



RULES AND REGULATIONS **China Falls Homeowners Association**

Pursuant to Article 6, Section 6.1 of the First Amended & Restated Declaration and Covenants, Conditions, Restrictions, Easements and Reservations (the CC&Rs) of the China Falls Homeowners Association (the "Association") and R.C.W. 64.38.020, the following written Rules and Regulations are adopted in order to further clarify and supplement the provisions and requirements of the CC&Rs, and the Bylaws and Rules & Regulations (hereinafter collectively the "governing documents") of the Association. These rules are intended to provide additional incentive for compliance by owners who violate the requirements and provisions of the governing documents, not supplant or amend them, and in the event of an inconsistency or conflict between these Rules and the governing documents of the Association, the governing documents provisions will supersede and apply.

These rules help the Association in its obligation to ensure owners in the community adhere to the governing documents, which are intended to protect our property values by preserving the aesthetics of our neighborhood and promote a sense of harmony between neighbors.

Each owner is fully responsible for the compliance of their family members, guests, tenants, and other occupants of the owner's home.

I. Exterior Appearance [non-ACC]

Owners are required to keep the interior and exterior of their lot in a clean and sanitary condition, free of rodents and pests, and in good order, condition and repair. Owners shall perform maintenance at any time necessary to maintain the appearance and condition of the lot.

A. Landscape Maintenance

Owners must keep their yards well-maintained, including weed removal, mowing, fertilizing and watering (subject to governmental restrictions on watering).

Lawn areas shall be maintained at a grass height not to exceed five (5) inches. Grass is permitted to go dormant but must be uniform in color and coverage. Bare and thinning areas need to be repaired.

Any plants, bushes, trees, grass or other foliage must be trimmed back such that they do not impede sidewalk traffic. Landscaping must not impede street visibility or create a safety concern. No mass planting over three feet in height shall be permitted to extend near the street.

Any moss on roofs, sidewalks, driveways, grass, or other areas must be minimized and maintained.

B. Signs

Per the CC&Rs, no signs are permitted except real estate signs. The following exceptions are also allowed on an owner's Lot:

1. Security warning and system signs. Signs must be small in size, branded, or standard-issued from a security company.
2. One "No Soliciting" sign is permitted, no larger than 5"x11" in size. These signs must be affixed to the home at the entry door.
3. Graduating "Class of YYYY" signs are permitted for the current school year, through September of the graduation year.
4. Up to 5 political signs to support candidates or ballot measures may be placed directly in front of your home 2 months prior to an election and must be removed within 7 days after the election date.
5. Graduation and political signs must be no larger than 24" x 20" and may be placed in yards only. Signs are not permitted in windows.
6. Signs with vulgar language or images are not permitted under any circumstances.

No signs are permitted on any common areas, including the entrance monuments, without prior Board approval.

C. Flags

One flag may be displayed from a flagpole attached directly to the home, not to exceed 3'x5'. Owners are only permitted to display the flag of the United States of America, U.S. Military branch or POW/MIA flag, a State flag, a flag of another country, seasonal/holiday flag, or officially licensed sports team or university. Flags or banners with vulgar language or images are not permitted under any circumstances. Any other flag requires HOA approval prior to installation.

D. Outside Storage

Household items, landscaping materials, and construction materials may not be stored outdoors in a manner visible from the street.

Any dumpsters or portable toilets from construction projects must be removed promptly following completion of the project.

E. Trash

Trash receptacles (including recycling and compost containers) must be stored out of sight, in a garage or behind fencing. Trash receptacles must not be visible from adjoining lots or from the street, except on collection day and the night before, for the purpose of collection. These receptacles are allowed to be placed out 1 day before pickup and must be removed 1 day after.

F. Driveway Pillars

The light on each driveway pillar shall be illuminated from dusk until dawn. No motion activated lights shall be installed on pillars.

Most homes have a built-in outdoor light sensor that controls the driveway pillar light. Alternatively, owners may consider purchasing WiFi enabled or other "Smart" bulbs.

