



Meridian Firs 2 Home Owners Association
24800 144th Pl SE • Kent, WA 98042

Meridian Firs 2

House Rules

These House Rules were adopted by the Meridian Firs 2 Owners Association

Board of Directors on November 6, 2011.

Mike Weros, President

Meridian Firs 2 Owners Association

Meridian Firs 2 House Rules

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HOUSE RULES OF MERIDIAN FIRS 2 OWNERS ASSOCIATION

A. General Responsibilities and Information

1. Residents are responsible for the conduct of their guests. Guests must observe all rules as if they lived here. Owners are responsible for the conduct of tenants and their guests.
2. Owners are financially responsible for damage done to any common area by themselves, their children, guests, tenants or pets. Owners should immediately contact the manager should they or their family, tenants or guests cause any damage outside the interior of a unit.
3. Owners are responsible for maintaining a safe and fire hazard free unit. Flammable and/or hazardous materials, other than routine homeowner supplies, should not be stored on the property.
4. Meridian Firs 2 is zoned as residential property. All home occupations are subject to the appropriate ordinances including, but not limited to: no signs, no more than one employee at a time, limited area (20%) of the home, no outside storage. Customers and clients are not allowed to visit the business, except by appointment.
5. All residents should make every effort to keep their property and the common area in a clean and orderly manner.
6. The common area is defined as all areas owned by the Meridian Firs 2 Owners Association and consists of the roadways, parking areas, RV parking area, play area, cabana, lawns and green belts. Individual properties are defined by their deeded property description.

B. Noise and Behavior

1. No resident shall make or permit any illegal activity, disturbing noise, noxious, offensive, dangerous, unsafe activity or disorderly conduct or do or permit anything to be done which will interfere with the rights, comforts or convenience of other residents.
2. Relative quiet should be maintained from 10:00 p.m. to 8:00 a.m. each night/day. Residents are advised to clear the holding of large parties in advance with immediate neighbors and the Manager.
3. Fireworks are completely banned from all common areas. This includes the use and operation of fireworks and/or the impact of fireworks on the common areas. Legal fireworks may be used on individual properties as permitted by law so long as they do not impact on common areas. A \$100.00 fine per offense will be incurred for infraction of this rule.
4. Residents may not tamper with any designated fire protection equipment such as hydrants or with markings on the common area, such as fire lane markings on the roadways.
5. Alcoholic beverages must be confined to private property. Illegal drugs are, of course, banned everywhere.

C. Vehicles and Parking

1. The speed limit is established at 10 mph.

2. Motorized vehicles are not allowed on any of the common area except for the roadways or parking areas. An exception may be made for approved maintenance or moving purposes. All vehicles, including motorcycles and other off-road vehicles, must be fully licensed and street legal. All operators of motor vehicles must be properly licensed and insured.
3. Vehicle repairs may not be made on any common area except for emergency repairs (such as flat tires) or routine maintenance (such as headlight replacement). Vehicle repairs within a private driveway must comply with hazardous waste disposal procedures as governed by law. No hazardous material such as vehicle oil may be disposed of in any drain whether that is a private driveway drain or a common area storm drain.
4. Vehicles that leak fluids excessively will not be allowed to park anywhere on the property, whether on common area or private driveways. Fluids leaked onto a private driveway wash into the common area and into storm drains resulting in City of Kent fines to the association (which will be passed along to the homeowner responsible for the spill). Additionally, these fluids can permanently damage the pavement preventing future sealants from adhering properly; therefore, owners are responsible for immediate cleanup of all spills or a cleanup charge will be assessed to their account. Owners of vehicles found to be in violation will be given a 24 hour notice to remove the vehicle from the premises after which they will be towed at the owner's expense. Additional fines may be levied for any damage in common areas, private driveways or to the environment.
5. No disabled vehicles may be left parked on common area and no permanently disabled or damaged vehicle that is inoperable may be left on private property.
6. Parking is only allowed in private driveways and marked spaces in the common area. No parking is allowed anywhere else except in the RV parking area by approval.
7. Any vehicles parked in a private driveway or marked space in the common area may not extend into the street.
8. Vehicles not registered with the manager, that are parked in the common area for over 14 consecutive days without being moved, will be towed. There is no limit on private driveways, except as indicated above.
9. Non-resident guests must be advised that they may not park in other homeowner's private driveways or on the common area roadways. Overflow parking must park along 146th Ave. SE or on 145th Lane SE near the play area. Non-resident guests may not leave vehicles in the common area except when actually visiting. A disregard will result in towing of the vehicle at owner's expense.
10. If repairs or renovations on your unit require the rental of containers or PODS to be temporarily parked in your private driveway, authorization must be pre-approved by the Manager and/or the Board of Directors and the estimated length of time disclosed. Containers may not be placed on common areas or in neighbor's driveways (without their consent) nor extended out into the roadway.
11. Due to limited common area parking, residents may only use one common area parking space. Other vehicles need to be parked inside their garage and/or on their private driveway. Overflow parking is available in the upper gravel parking area near the open field to the north or on 146th Ave SE. Violators may have their extra vehicles towed.

