

Section 1

CDHA Rules

The following Rules support the Cedar Downs Declaration of Covenants, Conditions and Restrictions (“CC&Rs”) that governs use of each property with Divisions 1, 2, 3, 5 and 7 of Cedar Downs by the owners of those properties (each a “Homeowner”). These Rules are not exclusive. The CC&Rs contain additional obligations of every homeowner, and it is the responsibility of every Homeowner to be familiar with those requirements.

These Rules were approved by the Cedar Downs Homeowners Association (“CDHA”) Board of Directors (“Board”) per Article V of the CDHA Bylaws, which states in part that the Board may “...establish and make such rules and regulations for the Association not inconsistent with law, the Articles of Incorporation or the Declaration or these Bylaws...” **Compliance by all Homeowners is required.**

Homeowners not in compliance with the Rules or CC&Rs will be contacted by the ACC or an agent of the association contracted to provide property management services (“Property Manager”). Enforcement of the CC&Rs and Rules is addressed in Section 2 of these Rules. Homeowners planning to make changes to their property should consult Section 3 of these Rules.

1.1 PROPERTY MAINTENANCE and APPEARANCE. Each Homeowner is responsible for the exterior maintenance of their own lot. (*See CC&R Article VII – Exterior Maintenance.*)

RULE 1.1.1: Homeowners shall maintain home exterior and any external structures or fence and not allow their condition to remain in disrepair.

- a) Siding, roofs, chimneys, fences and driveways should be kept in good condition.

Additionally, the following conditions should be remedied:

- b) Faded, discolored or peeling paint;
- c) Broken windows;
- d) Damaged, broken or fallen fences;
- e) Mildew, mold or tree green algae on siding;
- f) Moss on the roof, driveway or walkways.

RULE 1.1.1.1: Temporary measures to protect or cover disrepair and/or damage, such as the addition of tarps on roofs, shall not be used more than 30 days without ACC approval.

RULE 1.1.1.2: In the case of emergency repairs requiring immediate work, the Homeowner must contact the ACC as soon as possible to process an expedited approval once material and/or design is proposed. Even in case of emergency, every effort should be made to obtain ACC approval before work begins.

RULE 1.1.2: Homeowners are responsible for routine and regular maintenance of landscaping, including weed control, lawn mowing and trimming of foliage.

- a) Mow, weed and edge lawns regularly.
- b) Prune trees, remove dead limbs, and trim shrubs and hedges as needed.
- c) Remove weeds from flower beds.
- d) Pick up and discard yard debris (leaves, weeds, branches, pinecones, grass, etc.)
- e) Firewood storage should be in back of the home. If the area in back of the home is visible from the street, make sure the wood storage is neat and organized. Only tarps that blend in with the natural surroundings may be used to cover stacked wood (specifically no bright tarp colors such as blue or orange). Requested exceptions to this rule must be submitted for ACC review and approval.

RULE 1.1.3: It is the ongoing responsibility of homeowners to keep their ditches, road shoulders, parking strips and other parts of their property clear of weeds, plants, and debris.

- a) Keep your ditches and culverts at driveways clear of all debris to avoid flooding. Aside from the good appearance, clear ditches allow water to run off properly.
- b) Ensure your mail box and/or planters are in good condition and not exhibiting signs of rotting, excessive rust or excessive peeling paint on any part of the box, post or planter.
- c) Add gravel to the street shoulder/parking strip when necessary.

RULE 1.1.4: Outdoor seasonal/holiday lights and decorations may be put up as much as 45 days before the holiday being celebrated and must be removed within 30 days following. Decorations left up 31 or more days after the holiday may be subject to a \$5 daily fee.

RULE 1.1.5: Portable basketball hoops may not remain in the street or shoulder when not in use, and may not be stored on the lawn or landscaped areas of the front yard.

RULE 1.1.6: Tools, materials and other items must be stored out of view of the street. This includes, but is not limited to building materials, ladders, buckets, lawn mowers, landscaping tools, recreational equipment, coolers, etc.

1.2 PROPERTY ALTERATIONS. Each Homeowner must apply for written approval from the ACC for any alterations to the exterior of any building on their lot, or to erect or place any structure on their lot. (*See CC&R Article VIII, Section 2.*) This includes but is not limited to roofing, siding, windows, doors, storage sheds, patios or decks. Please see Section 3 of these Rules & Guidelines for instructions on how to apply for approval.

RULE 1.2.1: Only ONE structure for residential use is permitted per lot.