G. Exterior Lighting

The Association recommends that Owners illuminate the front of their homes at night for crime prevention and safety.

Exterior lighting fixtures must be located and constructed so that they do not create a nuisance or hazard. Lighting installations must consider the harmony of the community. An owner's lighting must not be pointed at a neighbor's lot or home.

Any motion activated lights must be adjusted so that they will not be activated by persons or other activity located in or beyond the street.

Exterior lighting must have a white color temperature of no higher than 3000K. All fixtures must contain the same color temperature.

Lighting such as colored lights and decorative string lights are considered a seasonal decoration and must not be displayed year-round. If any lighting (e.g. LED strips or string lights) is to be installed year-round, it must be permanently affixed to the roofline with wiring unseen and neatly installed.

H. Seasonal/Holiday Decorations

Outdoor decorations are encouraged but must be removed no later than 15 days after the end of any holiday.

I. Temporary Fencing

Temporary or removable fencing such as those used to enclose pets or deter wildlife may not be placed on any Lot in a manner visible from the street.

J. Temporary Structures

No temporary structures shall be installed, placed or used on any Lot, except for temporary structures used during construction or remodels approved by the Board.

K. Interior Window Coverings

Only drapes, curtains, shutters, blinds, or other such materials intentionally produced for use as a window covering shall be visible from the exterior. Blinds shall not have missing, bent, or broken slats. Draperies and/or curtains shall not contain visible stains or tears.

L. Video Cameras

Any exterior facing camera must be installed such that there are no excess or visible wires and maintain a consistent appearance. Owners may only have a reasonable number of cameras visible from the exterior of their lot.

At no time shall a camera point directly at or into a neighbor's home without their permission.

M. Roofs, Gutters, and Chimneys

Visible portions of roofs, gutters, and chimneys must be maintained and kept clean to avoid excess moss and staining from algae growth.

II. Exterior Home Improvement [ACC required]

All changes or alterations to your home's exterior require board approval **PRIOR** to starting work. A completed ACC (Architectural Control Committee) form must be submitted to the Association or Property Manager **PRIOR** beginning any work. The HOA urges homeowners not to sign a contract **PRIOR** to obtaining approval.

To expedite approval, a properly completed ACC form requires contacting all affected neighbors and to provide sufficient project details, including timelines, detailed product information, drawings, pictures, or maps when necessary. Approval or disapproval of work shall be made within 45 days of submission of a complete form.

A change or alteration includes, but is not limited to, roofing, painting, siding, windows, roofing, driveways, landscaping, sheds, decks, and fencing. If unsure whether approval is required for a specific change, contact the Association or the Property Manager.

Affected neighbors include homes that have visual line of sight to your project or may be impacted by the execution of your project.

Any changes to the plan made after approval must be communicated to the board and may require resubmitting the ACC with the updated plans.

Unauthorized work requiring approval is subject to a fine and a Stop Work Order.

A. Painting

Exterior paint must be maintained with an even coloring; fading, streaking, or other discolorations are signs that your home needs to be repainted.

Generally, repainting may be necessary once every 10 to 15 years. Wood trim or shingles may require more frequent application. Stucco may require additional coats to look clean.

If you are changing paint colors, it is required to paint a swatch or sample on a less visible area of your home's exterior for both ACC and neighbor review. Even if you are not changing colors, an ACC form is required but can be submitted without a swatch painting.

B. Fencing

All fences must conform to the fence detail shown in Exhibit C of the CC&Rs.

At the current time, there is no standard fence staining policy or color. However, one single fence staining policy may be adopted in the future, therefore it is recommended to stick to a neutral color. The painting of a fence is not permitted.

No fence, wall hedge or mass planting over three feet in height shall be permitted to extend near the street.

C. Roofing

The goal of our roofing standard is to maintain the existing look and feel of our neighborhood.