D. RV Parking Area

1. Only residents may utilize the RV parking area. Non-residents are not allowed.
2. The primary use of the RV parking area is for recreational-type vehicles such as motor homes and trailered boats. Campers, canopies, and utility trailers have the next priority. Other vehicles may park there on a space available and first-come, first-served basis. As RVs have priority, other vehicles may be bumped if short of space.
3. All RV's and vehicles using the RV parking area must be currently licensed in the State of Washington and operational at all times, except for short periods as approved by the Board of Directors. Further, they must be in good repair and good visual condition. Vehicles must meet these requirements or they will not be allowed.
4. Guests visiting residents may be approved to park in the RV area on a space available basis, as approved by the Manager or the Board of Directors in advance. All such vehicles must be fully self-contained.
5. Before the RV parking lot may be used, permission must be obtained from the Manager. A description of the item—including type, make, model, color, license number, and VIN, along with your name, address, and phone number—must be provided to the Manager. Any resident utilizing more than one RV space may be asked to relinquish one space if there is no available RV space for a new resident request.
6. RV type vehicles, including, but not limited to: boats, motorhomes, campers and utility trailers may not be parked in common parking areas or private driveways. RV parking is available to residents with the above limitations.

E. Pets

1. All pets must follow the local, county and state laws regarding types and numbers allowed, leash laws, license tags, and other such items. Pets may not be kept, bred or used for commercial purposes. See Kent City Code Chapter 8.03 Animal Control and King County Title 11 Animal Care and Control.
2. Dogs must be on a leash any time they are on common area. Otherwise, they must remain on the owner's property.
3. Only normal house pets (dogs, cats, birds, fish, etc.) are allowed. No livestock (including potbelly pigs, miniature pigs, horses, goats, and other animals considered livestock by county ordinances) will be allowed.
4. Owners are responsible for any disturbance, noise, odor or mess created by a pet. Owners must make all attempts to prohibit their pet from disturbing their neighbors.
5. Food for pets is not to be left outside of any building or in the common area.
6. Other than birds or squirrels, wild animals shall not be feed.
7. Pet waste may not be disposed of in the common area and must be immediately cleaned up regularly on private property. Animal waste that is deposited in the common area by a pet must be immediately cleaned up by the owner. Failure to comply will result in an immediate \$50.00 fine.
8. If there is a nuisance animal, it is the responsibility of the party that is being bothered to report the incident(s) to King County Animal Control at 206-296-7387.

