

Tall Firs

A Condominium

House Rules

Tall Firs Homeowners Association

*1981; Revised April 21, 2001 and
September 1, 2004,
May 8, 2008*

Targa Real Estate Services, Inc.

Property Manager • Robb White
Ph 253.815.0393 fax 253.815.0191

TALL FIRS CONDOMINIUMS
c/o TARGA REAL ESTATE SERVICES, INC.
PO BOX 4508
FEDERAL WAY, WA 98063

<http://www.tallfirshoa.com>

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Controlling Nuisance Coyotes

Tall Firs residents have seen and heard coyotes. According to the Washington Department of Fish and Wildlife **there** are a few ways to discourage coyotes:

- 1) Protect your house **pets** by keeping them in at night.
- 2) Pet food, bird seed, garbage, and compost not only attract rodents, but coyotes as well.
- 3) Further information is available at their website:
<http://wdfw.wa.gov/wlm/diversity/living/coyotes.htm>

Homeowners Tips, Website, Recycling, Waste Management Information etc.

Tall Firs Condominium website:

www.tallfirshoa.com

(The password should only be given to and used by occupants of Tall Firs and is subject to change at the discretion of the HOA Board of Directors.)

City of Federal Way Waste Management website: (recycling)

<http://www.wmnorthwest.com/federalway/resmfbrecycling.html>

Local Hazardous Waste Management program in King Co.

Waste mobile (see website for schedule and location.)

<http://www.govlink.org/hazwaste/house/disposal/index.htm>

–Waste mobile usage is NO CHARGE for residents.

Friendly Winter Reminder

Important reminder **on** winter tips that can save a lot of trouble if temperatures go below freezing.

- ❖ *When you are away from home, be sure to leave your thermostat on at least 60 to 65 degrees.*
- ❖ *Keep all cabinet doors open where plumbing is present. Doing this will allow the heat in.*
- ❖ *Be sure to leave any sink faucet on an outside wall (i.e., utility room, bathroom, etc.) dripping if you will be out of town **for three days or longer.***
- ❖ *If you remove any faucet cover, please put it back on right away.*
- ❖ *Please report any **broken or leaking** water lines to management as soon as possible.*

- ❖ *Please change all batteries in smoke detectors **at least annually.***
- ❖ *Please replace your hot water tank and washing machine hoses if you don't know how old they are. **Replace all hoses with metal braided hoses to reduce chance of leakage. Shut off your washing machine faucets when you will be away from home.***

Hot Water Heaters

Recommend **they** be replaced based upon the guarantee listed on the heater. i.e., 5 or 10 year guarantee.

TALL FIRS CONDOMINIUMS HOUSE RULES AND REGULATIONS

Tall Firs is your home. Treat it as such. It is a community in which we all want to live comfortably, quietly, and responsibly.

If you have any questions or concerns about these rules and regulations, please contact a board member. Neither the on-site manager nor the property manager can change or relax these rules without consent of the board of directors.

Please note: individual board members cannot make exceptions or alter these rules on their own. Any suggestion or changes must be discussed and voted on by the board of directors as a group. No exceptions. Your suggestions or comments are welcome. Meetings are held on the 2nd Thursday of each month at 7 p.m. at the cabana.

Maintenance fees, assessments and fines should be made payable and sent to:

TALL FIRS CONDOMINIUMS
c/o TARGA REAL ESTATE SERVICES, INC.
PO BOX 4508
FEDERAL WAY, WA 98063

Please put your unit number on your check for accurate processing.

OWNERS who are RENTING must provide the association updated tenant information to Targa Real Estate Services, Inc. Owner must provide a copy of the house rules to their tenant.

The basic house rules can be stated simply as common sense practice in the consideration of others so that the general atmosphere of our condominium complex is friendly and pleasant for all Tall Firs residents. The association of homeowners invites all residents to practice reasonable tolerance, remembering the close proximity in which we live.

ENFORCEMENT OF RULES AND REGULATIONS

Penalties for violations are at the discretion of the property manager and resident manager. Final responsibility for enforcement of the Rules and Regulations of Tall Firs Homeowners Association remains with the board of directors.

