

Property Maintenance

Rules & Regulations

I. Introduction

Article 7.2 of the Forest Trails CC&Rs requires that each Homeowner is to 'maintain, repair, replace and restore said Owner's Lot (including the yard and landscaping) and Home and other improvements located thereon, in a good, clean, attractive, safe and sanitary condition'. These declarations are to protect every Homeowner's property value by ensuring a well-kept and desirous place in which to live.

All exterior areas shall be consistently maintained. Other articles cited are referenced to the CC&R's.

II. Categories

1. Yard Maintenance – Lawns shall be mowed, trees and shrubs pruned, dead limbs removed, planting areas weeded on a regular basis. Woodpiles shall not be visible from the street at any time; leaf piles and other debris and trash shall be removed. Moss and other debris shall be removed from driveways and walkways. Vehicles and recreational vehicles of any type may not be parked or stored on the grass or landscaped grounds of the front and/or side yards.

2. Home Exterior Maintenance – Paint and/or stain on each structure (house, fence, deck, etc.) shall be uniform in color, and without significant fading, cracking, or peeling. Roofs shall be kept free of extensive moss or other accumulations and debris which detract from a clean appearance of the roof.

Any fence structure concerns should be addressed by the ACC. You can note the concern in the spreadsheet. Do NOT include on postcard, this requires a letter. Here is a link to the ACC guidelines: http://fthoa.net/images/pdfs/ACC_Sheds.pdf

3. Holiday Decorations- Christmas lights, temporary visible devices used to hang lights and other holiday displays shall be removed from view within thirty (30) days following the holiday occurrence.

4. Trees & Shrubs Maintenance – Shall be kept pruned so that they do not:

- a. Encroach onto or over the sidewalks so as to interfere with passage of pedestrians
- b. Interfere with sight of oncoming traffic at street intersections
- c. Interfere with light from lamp posts onto sidewalks and streets
- d. Obstruct access from the road to fire and electric utilities

5. Waste Bins – per CC&R's Article 14.7

a. Garbage and trash containers shall be buried or shall be located abutting rear or sides of house and shall be contained within an enclosure

6. Signs – To supplement enforcement of our CC&R Article 14.9:

a. For Sale or For Rent – one sign may be placed by the owner, builder or by a licensed real estate broker, not to exceed eighteen (18) inches high and twenty four (24) inches long on any lot. For Sale signs shall be removed within 10 days after the date of closing of the sale of the property. For Rent signs shall be removed within 2 days after a lease agreement is entered into.

b. Contractor – One sign not to exceed eighteen (18) inches high and twenty four (24) inches long may be displayed by a contractor on a lot during the period that work is being done. This sign shall be removed within 7 days after work is completed.

c. Political – One sign per candidate and/or ballot issue not to exceed twenty four (24) inches high and thirty six (36) inches long may be placed by a owner on his/her lot. These signs can be displayed no sooner than 90 days before an election and shall be removed by one (1) week after the last day for voting (the election date) per Washington RCW 64.38.034 effective July 24th, 2005. Political signs on lots are now permitted, subject to these reasonable controls or restrictions, because the Washington statute expressly supersedes Homeowners' Association CC&Rs and there FGHA shall be in compliance. Such signs cannot be posted anywhere on common areas of the Association.

7. Storage - to supplement enforcement of our CC&R Article 7.3:

a. No Owner shall store or allow any tenant to store any trailers, boats, motor homes, recreational vehicles or any disabled or inoperable motor vehicles on the Premises (other than completely within an enclosed garage, or within such other enclosure as may be approved in advance by the Board of Directors or the Architectural Control Committee) for more than forty-eight (48) consecutive hours. Violations shall subject such vehicles to public impound, at the expense of the Owner thereof.