F. Buildings and Grounds

1. Grounds

- a. Residents are responsible for the maintenance of their own yards. If not certain of the boundaries, contact the Manager. Common area or boundary disputes are settled by the Manager who will measure and stake off the property lines based on the property plans. If a homeowner disagrees, the homeowner may choose to pay for a professional surveyor to confirm the property line. The common area is maintained by a landscape company retained by the Board of Directors.
- b. As approved on a yearly basis, the Owners Association has a community spring clean-up landscaping program in which beauty bark and yard waste dumpsters are delivered without additional charge to the owners. Residents are encouraged to take advantage of this program.
- c. All yards must be maintained in an orderly, attractive manner as determined by the Board of Directors. The basic minimum standards are defined as follows:
 - (1) The lawn is to be mowed twice a month during the growing season, which is normally April through October. The lawn must be kept relatively weed-free.
 - (2) Planting beds shall be maintained with a minimum of obvious weeds.
 - (3) Plants, shrubs, and trees shall be properly pruned and shall not touch the building or hang over driveways. Large trees on private property must be removed at homeowner's expense before damage is caused by their roots or branches to buildings, roadways, underground utilities, drainage pipes or homeowner's driveways. All trees/bushes with branches overhanging roadways must be trimmed to 14'6" from street level.
 - (4) Beauty bark and/or rock ground cover is acceptable in place of grass. The boundary between planting beds and yard must be distinct. A minimum of three inches of clearance shall be maintained between any dirt, bark or sod and the wood siding of the building or wood supports. The wood siding acts much like a sponge and will absorb moisture from all ground cover which may lead to dry rot. The replacement of any siding damaged as a result of homeowner's neglect will be at the homeowner's expense. Homeowners will be given one warning allowing them 14 days to comply before being fined \$50.00 plus the cost of hiring someone else to remove the dirt, bark or sod to compliance levels. If you desire to have beauty bark near your house, you may need to remove several inches of dirt in order to remain three inches below the wood siding.
- d. Dumping of yard waste or any other items on the common area is not allowed. The only exceptions are tree branches that have blown in from the common area.
- e. Compost bins will be allowed in the back yard of private property, provided that they have not been placed closer than two feet from the exterior of a building and must not be of an offensive nature in odor or sight.
- f. With the exception of barbeque grills, burning must comply with WAC 173-425. WAC 173-425-050 prohibits fires within fifty feet of structures; therefore, all burning is prohibited within Meridian Firs 2. This includes the prohibition of open fire pits, portable deck fire pits, open flame fireplaces or any other apparatus that contains fire.

- g. No outside storage of items other than normal outdoor furniture, barbecues, children's toys, neatly stacked firewood piles or temporary stacks of lumber shall be allowed on private property. All wood must be kept in the rear yard and must be a minimum of two feet from the building.
- h. No permanent clotheslines will be allowed. Temporary clotheslines will be allowed if stored when not in use.
- i. Garbage, recycling and yard waste cans must be stored inside the garage or behind the individual owner's unit. They may not be stored in the front of the building except for 24 hours prior to the scheduled pick-up time and 24 hours after the scheduled pick-up time by the garbage company. Any spillage of garbage is the responsibility of the owner to clean up and must be done within 24 hours of the spillage.
- j. Storage sheds will be allowed on individual property. The sheds cannot be wood. Sheds must be approved by the Architecture Committee prior to installation. Sheds that will be considered include vinyl or Rubbermaid (or equivalent), not to exceed seven feet in height. All requests are subject to lot size.

2. **Buildings and Structures**

- a. The Owners Association via the Board of Directors is responsible for all roof and gutter cleaning, repair, and replacement, as well as exterior painting of all buildings.
- b. The Owners Association is responsible for all common area repairs.
- c. The Owners Association is responsible for electrical repairs up to individual owners' meters.
- d. The repair cost of items under the responsibility of the Board of Directors is paid for by the monthly assessment. Most items are approved directly by the Board of Directors either through the annual budget process or by specific action. The President has the authority to spend up to \$500.00 per occurrence for necessary repairs without prior Board approval.
- e. Individual owners are responsible for repairs to the exterior that is due to neglect. Owners are further responsible for repairs and replacements of all doors, garage doors, and windows.
- f. Individual owners are responsible for all interior maintenance, from the inside of the roof to the ground below the unit.
- g. Repairs to party walls shall be shared by the owners who make use of the wall in proportion to such use.
- h. Decks and fences must be kept in good repair, including staining or painting if originally applied. Damaged, rotten or insect infested wood shall be promptly replaced. All such maintenance is the responsibility of the individual owner. You will be given a 30-day notice to comply or the repairs will be done at the homeowner's expense.
- i. Insect infestations must be immediately treated by a licensed and bonded treatment company and are the responsibility of the owner.
- j. Vermin must be immediately exterminated at the owner's expense.
- k. Owners whose units contain either a fireplace or wood stove are responsible for maintaining the chimney to prevent possible chimney fires. If such a fire should occur, the individual homeowner is responsible for any and all repairs to the building or unit. Chimney caps and screens are required.