A range of penalties for violations of the Rules and Regulations may be applied depending on the nature of the violation. These include:

- WARNINGS
- FINES – ranging from \$25.00 and up per RCW 64.34.304, Paragraph K.
- EJECTION FROM POOL, CABANA, PROPERTY
- CAPTURE AND REMOVAL OF ANIMALS
- LOOSE ON PROPERTY
- REMOVAL AT OWNER'S EXPENSE OF UNAUTHORIZED VEHICLES
- GARBAGE
- LIENS

ON-SITE MANAGER

Office Hours: 9:00 a.m. to 12:00 p.m. and 1:00 p.m. to 5:00 p.m. and for emergency concerns 24 hours a day **contact** Jeff Hilde 253-217-7815.

LIMITATION OF LIABILITIES

Neither the board of directors nor the association will be liable for injury to persons resulting from the use of the pool, cabana, tennis courts, basketball court, racquetball courts or other common areas. These areas are for the recreation and enjoyment of residents and their guests. All persons using these facilities do so expressly at their own risk! No lifeguard is on duty at any time in the pool area.

GENERAL RULES

1. SPEED LIMIT

- A. 15 mph on SW 318th Place.
- B. 5 mph in parking areas and cul-de-sacs.

2. PARKING REGULATIONS

- A. Only authorized **and** legally licensed, operable, properly maintained vehicles are permitted on TALL FIRS grounds. For purposes of clarification, a vehicle shall be defined as follows: **an** Automobile, Truck or Van that can fit into the carport or the covered parking area.
- B. Illegally or improperly parked vehicles will be towed and impounded at owner's expense and risk to vehicle.
- C. No resident or guest shall park in a reserved space other than the space assigned to them.
- D. No vehicle shall be parked in a manner that obstructs another vehicle.
- E. No vehicle shall be parked in more than one space. Motorcycles should be parked against curb. Combined length of car and motorcycle are not to exceed 20 **feet**.
- F. Only one vehicle per space. Motorcycles are excepted if parked against the curb; combined length not to exceed 20 feet.
- G. Motorcycles may not be parked or stored under stairs.
- H. No more than TWO owner/tenant vehicles per unit may be parked within owner/tenant cul-de-sac.
- I. No vehicle shall remain in an obvious state of disrepair i.e., noisy muffler, flat tires, and fluids that cause damage to the asphalt.
- J. Inoperable vehicles must either be repaired or removed from the parking area within one day (24 hours). Do not leave hood open, wheel off, or up on jack unattended.
- K. No major vehicle repairs or repairs that could cause damage to Tall Firs grounds are to be done anywhere on the property.

Repairs not allowed are:

- 1) Any type of repair causing the loss of any fluid that would cause damage to the asphalt, roads or parking areas in the complex.
- 2) Changing oil and/or oil filters.
- 3) Changing wheel, brake or clutch cylinders.
- 4) Radiator hoses, thermostats, flushing.
- 5) Any vehicle left on jack stands (or blocked up) for over 24 hours.
- 6) Any repair, of any type, done to vehicles that are not owned by a Tall Firs resident.
- L. 1) Repairs that constitute minor repairs and are allowed on Tall Firs Property.
- 2) Changing spark plugs, wires, distributor caps, rotors.
- 3) Changing tires.
- 4) Changing air cleaners/filters, head and tail lights.
- M. No parts or tools to be placed in or on parking areas or sidewalks.
- N. Any vehicle in a parking area not assigned and not used within a 24-hour period will be considered in storage and towed away.
- O. To have a vehicle towed away, the owner/tenant must have the manager call the tow company.
- P. Only compact cars and compact pickups may park in stalls marked "Compacts".

3. RECREATIONAL VEHICLE & BOAT PARKING

- Ten (10) spaces below the pool area are set aside for RV and boat parking. These spaces are numbered. To use a space, register with the on-site manager. For purposes of clarification, Recreational Vehicles shall be defined as follows: Any licensed, operable, motor home, camper, camper/trailer or boat on trailer not to exceed 24 feet in length.
- A. All legal vehicles can be parked in designated areas only. Other vehicles, campers, boats, etc., must be parked in the RV lot. Dead Storage is not allowed.

the areas are determined unkempt by the management.