- Installation must be done in a way that results in professional appearance. Professional installation is highly recommended.
- Roof material shall be a high-quality composition roof or better, tile, or other roof material of comparable quality.
- Minimum manufacturer's warranty of 40 years
- Composition material must have contouring that provides a look of dimensionality similar to the style across the homes in the neighborhood.
- Composition material must have gradation in color that provides a look of depth similar to the style across the homes in the neighborhood.
- Color blends ranging from blacks, browns, tans, or grays, may be approved.
- Roof, hip and ridge caps must be of the same manufacturer and consistent in color and material.
- Examples of composition materials that meet these requirements include, but are not limited to: GAF Timberline HDZ, CertainTeed Landmark Pro, Owens Corning Duration Premium.
- Exterior roof material may not be patched unless the patch can be made seamlessly with materials that match the whole roof in color and appearance.

D. Artificial turf

The Association discourages installation of artificial turf due to the potential environmental impacts, and also because the vast majority of homes in China Falls have natural turf and landscaping.

Artificial turf must be of high quality, appear lush and full, be as close as possible to real grass in appearance and follow local ordinances for drainage, permeability, and other aspects. A sample must be provided for inspection with the ACC approval form.

General Guidelines:

- Turf may not be installed directly up to the homes foundation. There must be a minimum border of 12 to 18 inches of rock or mulch to separate the turf.
- Front yard areas must retain a minimum of 30% of overall square footage of organic plant material such as planter beds, rock beds, mulch beds, bushes, shrubs, etc.
- Color must be similar to the geographical area as a blended, multi-color monofilament fiber and a minimum pile height of 1.5 inches.

- Turf may not be installed directly abutting natural lawn areas such as a neighboring yard. A divider such as stone or pavers would need to be installed.
- Turf must have adequate drainage built in such that there is no puddling or pooling. This usually requires an appropriately deep sub-base.
- Turf must not allow any natural growth through its surface. This usually requires installation of a porous weed barrier below the sub-base level.
- Turf must have a consistent look and feel with no patterning or visible seams. and any grain must be oriented in the same direction throughout.

Guidelines for installation

- Installation must be done in a way that results in professional appearance. Professional installation is highly recommended.
- Installation plans must include how all general guidelines are achieved, or if a guideline is not achieved, clear reasoning as to why it is not.
- Products should be installed per manufacturers' specifications. This generally requires a sub-base, infill material and porous weed barrier.

The Association may require repair or replacement if there are signs of damage, lifting, unevenness, worn areas, fading, deterioration, wrinkles, or any other general guideline is no longer being met.

E. Solar Panels

General Guidelines:

- No panels are to be installed on the roof's front elevation facing the street
- If panels will be visible from the street or from another Lot, affected neighbors must be contacted to solicit feedback
- Panel installations must meet City and State regulations

Guidelines for installation:

- Panels shall be parallel to the slope of the roof surface
- Panels cannot extend above or below the roofline
- Panels to be installed as close to the roof surface as possible (maximum of 6 inches from surface)
- Panels on each respective roofline shall be installed in a consistent grid-like manner and direction with no staggering, and they must be in portrait or landscape orientation but not a combination of both

- The number of installed panels cannot exceed the maximum allowable under a Residential Permit
- The panels, backing and frames must match. As most solar panels are black, only black backing and frames are permitted. Alternatively, panels, backing and frames may be all one color matching the color of the roof.

Guidelines for hardware:

- All mounting bracketry, interface hardware, etc. must be painted the same color as the roofing material or the solar panels.
- All or most wiring, bracketry and tubing must be concealed to minimize visibility along the roof surface. Wiring and tubing should run through the attic and not on the roof or outside of the home where possible. If not possible, wiring and tubing should be obscured below eaves and conduits should be painted to match the house.

F. Windows

Exterior windows visible from the street must maintain a consistent appearance. For example, window grille patterns should be consistently applied, or not.

The preferred color for window frames should be white or cream. Any changes to window frame color must be approved through an ACC and must be complimentary to the window trim and house paint colors.