- l. No clothes, sheets, blankets, laundry or any other kind of article, other than holiday decorations or flags as approved by law, may be hung on the exterior of the building (except temporary clotheslines). Political statements may be placed in yards and/or windows as is consistent with federal, state or local law.
- m. All additions and modifications or color changes to decks, fences or the exterior of the structure must be approved by the Architecture Committee. See the appropriate section of these rules.
- n. Owners are responsible for maintaining and cleaning their dryer vents.
- o. Owners are responsible to check their attic and crawl spaces for proper venting and moisture issues.
- p. Owners are responsible to check and maintain their water hoses to their appliances.

G. Common Area Use

- 1. The discharge of firearms is banned anywhere on common area as per Washington State law. Further, the use of any type of weapon (including, but not limited to: BB & pellet guns, air guns, dart guns, bow and arrow, crossbow, slingshots, etc.) is banned on the common area.
- 2. Playing is not allowed in developed planting areas or in the roadway in any way that impedes traffic or is unsafe. Play that endangers any landscaping is not allowed. Climbing on trees or rockeries is not allowed.
- 3. The use of the common area lawns is allowed provided such use does not disturb other residents (see pertinent sections elsewhere in this document). Organized activities must be approved in advance by the Board of Directors. The Manager has discretion to approve small one-time activities.
- 4. Bicycles are to be ridden only on pathways and roadways. Helmet laws must be followed.
- 5. Private property may not be stored on the common area, including bicycles, toys, firewood, lumber, etc. Littering on the common area is not allowed and will result in an immediate \$50 fine. Please pick up litter when you see it around our community.
- 6. Wildlife is protected and should not be disturbed or fed.
- 7. All plants in the common areas (except Scotch broom or other noxious weeds and plants), trees and topsoil are to be left undisturbed.
- 8. Handbills, political signs and any other type of signage may not be posted anywhere on the common area, including mailbox supports, street signs, or trees. Notices by or approved by the Board of Directors are exempt.

H. Utilities

- 1. Owners are responsible for establishing their own accounts for water, sewer, electricity, garbage service and phone service in accordance with City, County and State Laws (See the Utility section of the House Rules and Kent City Code 7.03).
- 2. The Owners Association has established the account for basic digital cable TV. This service is paid through the monthly assessment (dues). Additional services and upgrades will be billed separately to you by the cable provider.
- 3. Utilities, landscaping, and other such items for the maintenance and use of the common area are paid for by the Owners Association from the monthly assessment.

I. Rental and Sale of Unit

1. Owners are required to provide their tenants with a copy of the current House Rules and other pertinent information. A \$25.00 service fee will be charged for providing a Tenant Handbook and updating records. A written receipt of such transfer, along with the tenant information such as name, phone numbers, and vehicles, shall be given to the Manager.
2. Owners will be held responsible for violations or damage by the tenant and their guests if the tenant does not take care of the problem, damage or fine assessed by the Board of Directors.
3. Owners desiring to change the status of their unit from owner occupied to a rental unit are requested to inform the Manager at least 30 days prior to its status change, because it affects the financing and marketability of other owners' units.

AMENDMENT MADE ON MAY 18TH 2016 BY THE MF2 BOARD OF DIRECTORS:

4. Owners selling their unit must pay a \$125.00 account transfer fee and have the closing agent (Escrow) contact the Manager or Treasurer regarding any amounts owing the Owners Association and to provide information regarding the new owners.
5. In addition, there is a document fee of \$85.00 for each real estate demand request made during the sale or purchase of a unit and this fee is due before any documents are released by the Treasurer.

J. Cabana Use

1. The Cabana is available for meetings, parties, and other similar functions. It is equipped with a kitchenette, fireplace, tables, chairs and couches. Dishes and silverware are not provided.
2. Reservations are made by contacting the Manager. A reservation form must be completed and approved by the Manager or a Board member before the key is issued to the Cabana. A \$100.00 deposit is required to reserve the room. This is refunded after an inspection by the Manager proves proper cleaning, garbage removal, and lack of damage.
3. The facility is for personal type use. As this is a residential property, any business needs to conform to the uses as described under Section A "General Responsibilities and Information."
4. The Board of Directors may authorize non-residents to use the Cabana on a case-by-case basis and may charge a fee for such use.
5. No smoking or alcohol is allowed inside the building.
6. No one under the age of 16 will be allowed in the Cabana without a parent or legal guardian providing on-site supervision. Any resident has the right to request ID that shows age and address.
7. Guests must be accompanied by an adult resident and may not be left unattended.
8. Pets are not allowed inside the Cabana at any time.