RULE 1.2.2: Any remodel or improvement to the exterior of the structure, fence, or any construction outside of the home must be approved by the ACC. This includes but is not limited to roofing, siding, windows, doors, storage sheds, patios or decks.

NOTE: The Homeowner is responsible for obtaining all legally required building permits, contacting appropriate utilities, and ensuring compliance with local building codes and setbacks.

RULE 1.2.2.1: All asphalt shingles on CDHA homes must be of fiberglass reinforced asphalt, laminated construction (“architectural” grade, not traditional flat 3-tab) and carry a minimum limited warranty of 30 years. All other roofing materials, such as cedar shakes, shall carry a minimum limited warranty of 30 years. The roof color should be compatible with the home’s brick, stone, wood and/or paint colors. In addition, it should be in harmony with the colors of adjacent homes.

RULE 1.2.3: Any exterior painting of home or other structures must be approved by the ACC. This includes repainting your home the same color it currently is.

1.3 LANDSCAPING ALTERATIONS. (*See CC&R Article VIII, Section 2, Paragraph 2.*)

RULE 1.3.1: Each Homeowner must apply for written approval from the ACC for alterations affecting more than 20 percent of the lawn, or 20 percent of any other landscaped area on their property visible from the street.

NOTE: Seasonal plantings in established planting areas, annual pruning and trimming of trees, normal maintenance of trees and shrubs, and removal of dead vegetation do not require a change application.

RULE 1.3.2: No plant classified as a regulated noxious weed in King County may be used in landscaping. <https://www.kingcounty.gov/services/environment/animals-and-plants/noxious-weeds/laws/list.aspx>

RULE 1.3.3: Lawn replacement: Contact the ACC prior to lawn replacement to determine if a change application is required.

1.4 VEHICLE PARKING. *See CC&R Article VIII, Section 4.*

RULE 1.4.1: Homeowners shall not park commercial vehicles outside of any residential lot or on any public street within Cedar Downs.

RULE 1.4.2: Homeowners shall not keep vehicles over 6,000 pounds gross weight (including buses, trucks and trailers of any description) outside of any residential lot or on any public street within Cedar Downs.

NOTE: City of Maple Valley municipal code requires all vehicles parked on public streets be moved every 24 hours. Motor vehicles parked on public streets that are not moved every 24 hours may be reported to Maple Valley Police Department. Review and enforcement will be determined by city parking enforcement.

RULE 1.4.3: Any vehicle parked outside of an ACC-approved prepared parking area must be removed within 48 hours. (*See Section 1.15 - Driveways*)

1.5 VEHICLES IN STATE OF DISREPAIR OR NOT IN USE. *See CC&R Article VIII, Section 4.*

RULE 1.5.1: Vehicles cannot be parked in view of the street in the same location without moving for more than 30 days. This will be enforced per CC&Rs Article VIII, Section 4, Paragraph 1 regarding neighborhood annoyance.

RULE 1.5.2: Vehicles in disrepair cannot be parked on any street in the neighborhood, or on any property in the neighborhood within view from any street or any other property in the neighborhood, for more than 48 hours.

RULE 1.5.2.1: Any vehicle that is in an extreme state of disrepair on any public street or shoulder in excess of 48 hours may be removed and impounded at the owner's expense within two (2) days of written notice (*see CDHA CC&R Article VIII, Section 4, Paragraph 3*).

NOTE: Routine maintenance of an operable vehicle is not considered disrepair.

1.6 DUMPING OF TRASH OR RUBBISH. *See CC&R Article VIII, Section 4.*

RULE 1.6.1: All garbage and other waste shall be stored in city-approved containers for proper disposal. Containers must be kept closed.

RULE 1.6.2: Except when placed for pickup within 24 hours, yard debris, such as rocks, lawn and shrubbery clippings, and other materials resulting from landscaping work shall not be dumped into streets or ditches.

RULE 1.6.3: Garbage, recycling, and yard waste containers shall not be stored in front of any house or garage, or within view of the street without screening. Containers shall be hauled to the street no more than 24 hours before scheduled pickup, and shall be put away within 24 hours of when they were emptied by the service provider.

1.7 TEMPORARY RESIDENCE. *See CC&R Article VIII, Section 5.*

RULE 1.7.1: Homeowners shall not erect a temporary structure, or park a vehicle, trailer or motor home to be used as temporary or permanent residence, on their lot or driveway.

1.8 ANIMALS. *See CC&R Article VIII, Section 9.*

RULE 1.8.1: Homeowners shall not keep any livestock or poultry on their lot or at their home.