G. Driveways

Driveways shall be constructed of exposed aggregate concrete paving or other hard surface approved by the Architectural Control Committee.

Driveways should maintain color and texture uniformity. Staining, cracking, pitting, and crumbling should be repaired in a way that uniformity is maintained.

Driveway pads/ramps are not permitted. (See also **Sidewalks.**)

H. Additional structures

Sheds, gazebos, and children's play equipment must not be visible from the street.

III. Streets, sidewalks, and common areas

A. Parking

- Vehicles must be parked in driveways or garages. Parking on lawns or landscaped areas is prohibited.

- Overnight street parking is not allowed, except for occasional guest vehicles. Overnight guests should park in your garage or driveway if possible.
- At no time shall a vehicle block any part of the street, cul-de-sac, sidewalk or fire hydrant. This includes no parking on the sidewalk, or perpendicular parking. Parking in such a way that prevents emergency vehicles from accessing any home is also prohibited. Care must be given to avoid parking on both sides of the street, particularly on narrow streets.
- Commercial vehicles, campers, trailers, motor homes, boats, boat trailers, jet skis, motorcycles, all-terrain vehicles or other recreational equipment, may not be parked on any Lot in a manner visible from the street.
- Disabled or inoperative vehicles may not be stored on any Lot or in the street right-of-way for more than 72 hours.

B. Pets and animals

- Pet owners shall immediately clean up and remove any defecation or waste created by their pet. Pet owners may not allow used pet waste bags to be accumulated openly in a location viewable from the street or sidewalks. Used pet waste bags, if kept outdoors, must be kept in a plastic or metal covered receptacle not visible from the street.
- When outside of the owner's premises, pets must be securely leashed under the control of a competent adult.
- Dogs are not permitted to enter another lot or run free. Dogs may not be left unattended, tied outside a home, on patios or any part of the common areas in the owner's absence.
- Only a reasonable number of dogs, cats, caged birds, fish tanks or similar household pets may be kept on a lot.

C. Common Areas

- Playing or climbing upon the landscaped HOA common areas at the entrances to the neighborhood is prohibited.

D. Sidewalks

- Sidewalks shall be kept free of moss, debris, plants, bushes, trees, grass or other foliage.
- No parking is permitted on the sidewalk.
- Driveway pads/ramps are not permitted. (See also **Driveways.**)

IV. Renting your home

Reference the document, "Rules on Rentals – China Falls" for rules and requirements when renting your home.

It is the owner's responsibility to notify the Association that you are renting your home. The renting or leasing of anything other than your entire home is strictly prohibited.

Tenants and tenant's family members and guests are subject to all the provisions of the CC&Rs and all rules adopted by the HOA.

V. Day Care

RCW 64.38.140 states that the HOA may not prohibit or unreasonably restrict the use of a Lot as a licensed family home childcare operated by a family day care provider. A family home childcare or child day care center, as defined in RCW 43.216.010, must comply with all governing documents of the HOA, including but not limited to, Signs and Parking.

Furthermore, any family home childcare operated by a family day care provider or child day care center must:

- Be licensed under chapter 43.216 RCW;
- Indemnify and hold harmless the association against all claims, whether brought by judicial or administrative action, relating to the operation of the family home child care or the child day care center, excluding claims arising in common areas that the association is solely responsible for maintaining under the governing documents;
- Obtain a signed waiver of liability releasing the association from legal claims directly related to the operation of the family home child care or the child day care center from the parent, guardian, or caretaker of each child being cared for by the family home child care or the child day care center; and
- Obtain day care insurance as defined in RCW 48.88.020 or provide self-insurance pursuant to chapter 48.90 RCW, consistent with the requirements in RCW 43.216.700.

VI. Rule Enforceability

If any portion of this rule is determined to be legally unenforceable, it shall not negate the enforceability of the remaining portions of the rule.

Adopted by the Board this [nth] day of [MONTH], 2025.

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Alex Malesis, Vice President

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