K. Architecture Committee

1. **General Information**

- a. The Committee consists of a chairperson and a minimum of one other person all of whom are approved by the Board of Directors.
- b. The Committee has the responsibility to accept and review plans and applications and issue approvals or deny approval for all additions and modifications to decks, fences, structures, or the exterior of any building.
- c. All requests must be submitted on forms supplied by the Architecture Committee and may be obtained from the Manager or online at the website.
- d. Applications may be submitted to the Manager, Architecture Committee Chairperson or mailed to the Owners Association's address (same as for mailing monthly dues).
- e. The Committee has 30 days from the day of the application's receipt to accept or reject the proposed project. If the Committee does not respond within 30 days, then the proposed project shall be deemed approved.
- f. Approval or disapproval by the Committee requires two signatures on the appropriate forms. If there aren't two members available in a reasonable amount of time to approve submitted plans, the President of the Board of Directors may act as a member of the Committee. After Committee review, any plan that is approved shall be given to the Manager for final review and coordination before the applicant is notified.
- g. Owners are responsible for maintaining any approved addition or modification.
- h. Disapprovals may be appealed to the Board of Directors by contacting the President at least three days prior to a regularly scheduled monthly meeting.
- i. Owners must verify all lot lines and have the responsibility to ensure that all improvements are on their own property.
- j. Owners are responsible for obtaining all required permits, adhering to labor laws and if contractors are used, that they be licensed, bonded and insured. No liens may be placed against any common area.
- k. Board/Committee approvals do not imply that the proposed project meets building codes or is structurally sound or safe. Owners are fully responsible to seek the advice of a licensed engineer and/or architect.

2. **Specific Rules**

- a. No fences or other structures will be allowed in front yards, except for approved privacy screens between two units, not to exceed 4 feet.
- b. A small satellite dish and other antennas must be approved by the Architecture Committee. They may not be installed on common area and must not be obstructive.
- c. All fences will be constructed of wood or vinyl/composite and may not exceed six feet in height except for screening directly adjacent to the rear door of a unit. If there is a grade difference with the next door unit, the height will be measured from the higher-grade level.
- d. No exterior lighting will be allowed that is excessively bright and grossly exceeds the boundaries of an owner's property and/or disturbs other residents.

- e. Individual newspaper boxes are not allowed.
- f. When replacing a garage door, the standard approved is solid, white vinyl.
- g. Window replacement standard is white vinyl with wood flashing around it.
- h. Front door replacement standard is solid wood or steel white doors. Door windows may be approved in the upper portion but for safety sake, windows that run near the door knob will no longer be allowed.
- i. Screen door replacement standard is white.
- j. If a homeowner needs to replace a garage door, front door, screen door or window, they must follow the procedure of submitting an Architectural Request Form to the Architectural Committee for approval before proceeding.

L. Rules Enforcement

1. General Policy

- a. The Board of Directors has the responsibility and authority to ensure that all violations of the House Rules, CC&Rs, and Bylaws are enforced.
- b. The Manager is authorized to enforce some provisions, such as towing. The President, or in his absence and as authorized, the Vice President, Treasurer or Secretary may act in certain instances as well.
- c. All enforcement actions taken against an individual may be appealed to the Board of Directors by contacting the President in writing at least three days prior to a regularly scheduled monthly meeting. Appeals must be made within 30 days of notice of the action.
- d. The Board of Directors will enforce all rules pertaining to common areas and rules pertaining to maintenance and appearance of private property, landscaping, fences, decks, structures, buildings, etc.
- e. Rules pertaining to noise and disturbances issuing from private properties are governed by governmental agencies such as police, health department, building code department, animal control and other such agencies.
- f. Residents are advised and requested to report all criminal activity to the local police department by calling 911. This includes noise or other complaints regarding neighboring properties. Please advise the Manager whenever such complaints are made.
- g. Criminal or civil violations that are dealt with by governmental authority may further be subject to action by the Board of Directors.