RULE 1.8.2: Dogs shall not be allowed to roam loose outside the residential lot on which they are kept.

NOTE: This is consistent with King County Code 11.08.030 and 11.08.300.

RULE 1.8.3: All pet owners must remove or clean up all fecal waste deposited by their pets on public and private property in Cedar Downs.

NOTE: Homeowners wishing to file a complaint with the ACC regarding a barking dog or animal abuse should understand that while the ACC may be able to contact the owner (one time) and notify them of the neighborhood complaint, the neighbor observing and tracking the offense must work with King County Animal Control to remediate the issue.

1.9 SIGNS. *See CC&R Article VIII, Section 10.*

RULE 1.9.1: No signs shall be erected or maintained on any residential lot except the ACC will accept one standard Realtor sign or "for sale by owner" sign, which need not be submitted for approval.

RULE 1.9.2: No permanent real estate signs (full typical 4x4 post and arm, dug into ground) are permitted at entryway or corners. Temporary, approved, real estate signs (small A-frame or small light-weight wire frame or wire prods typically stuck into ground by hand) are permitted at entryway and directional signs (with arrows) at corners as follows: Listing: Fri-Sat-Sun only for 90 calendar days; Open House: day of open house only.

RULE 1.9.3: Political signs are excepted from these rules.

1.10 SHEDS. *See CC&R Article VIII, Section 12.*

RULE 1.10.1: Utility sheds and playhouses must be out of sight from the street, with materials and exact location pre-approved, and shall be no closer than 5 feet to the rear or side lot line, except as otherwise permitted by the ACC.

1.11 FENCE REQUIREMENTS. *See CC&R Article VIII, Section 12.*

RULE 1.11.1: Plans for fences must be submitted to the ACC for approval, subject to the Fence Requirements of Article VIII, Section 12 of the CC&Rs.

NOTE:

- Setback measurements for “the minimum setback line of the residence” as stated in the CC&Rs are to be taken from the LOT lines (homeowners are responsible for their own lot survey to determine setbacks), not the edges of the street pavement.
- Construction of fences on any property line between adjacent lots should be negotiated between all property owners. Homeowners are responsible for their own property line survey to determine true and accurate property lines.

RULE 1.11.2: Long-standing precedence stipulates that the only chain link fences acceptable are those installed before 1984, the park security fence, the 80-foot length of fence adjacent to the 259th Street pocket park, and on any CDHA-owned property. Chain link fences installed before 1984 must be kept out of sight from the street and must be black or dark green vinyl. No galvanized chain link will be allowed.

1.12 ANTENNAS. *See CDHA CC&R Article VIII, Section 12.*

RULE 1.12.1: Application for ACC approval is required before installation. Satellite or parabolic dishes in excess of three (3) feet in diameter are prohibited. All efforts should be made to keep the installation location out of sight from the road.

1.13 CLOTHESLINE. *See CC&R Article VIII, Section 12.*

RULE 1.13.1: No permanently installed clothesline shall be allowed. Umbrella or retractable clotheslines require ACC and adjacent lot owner approval.

1.14 BOATING. *See CC&R Article IX, Section 4.*

RULE 1.14.1: The use of internal combustion motors is prohibited on Pipe Lake.

NOTE: Per Washington State Fish & Wildlife regulations, only battery-powered electric motors are allowed on boats on Pipe Lake.

1.15 DRIVEWAYS. *See CC&R Article IX, Section 5.*

RULE 1.15.1: Additions or changes to driveway, parking surfaces and/or parking areas require ACC review and approval. The ACC defines a driveway as the main access for vehicles from the street to a residential unit’s garage, along with a reasonable prepared parking area adjacent to the driveway.

NOTE: It is common practice to tip the driveway by the road with blacktop to allow utility construction and maintenance within the city right-of-way without breaking into the homeowner’s cement. An exception to this practice may be considered when stone pavers are used for the driveway extending to the street edge.

RULE 1.15.2: The prepared parking area adjacent to the driveway shall be made of an impervious surface or be defined by an impervious border to prevent migration of materials such as gravel, crushed rock, etc.

RULE 1.15.3: Parking vehicles in areas that fall outside of the definition above is not allowed. Requested exceptions must be submitted for ACC review and approval.

