice within which to complete such maintenance, repair, or replacement, or, in the event that such maintenance, repair, or replacement is not capable of completion within a ten (10) day period, to commence such work which shall be completed within a reasonable time. If any Owner does not comply with the provisions hereof, the Association may provide any such maintenance, repair, or replacement at such Owner's sole cost and expense, and all costs shall be added to and become a part of the assessment to which such Owner is subject and shall become a lien against the Lot.

6.10 Animals. No animals, livestock or poultry of any kind shall be raised, bred or kept in the Community; provided, however, that conventional household pets may be kept on a Lot subject to the following restrictions: Pets shall not be kept, bred or maintained for any commercial

purposes. Owners shall be responsible for the immediate clean up and removal of all fecal matter deposited by pets on any property other than the Lot of the Owner of the pet. Pets shall be confined in the Owner's Lot unless on a leash and accompanied by a responsible person. No domestic pet may be kept if it is a source of annoyance or a nuisance. The Board shall have the authority to determine whether a particular pet is a nuisance or a source of annoyance and such determination shall be final and conclusive. Pets shall be attended at all times and shall be registered, licensed and inoculated from time to time as required by law.

6.12 Nuisance. Each Owner and Occupant shall prevent the development of any unclean, unhealthy, unsightly, or unkempt condition on his or her Lot. No Lot shall be used, in whole or in part, for the storage of any property or thing that will cause such Lot to appear to be in an unclean or untidy condition; nor shall any substance, thing, or material be kept that will emit foul or obnoxious odors or that will cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the occupants of surrounding property. No illegal, illicit, noxious or offensive activity shall be carried on within the Community, nor shall anything be done tending to cause embarrassment, discomfort, annoyance, or nuisance to any Person using any property within the Community. Without limiting the generality of the foregoing, no speaker, horn, whistle, siren, bell, amplifier or other sound device, except such devices as may be used exclusively for security purposes, shall be located, installed or maintained upon the exterior of any Lot unless required by law or unless specifically approved by the ACC.

6.17 Garbage Cans, Woodpiles, Etc. All garbage cans, woodpiles, air conditioning compressors, machinery, equipment and other similar items related to the operation of the residence shall be located or screened so as to be concealed from view from the street abutting the Lot on which such items are located. All rubbish, trash, and garbage shall be regularly removed and shall not be allowed to accumulate. Trash, garbage, debris, or other waste matter of any kind may not be burned within the Community.