4. BICYCLES

Bicycles are to be stored on your deck, patio, or in your unit. Do not leave on sidewalks, under stairs, or on walkways blocking doors to units.

5. CHILDREN'S PLAY AREAS

- A. Children are not allowed to play in the driveways, parking areas, stairs or streets.
- B. Children should confine their play to the sidewalks and grassy areas.
- C. Flower beds and bark beds are off limits.
- D. Children should be supervised by an adult at all times.
- E. No skateboarding roller-blading/skating allowed in the complex.
- F. Scooter and bicycle riding are allowed on the sidewalks only. When crossing streets walk bicycle or scooter.
- G. A person may ride their bicycle when entering or exiting the property.
- H. No motorized scooters or carts allowed in the complex.

6. BALCONIES AND PATIOS

- A. Balconies and patios must present an orderly appearance. They must be kept neat, clean, swept, and free of debris, trash, mold, mildew, weeds, garbage, boxes, animal waste, and other clutter. Concrete or stone patios must be cleaned or washed by the homeowner if they become stained or covered with mold, or mildew. No item may be in a patio/balcony area if it is dirty, in disrepair, rusted, or has mold or mildew on it. Examples of items that MAY NOT be kept on an outdoor patio or balcony include, but are not limited to: indoor furniture, appliances, bags of fertilizer, pots with soil but no plants, coolers, fishing poles, skis, and camping equipment. Owners can be fined if

- B. Only a limited number of items are permitted on balconies and patios. These items are limited to: bicycles, pots with plants, barbecues, and patio furniture. Only one storage container shall be permitted for units without garages or storage closets, not to exceed 2 feet deep, 2 feet high and 3 feet long and shall be either a dark shade of gray, brown or green plastic. Children's toys, small wading pools and small sandboxes shall be permitted on concrete patios only, between May 1st and October 1st of each year. Children's small toys shall be permitted on second story (upper) decks from May 1st to October 1st of each year.
- C. If a homeowner wishes to plant annuals or do other landscaping in a common area (beyond their patio or balcony), they must present a written request for approval to the Board of Directors. If approved, the landscaped area must be properly maintained by the homeowner. If the area is neglected and not maintained, it will be reclaimed by the HOA and restored to its original condition, or restored as the Landscape Committee and the Resident Manager feel is appropriate. The homeowner will be notified of areas that will be reclaimed or restored by the Association.
- D. Homeowners are authorized to plant items within their patio area (defined as a "limited common area"), as long as the homeowner maintains the plantings. Guidelines for plantings in a "limited common area" are listed below. All plantings in patio areas are subject to approval if, in the view of the Board and the management company, the area has become overgrown, unsightly, or unmanageable. " If a patio (concrete pad) has a fence enclosing it, the entire area inside the fence is the homeowner's limited common area. If a patio (concrete pad) does not have a fence, the limited common area is the concrete pad only. The ground immediately surrounding the concrete pad is a common area." The information shown in parentheses " " has been paraphrased from the Tall Firs Declarations, 7.1, and 7.1.3.

In regard to the limited common area of a patio or balcony, the following are the homeowners' responsibilities:

- 1) The homeowner must not allow plants to touch or lean against the buildings, patio, fences, stairs or railings.
- 2) The homeowner must not allow their patio to become overgrown. On patios without fences, and on 2nd story balconies, plantings should be no higher than the top of the patio sliding door. On fenced patios, plantings should be no higher than the height of the patio sliding door. It has become necessary to enforce and impose restrictions because too many patio areas have become unsightly and overgrown.
- 3) The Board may request that overgrown trees and/or shrubs be removed if the scale of the plantings is not in proportion to the size of the patio, and/or the root system is too close to a building or patio foundation, or branches are against the building, fence, stairs, or railings. If a homeowner is directed to have overgrown trees or shrubs removed from their patio or balcony area, they will be removed by the Association, at no cost to the homeowner. The homeowner will be notified prior to the removal.
- 4) Homeowners may appeal a decision about landscaped items they may be asked to substantially trim back or remove from a patio or balcony area. The appeal should be made to the Tall Firs Board of Directors, in writing, with a photo of the area and the planting.
- 5) The homeowner must trim the plants/shrubs/trees within their patio area.
- 6) Bamboo, wisteria and any other aggressive plants must be contained in a planter box and should not be allowed to spread.