2. Enforcement and General Fine System

- a. Violations of any House Rules, Bylaws, or CCRs may result in fines.
- b. Written warnings shall include the time, date, place and description of the violation, along with the potential repercussions of continued action or lack of action that creates the infraction.
- c. The first offense will be a written warning from the Manager, President or other authorized member of the Board of Directors. This does not include optional oral warnings.

- d. The second offense shall cause a \$50.00 fine.
- e. The third offense shall cause a \$100.00 fine.
- f. The fourth offense and each offense thereafter shall cause a \$200.00 fine.
- g. Assessed fines that are not paid in full within 30 days will result in cable service being disconnected until payment is received in full. Assessed fines that are not paid in full within 45 days will incur a \$25.00 late charge and then another \$25.00 for each month thereafter.
- h. Fireworks violations are exempt from this schedule and will incur a \$100.00 fine for every violation, even without an oral or written warning.
- i. In special situations including other fines mentioned in other House Rules, the Board of Directors reserves the right to override the stated policies.

3. **Vehicle and Parking Enforcement**

- a. Vehicles or other items parked in the common area in violation of the House Rules and/or state laws (such as expired tabs) will be given seven (7) days to remove or correct the problem. If not, the item will be towed at the owner's expense and fines may be additionally levied.
- b. Vehicles or other items in violation of the rules may be ticketed with consequences including the above fine schedule, towing, or police action. Vehicles blocking fire lanes, fire hydrants, other resident's driveways, deemed to be hazardous or blocking scheduled maintenance activities will be towed without notice at the owner's expense. Any fines that are assessed to the Owners Association due to a car illegally parked will be charged to the resident of the illegally parked vehicle (whether the owner of the vehicles is the homeowner, tenant or one of their guests).

4. **Grounds and Building Maintenance Enforcement**

- a. The Landscape Committee will perform a monthly walk-through to evaluate compliance of the landscape maintenance of individual owners.
- b. As determined by the Board of Directors, owners whose yard or maintenance of the exterior of the building, fences, decks, etc. does not conform to minimum standards as outlined in the House Rules will be given written notice of the violation and 30 days (unless otherwise stated) from the date of the letter to correct the problem. If the corrections have not been completed in the specified time, the Board of Directors will impose a \$100.00 fine and contact a company to perform the work and bill the owner for the cost thereof.
- c. Owners may request an emergency meeting of the Board of Directors to appeal the action should a regularly scheduled meeting not occur within the time limit to perform the work. The President must be contacted for such a request.
- d. Individuals causing damage to the buildings or common area—whether through direct action, negligence, or lack of maintenance—will be billed for the cost of repairs, including the additional \$50.00 service fee and fines.

M. Delinquent Assessment Collection Policy

1. The monthly assessment (dues) is normally adjusted every January 1st. Assessments are due on the first day of each month and cover the month to follow (i.e., dues paid on July 1 cover the period July 1 to July 31).

Payments are to be mailed to:

Meridian Firs 2 Home Owners Association
24800 144th Place SE
Kent, WA 98042

2. If payment has not reached the Owners Association by the 15th of the month, a late charge in the amount of \$25.00 will be assessed and added to the balance of your account. If the payment has not reached us by the last day of the month, interest at the rate of 12% per annum is added to your account.
3. Accounts that are forty-five days delinquent will have their cable disconnected and lien warning letter will be sent out. The current fee (in addition to late fees and interest) for disconnecting and reconnecting cable service will be assessed and must be paid before cable service will be turned back on.
4. Accounts that are sixty days (60) delinquent will be turned over to the Owners Association attorney for lien processing. All such costs of the lien/collections will be billed to the owner. The Board of Directors may, with cause, turn an account over to collection earlier.
5. Tenants do not usually pay the monthly assessment directly; rather it is the ultimate responsibility of the owner.
6. Statements are not mailed each month unless there is an outstanding balance or credit on the account. A coupon book has been furnished to each owner. It is the owner's responsibility to remember to mail payment each month.