Section 2

Enforcement of the CDHA Rules

SUBMITTING CONCERNS. Your CDHA board and ACC are interested in fostering a spirit of good neighborliness. One way that all Homeowners may contribute is to do their best to maintain their premises. Homeowners are also encouraged to resolve concerns about property appearance or non-compliance with these Rules among themselves if possible; however, any member may elect to file a complaint regarding another member's non-compliance with CDHA CC&Rs or Rules.

To report non-compliance, please submit a SIGNED ACC NON-COMPLIANCE COMPLAINT FORM (may be downloaded from the Cedar Downs HOA website at cedardownsmvhoa.com/member-resources) and the ACC (or Property Manager on its behalf) will then investigate the matter. The names of homeowners submitting a complaint will be held in confidence whenever possible.

The association's Property Manager will process homeowner-submitted non-compliance complaints. To file a complaint, please send your signed ACC Non-Compliance Complaint Form to:

**Cedar Downs Homeowners Association
c/o Around the Clock Inc.
716 W. Meeker St. #101
Kent, WA 98032**

You may also email the signed (or electronically signed) ACC Non-Compliance Complaint Form to:

Jennk@aroundtheclockinc.com or fax to 253-852-1417

The ACC also may initiate action to address non-compliance on its own. Additionally, the Property Manager conducts drive-through inspections of the neighborhood 10 times a year and provides a report to the ACC and Board of non-compliance observed each month. The ACC or Board will review all non-compliance reported, and the ACC or Board must approve non-compliance notices before they are sent out.

NOTE: As stated in Article X, Section 1 of the CC&Rs, past failure of CDHA to enforce any covenant or restriction contained in the CC&Rs shall in no way be deemed a waiver of the right to do so thereafter.

Enforcement of the Rules may be addressed as follows:

2.1 NOTIFICATION TO HOMEOWNER OF COMPLAINT

NOTE: The Property Manager may act in place of the ACC, and will use this process on a case by case basis for actions approved by the ACC or Board.

All contact with a Homeowner regarding non-compliance with the CC&Rs or these Rules will be by USPS first-class mail, with an opportunity for the Homeowner to respond in writing (by email, USPS mail or fax) as to how they propose to rectify the situation.

2.2 MAINTENANCE OF PREMISES: *See CC&R Article VII.*

2.2.1 CDHA has the right to hire a contractor to perform maintenance, or restore the lot, remove weeds, trim landscaping and mow the lawn, or other exterior maintenance covered by the CC&Rs or these Rules when the Homeowner has not done so. If authorized by the Board, this work will be performed at the expense of the Homeowner after notice from the ACC or Property Manager.

2.2.2 CDHA reserves the right to require that any improvement, alteration or change that has not been approved by the ACC be removed, or replaced with an approved modification.

2.3 REMOVAL OF TRASH: *See CC&R Article VIII, Section 4, Paragraph 2.*

2.3.1 Rubbish, trash, garbage, yard rakings and other such materials must be removed from the lot or adjacent street and ditches within 10 days of written notice. If the Homeowner has not removed the materials within 10 days of written notice, CDHA has the right to hire a company to perform the work. If authorized by the Board, this work will be done at the expense of the Homeowner after notice from the ACC or Property Manager.

2.4 PARKING VIOLATIONS: *See CC&R Article VIII, Section 4, Paragraph 3*

2.4.1 Vehicles parked on public streets that are not moved every 24 hours are in violation of City of Maple Valley municipal code and may be reported to the City of Maple Valley Police Department for parking enforcement.

2.4.2 Vehicles that are in an extreme state of disrepair on any public street or shoulder in excess of 48 hours may be referred to the City of Maple Valley (per City of Maple Valley municipal code 4.30.030) to be towed and impounded at the owner's expense with two (2) days of written notice.

2.4.3 Vehicles that are in an extreme state of disrepair on any private lot may be referred to the City of Maple Valley (per municipal code 4.30.030) to be towed and impounded at the owner's expense after 90 days of written notice.

2.4.4: Abandoned vehicles on CDHA property (Park, Entrance or any CDHA-owned lot) for a period of 24 hours or longer will be towed and impounded immediately at vehicle owner's expense.

2.5 FEE SCHEDULE. In addition to the non-compliance remedies outlined above, the Board may impose fees as detailed below. If renters or other non-owner residents are non-compliant, the fee(s) will be assessed to the Homeowner.