E. Flower displays are encouraged, if in proper containers with drip pans under them. Homeowners must not over water, as water overflowing the drip pans will stain or rot the fascia boards on deck balconies. Any pots with soil, but no plants, must be removed. Maximum number of planters allowed is 7 containers.

F. Nothing is to be hung over balcony and patio railings. This includes,

but is not limited to, clothing, bedding, rugs, towels, swim wear, etc. Covers on bicycles shall not drape the floor or overhang the balcony and shall be clear. **All other** colors are prohibited. Bicycles shall not be hung from walls, railings, ceilings or any other part of the buildings.

G. An awning, shade, or sun screen may be attached to a building, fence, or railing with Board approval. An awning shade or sun screen must be a solid white. It may not be attached to any vinyl surface on the building.

H. A small amount (1/4 cord) of firewood may be stored on patios. It must be stacked neatly. Firewood is not to be stored on decks. Stacked wood shall not touch the building.

I. Animal feces shall be promptly removed from balcony and patio areas. Animal feces shall not be allowed to accumulate in/on balcony and patio areas. Fines will be levied without a warning.

J. The growing of vegetables in the common areas is prohibited.

K. Bird feeders with birdseed or peanuts in them are not permitted. Please Do Not feed peanuts or other foods to squirrels since they attract rats.

7. EXTERIOR APPEARANCE

Any change or addition affecting the exterior appearance of the building is subject to prior approval by the board of directors. Uniform exterior appearance enhances the overall beauty and value of our property.

- A. Storm doors (the heavier entry door) are to be painted Parker Paint #CW051W white.
- B. Only white lined curtains or blinds are allowed.
- C. All future installations of front screen/storm doors shall be white, consistent with the present color scheme of the white vinyl siding.

8. NOISE AND NUISANCE

- A. Residents and their guests shall have due regard for the individual peace, comfort and enjoyment

of grounds and facilities by other occupants in the complex.

- B. **Quiet** hours are between 10:00 p.m. and 8:00 a.m., do not operate dishwashers, laundry, garbage disposal, etc. during these hours.
- C. Musical instruments, radios, television sets, and stereos shall be played only at a reasonable volume that is not disturbing **to other** residents.
- D. Do not **honk** vehicle horn or ask the person picking you up to honk for you.

9. **SIGNS**

Advertisement signs (such as “For Sale” or “For Rent”) are not allowed in, on or adjacent to any unit or vehicle on Tall Firs grounds. Such signs detract from the overall beauty of the property. A central listing board for any unit for sale or rent is provided. See “Resident Manager” on how to display your unit listing. Bulletins or signs may be posted at mailboxes after board approval.

10. **PETS**

- A. All animals must be licensed with King County Animal Control office.
- B. Animal Control will come onto Tall Firs property at the invitation of the board of directors to deal with obvious violations.
- C. All pets must be kept on a leash 8 ft. long or less with owner in attendance and in control of the pet when outside. No exceptions. This includes dogs and cats. Cats are not permitted to run loose on Tall Firs grounds.
- D. You are responsible for the bathroom duties of your pets! You must clean up after your pet immediately. Use your pooper scooper and plastic bag to dispose of properly. Urine burns grass, flowers, and shrubs. You will be held financially responsible for restoration or replacement of damage caused by your animals.