N. Insurance Claims

1. The Owners Association carries a master insurance policy that covers the buildings and the common area for fire, wind and vandalism. For insurance purposes, "Buildings" are defined as "bare exterior shell" to include the foundation, exterior walls, common walls, roof and fixtures outside of the individual units. The policy has a deductible of \$10,000.00 per occurrence and the individual unit owner's policy must cover that deductible. The master policy does not cover personal property.
2. Individual owners are responsible for the \$10,000 Master Insurance deductible. They are advised to contact their insurance agent to verify this coverage is included in their personal homeowner's policy. If homeowners don't have \$10,000 coverage in their homeowner's insurance policy, their property could have a lien placed on it by the Owners Association.
3. Questions regarding the master policy should be directed to the Manager.
4. All claims against the master policy must go through the Manager and must include a written report of the circumstances of the claim. The homeowner must notify the Manager or a member of the Board of Directors within 10 days of their knowledge of the incident.

O. Hot Tubs

1. Hot tub installation plans, including drawings and installation schedule, must be submitted to the Architecture Committee for approval prior to installation, commencement or construction. Forms are available from the Committee. The Committee shall have 30 days to review and respond to any proposal. Approval will be provided in writing to the homeowner. (See House Rule K. Architecture Committee).
2. Hot tubs shall be sized for a maximum of four (4) persons.
3. Hot tubs must be in an enclosure designed by the hot tub manufacturer to limit noise to neighboring units; ie., tubs must be completely enclosed.
4. No hot tub operation is allowed after 10:00 p.m. (See House Rule B. Noise and Behavior, Item #3).
5. Only a certified/licensed installer or company shall install hot tubs.
6. Hot tubs shall be installed on a cement slab or a deck designed to support 125 pounds per square foot as approved by the hot tub installer.
7. All plumbing for the hot tub installation shall be in accordance with the Uniform Plumbing Code and Washington State Department of Health Code (WAC-246-290-490) to protect the public water system from contamination via cross-connection, with a minimum of a $\frac{3}{4}$ inch reduced pressure backflow assembly (RP) (Watts Model 009 or Febco Model 860, or equivalent). These assemblies are available from: FNW Waterworks, (253) 437-5141 or H.D. Fowler Co. (253) 863-8600. These assemblies must be tested at the time of installation and annually by a Backflow Assembly Tester (BAT) – see attached BAT list from Water District #111 on page 21. A copy of the test report will be furnished to the Meridian Firs 2 Board of Directors.
8. The homeowner shall be responsible to ensure all applicable building codes and permit requirements are met.
9. Hot tubs, when drained, shall be drained through the homeowner's sewer system (i.e., toilet, tub, shower, sink, etc.). Under no circumstances shall the hot tub be drained onto the homeowner's property (yard) or the common areas.
10. Homeowners must provide evidence of liability insurance to cover any damage caused by the failure of their hot tub, as part of the application process outlined above.
11. All hot tubs at Meridian Firs 2 are the property of the individual homeowner. Each homeowner with a hot tub connected with that homeowner's unit must maintain that hot tub. Any tort or contractual obligation arising out of a hot tub installed at Meridian Firs 2 is a tort in connection with the private unit that is responsible for maintaining the hot tub, and the unit owner is liable for the tort or contractual obligation as described in RCW 64.34.344.

Kent City Code 8.03

Animal Control

8.03.210 Animal nuisances defined.

For purposes of this section, violations of this section are nuisances and shall include but not be limited to the following:

2. Maintaining large domesticated animals on lots of less than twenty thousand (20,000) square feet or in violation of KCC 15.08.070.
3. Maintaining more than three (3) small domesticated animals per business establishment or dwelling unit on lots of less than twenty thousand (20,000) square feet, or maintaining any small domesticated animal in violation of KCC 15.08.070; provided, this section shall not apply to a properly licensed business operating as a pet shop, veterinary clinic, or animal shelter to the extent that the animals maintained at the business are maintained for the purposes of conducting the business and not for the personal benefit of the owner, operator, or any employee or volunteer of such business.