2.5.1 STANDARD NON-COMPLIANCE.

Non-compliance as specified below will incur fees as follows:

Warning notice: \$0

1st notice: \$25

2nd notice: \$50

3rd notice: \$75

4th notice: \$125

5th notice: \$200

6th and subsequent notices: \$350 each

2.5.1.1 Disregard for rules concerning:

- 1.1 Property Maintenance
- 1.4 Vehicle Parking
- 1.5 Vehicles in State of Disrepair or Not in Use
- 1.6 Dumping of Trash or Rubbish
- 1.7 Temporary Residence
- 1.8 Animals
- 1.9 Signs
- 1.12 Antennas
- 1.13 Clotheslines
- Any posted rule at CDHA lakefront park, as observed and reported by a member or agent of the Association

In addition to the fees in this schedule, landscaping work and trash removal by outside contractors may be performed at the expense of the Homeowner, per 2.2 and 2.3 above.

2.5.2 EGREGIOUS NON-COMPLIANCE. The instances of non-compliance specified below will incur higher fees as follows:

- Warning notice: \$0
- 1st notice: \$125
- 2nd notice: \$200
- 3rd and subsequent notices: \$350 each

2.5.2.1 More than three instances of any single item considered standard non-compliance.

- Fourth occurrence = \$125 fee
- Fifth occurrence = \$200 fee
- Sixth and subsequent occurrences = \$350 fee each

2.5.2.2 Any of the following neighborhood annoyances. Such activities must be observed and reported by a member, Property Manager or other agent of the Association, and may also be reported to law enforcement.

- Discharging fireworks of any type, per Maple Valley Ordinance O-15-588.
- Use of a combustion engine on a vessel launched from the CDHA lakefront park, per King County Code 12.44.320 prohibiting internal combustion engines on Pipe Lake and Lake Lucerne.
- Vandalism, graffiti or other malicious mischief; reckless burning; or disorderly conduct at the CDHA lakefront park or any other common property of the Association.
 - Malicious mischief is defined in RCW 9A.48.070, RCW 9A.48.080 and RCW 9A.48.090
 - Reckless burning is defined in RCW 9A.48.040 and RCW 9A.48.050
 - Disorderly conduct is defined in RCW 9A.84.030

2.5.3 UNDERTAKING PROJECTS WITHOUT ACC APPROVAL. Failure to obtain ACC approval as required prior to undertaking actions specified in rules regarding the following will incur an immediate non-compliance fee of **\$250 per occurrence** without a warning notice:

- 1.2 Property Alterations
- 1.3 Landscaping Alterations
- 1.10 Sheds
- 1.11 Fence Requirements
- 1.15 Driveways

2.5.4 FEE RESOLUTION. By the date specified in the notice of non-compliance, Homeowners must provide payment or written notice of appeal.

2.5.5 APPEAL PROCESS. Homeowners shall have the right to appeal any fee assessed in accordance with the above schedule. To appeal, the Homeowner should follow the process outlined in the notice of non-compliance. Appeals will be heard at the next board meeting, and the Board's decision will be documented in the meeting minutes.

Section 3

How to Submit a Project for ACC Approval

If you are planning a new exterior project you will need to first obtain approval from the ACC. Because this approval process may take time, please plan ahead. If you have questions, you may contact the current ACC Chair.

For a Homeowner to request approval for construction of a new fence, shed, or other structure, exterior alteration of their existing structure, changes to home or detached structure exterior paint colors, installation of a new roof, change in landscaping, etc., please complete and submit an ACC Change Application using one of the following ways methods.

- On our website, fill out a [secure online form](#) (preferred)
- Download an ACC Change Application (found in the [Member Resources](#) section of the website) and submit a signed form:
 - **By mail:**
Cedar Downs Homeowners Association
c/o Around The Clock, Inc.
716 W. Meeker St., Ste #101
Kent, WA 98032
 - **Fax to ATC:** (253) 852-1417
 - **By email:** Send a message to cedardownsmv@gmail.com with “ACC Change Application” in the subject line and a copy of the signed (or electronically signed) form included as an attachment.

Please allow three (3) business days to receive a response acknowledging that your Change Application was received, and 10 business days (approximately two weeks) for a decision to be rendered. Keep in mind that the ACC may deem modification of a proposed project necessary, which could delay the final decision.

Per Rule 1.1.1.2, ACC approval may be expedited in the case of emergency repairs requiring immediate work.

Please note that the Homeowner is responsible for obtaining all legally required building permits, contacting appropriate utilities, and ensuring compliance with local building codes. The CDHA Rules do not take the place of state, county, or city building code requirements. The ACC is not responsible for any defect in any plan or specification submitted, or for any defect in work done according to such plans and specifications.