- E. Residents using litter boxes for their pet(s) must put used kitty litter into a plastic bag before it goes into the dumpster. No exceptions.
- F. Cats or dogs are not allowed in bark beds. Pets should be confined to sidewalks and off-site areas.
- G. The board of directors has the absolute authority to require removal of any pet causing damage to common grounds or buildings, per the declarations and **by laws**, articles 11.10 through 11.13.
- H. Do not leave your dog outside day or night unattended including enclosed patios and decks.
- I. No pet food dishes with food or water are to be kept outside of your unit. **This attracts rats.**
- J. Violators will be fined without any written warning for **the** above infractions of the rules.

Applies to all TALL FIRS Facilities

The POOL, SPA & SAUNA, TENNIS COURT, BASKETBALL COURT, and RACQUETBALL COURT are provided for the use of residents. Guest privileges are available and limited to 2 guests per residents as long as they do not affect the enjoyment of the other residents.

GUESTS must be accompanied by residents at all times. Residents are responsible for the actions of their guests and will assume full responsibility for any damage caused.

NO LOITERING

Identification and proof of residency may be asked to be presented upon request due to the high number of misuse of amenities at Tall Firs.

11. RECREATIONAL FACILITIES

A. PRIVATE PARTY USE OF THE CABANA

- 1) If alcoholic beverages are to be served, a banquet permit is required.
- 2) Private parties (up to 25 persons) are restricted to the utilization of the party room only.
- 3) The use of all other recreational facilities for private functions cease, after regular closing hours; this includes, swimming pool, basketball and racquetball courts. The party room, sauna and Jacuzzi in the cabana may be utilized for private indoor parties during normal operating hours only 10:00 a.m. to 10:00 p.m..
- 4) In order to avoid confusion and undue disturbance to residents, a resident desiring to use the recreation room for a private party shall notify the on-site manager at least four (4) days in advance. Frequency of private parties in the party room will be governed by availability.
- 5) To reserve the facility a \$100.00 cash deposit is required, refundable when facility is returned to proper degree of cleanliness by 9:00 a.m. the following day.
- 6) Informal parties in the pool area in the evening hours are permitted, provided that there is not unreasonable interference with the enjoyment of the other residents. NOTE: Applies during normal operating hours only 10:00 a.m. to 10:00 p.m.

A. RACQUETBALL COURT

- 1) Courtesy rules are that players limit their game to (1) hour when others are waiting to play.
- 2) Regulation racquetball shoes, balls, and racquets only will be used.
- 3) Persons under the age of 18 may not use this facility without the presence of a responsible adult.
- 4) Residents are responsible for any damages to the facility by themselves or their guests.

B. TENNIS COURT

- 1) Hours: 10:00 a.m. to 10:00 p.m.
- 2) The tennis court is provided for the use of the residents. Guest privileges are available, (limit of two) provided they do not affect the enjoyment of other residents. Guests must be accompanied by resident at all times.
- 3) Courtesy rules are that players limit their games to one (1) hour when others are waiting to play.
- 4) Night players must turn off the lights after they have completed their game.
- 5) Tennis courts are to be used only for tennis. No skateboards, scooters, and roller blades.
- 6) Tennis shoes only are to be worn on the court.

C. BASKETBALL COURT

- 1) Hours are 10:00 a.m. to 7:00 p.m.
- 2) The basketball court is provided for the use of the residents. Guest privileges are available, (limit of two) provided they do not affect the enjoyment of other residents. Guests must be accompanied by resident at all times.
- 3) Radios and other sound producing equipment are not permitted.

- 4) Courtesy rules are one (1) hour time limit **when others are waiting to play.**
- 5) No skateboards scooters, roller blades, or bicycles.
- 6) Loud or vulgar language are grounds for being asked to leave the court.

D. RACQUETBALL COURT

- 5) Hours are 10:00 a.m. to 10:00 p.m. LOCKED with access/registration through the manager in exchange **for driver's** license.
- 6) Radios and other sound **producing** equipment are not allowed in the pool area.
- 7) Air mattresses, inner tubes and floating devices of any kind are not permitted in the pool or pool area. Individual flotation devices for small children are permitted.
- 8) No animals allowed in pool area.
- 9) Pool keys are \$5.00, obtainable from the resident manager. Replacement keys will be \$25.00.
- 10) NO Life guard on duty –swim at your own risk.
- 11) Due to misuse of the pool, all residents are asked to carry identification showing your name and address while using Tall Firs recreational facilities like the pool, sauna, racquetball, basketball and tennis courts. NO EXCEPTIONS.