(Ord. No. 2316, § 6; Ord. No. 2787, § 2(9.16.64), 6-21-88; Ord. No. 3156, § 1, 2-15-94; Ord. No. 3837, § 4, 4-17-07; Ord. No. 3844, § 2, 6-19-07; Ord. No. 3979, § 1, 10-19-10. Formerly Code 1986, § 9.16.64)

All other Animal Control regulations are contained in King County Code - Title 11:

http://www.kingcounty.gov/safety/regionalAnimalServices/GetHelp/~/_media/safety/regionalAnimalServices/documents/KCC_Title_11.ashx

Kent City Code 7.03

Solid Waste, Recyclable Materials and Yard Waste Collection

7.03.020 Solid waste, recyclable materials, and yard waste collection.

- A. Solid waste – Collection required. Solid waste collections shall be made by collection companies as authorized by the city. Except as provided in subsections (B) and (C) of this section, all persons and properties within the city are required to use the solid waste collection system of the city and it shall be unlawful for any person, other than those duly authorized by the city, to haul solid waste through the streets of the city. It is unlawful to dump or store solid waste, recyclable, or yard waste materials in violation of Ch. 8.04 KCC. All persons and occupied property shall use and be responsible for at least the minimum level of solid waste collection service and associated charges for residential or commercial service, as applicable, unless exempted from such requirement under this subsection or subsection (B) of this section. The city or collection company will automatically bill the residential or commercial customer for such minimum level of service if the customer does not sign up for service within thirty (30) days of occupying a property in the city. Upon satisfactory evidence on an annual basis that a person or property produces no solid waste, or a residential customer owns a business in the city of Kent that has commercial solid waste collection service, the director may approve an exemption from the mandatory solid waste collection service and payment requirements of this section.
- C. Self-haul. Nothing in this section shall prohibit the limited and occasional hauling of solid waste, recyclable materials, or yard wastes by a customer from its specific property to an approved King County solid waste, recyclable materials, or yard waste collection site. Occasional haulers are not exempt from the mandatory solid waste collection service and payment requirements and are responsible for any associated fees for such collection site services, as applicable.

7.03.120 Violation, penalty.

- A. Any violation of any provision of this chapter is a civil violation as provided for in Ch. 1.04 KCC, for which a monetary penalty may be assessed and abatement may be required as provided therein.
- B. In addition to or as an alternative to any penalty provided in this chapter, anyone violating or failing to comply with KCC 7.03.020 through 7.03.050 shall, upon conviction, be punished by a fine of not more than five thousand dollars (\$5,000) or by imprisonment for a period of not exceeding one (1) year, or by both such fine and imprisonment.



2011 BACKFLOW ASSEMBLY TESTERS

This list of backflow assembly testers is provided by Water District # 111 as a convenience to our customers. This list does not include all Washington State certified backflow assembly testers. However, all testers must be certified by the Washington State Department of Health. This list is updated online: <http://www.wd111.com/forms.php>

Company Name	Phone #	Email / Website
Affordable Washington Backflow Testing and Repair	360-333-2057, 425-892-4808	wabackflowtest@gmail.com
Star Lake Backflow Testing	253-859-1388	
Cross Connection Specialists, LLC	253-840-2501	
Olympic Landscape & Irrigation Co.	253-922-7075	
P.L.E. Backflow Testing	253-297-4387	
Dennis McLaughlins Backflow Prevention Service	206-364-9531	
Backflows Northwest, LLC	425-277-2888	www.backflowsnorthwest.com
1st Choice Testing	425-273-3106	
Affordable Backflow Testers, LLC	206-369-6178	
Royal Waldock & Associates	253-549-5573, 253-460-7672	
Advance Backflow Testing	425-276-5255	Advancebackflow@yahoo.com
The Plumbing Joint Inc.	425-228-3204	TPJ@plumbingjoint.com
Accurate Testing	253-310-3522	
Clearwater Leak Detection	253-405-2356	clearwaterld@comcast.net
Froula Alarm Systems	206-575-1962	www.froulaalarms.com
Lawn Meister Inc.	253-468-7064	LawnMeister1@hotmail.com
Pop's Testing Service	206-551-5174	
Pat's Plumbing	800-491-4081	
Advanced Irrigation, Inc.	888-833-6220	www.advancedinc.com
Backflow Solutions Inc.	253-307-3711	backflowsolutions@hotmail.com