E. SPA AND SAUNA

- 1) Hours are 10:00 a.m. to 10:00 p.m.
- 2) The spa and sauna **are** provided for the use of the residents. Guest privileges are available, (limit of two) provided they do not affect the enjoyment of other residents. Guests must be accompanied by resident at all times.
- 3) Tobacco, food and drinks are not permitted.

- 4) No jumping or splashing allowed in the spa.
- 5) Persons under 18 years of age are not allowed in the sauna or spa, per state law.
- 6) Bathing in the spa is prohibited.

F. POOL

- 1) Open from 10:00 a.m. to 10:00 p.m. daily, Memorial Day through Labor Day.
- 2) The pool is provided for the use of the residents. Guest privileges are available, (limit of two) provided they do not affect the enjoyment of other residents. Guests must be accompanied by resident at all times.
- 3) Persons under 16 years of age must be accompanied by a responsible adult at all times. No exceptions.
- 4) Tobacco **products** and **alcoholic** beverages are banned from the swimming pool area. No exceptions.
- 5) Residents are responsible for the actions of their guests and will assume full responsibility for any damage caused.

12.

VANDALISM

Vandals will be prosecuted, whether owner or tenant, resident or visitor. Each owner will be monetarily responsible for all vandalism caused by their tenants, visitors, family members or themselves. Residents observing or knowing of vandalism are asked to report incidents by calling 911. Then report incident to on-site manager Jeff Hilde at 253.217.7815.

13.

FOUNTAIN

No children or adults are allowed to **play in, on or around** the fountain.

14.

GARBAGE and RECYCLING

- 1) Only household garbage items are allowed in the garbage dumpsters.
- 2) All trash must be bagged.
- 4) The disposal of the types of items described above shall be the responsibility of the individual resident at their own cost to the appropriate disposal site, such as the county transfer station or dump. This can be done through a contractor or by the residents themselves. A violation of this rule will result in a fine of \$50.00 for the first offense and \$100 for all subsequent offense, without a letter of warning.
- 5) Recycling is **strongly** encouraged here at Tall Firs. Please do not throw food related garbage in the blue bins.
Contact the City of Federal Way Waste Management website:
<http://www.wmnorthwest.com/federalway/resmfb/recycling.html>

Management program in King Co. Waste mobile <http://www.govlink.org/hazwaste/house/disposal/index.html> Wastes mobile usage is NO CHARGE for residents.to dispose of properly **at waste recycling locations**. Consult: Local Hazardous Waste.

15.

OWNERSHIP AND RENTAL ACTIVITY

- A. Management must be informed of any and all changes in occupancy of any Tall Firs Association unit.
- B. Homeowners who are renting **out** their units must complete new owner/renter information forms and send them to the management company within 7 days of any new occupancy. It is the obligation of the unit owner to contact the management company to request a new form.
- C. www.tallfirshoa.com has the necessary form.

16.

ALARMS

- A. All monitored alarms must be registered with the City of Federal Way.
- B. There shall be no external noise or light device on any alarm system.

17.

ANNUAL MEETING ATTENDANCE

All owners are required to attend the annual meeting of the homeowners association or to submit a proxy prior to the start of the meeting. Failure to attend the meeting or submit a proxy will result in a fine of **\$50.00**.

- 3) Items that are NOT household garbage include but **is** not limited to the following partial list:
 - A) Any home improvement or construction debris such as carpeting, floor covering, waste lumber, etc.
 - B) **Appliances**, such as washers, dryers, refrigerators, microwave ovens, computers, televisions, and stereo equipment, etc.
 - C) Pieces of furniture, mattresses, cabinets, tables, chairs, barbeques, etc.
 - D) Items such as automobile tires, and large pieces of metal, etc.
 - E) Car batteries, turpentine and hazardous materials are the responsibility of the owner