

Harmony Park Lot Owners Association Rules and Regulations

Residents and their guests are required to follow these Rules and Regulations in addition to the HPLOA Bylaws, Protective Agreements, and Lewis County Codes. (Whichever is more restrictive.)

1) Notifications to Lot Owners

HPLOA uses email and text messages for timely notifications to owners. Also, three orange flags are used in the development when there are special situations, including notices about utility outages, water system issues, etc. The flags are kept at our bulletin board near the boat launch under the roof. When necessary for communication, two flags are put in the flag stands on the sign posts at each of the two entrances to Harmony Park (Lake Rd. and Steelhead Dr.). The third flag is located at the bulletin board flag stand and the notice for the specific issue is posted on the bulletin board.

2) Good Neighbor Policy

HPLOA has very limited Bylaws, Protective Covenants, and Rules and Regulations. We expect everyone to operate in a considerate manner with neighbors and deal with each other as you would prefer to be treated for such things as noise, pets, property maintenance/improvements, driving speed, communications, and other potential impacts of your actions on your neighbors.

3) Lot Improvement Design Review

If you are planning any exterior building projects, including garages, additions, fences, or anything that will impact the views of your neighbors, please contact the Board before construction so the project can be reviewed to make sure it complies with all community covenants. As a courtesy, the Board will share you plans with neighbors that may be impacted and invite their feedback. Reference the Lot Development Review Procedures document attached. Lots with new water hook-ups pay an initial water development fee for connection to the system, currently \$2,500, and actual costs for the connection.

4) Please Drive Safely

Please watch speed limits and drive slowly and carefully in our neighborhood. The Board recommends a maximum speed of 15 MPH for all streets in our development. Especially during the summer, many people are out walking and bicycling.

5) Easement Road

The easement road between Lake Road and the upper loop is a private driveway and is for members only to access common areas of the development, such as the upper loop owners to access the boat launch. The posted speed is 5 MPH. Please make sure your landscapers and other service providers are aware this road is not for their use.

6) Boat Launch and Parking Area Usage

- a) Parking area is for lot owners/guests who reside on Steelhead Drive and Silver Lane only. Maximum of one vehicle is allowed in the parking area from each lot at any one time.
- b) Parking permits are to be displayed on tow vehicle's rear view mirror or dash from May 15 through September 15.
- c) Parking area is on a first come/serve basis.
- d) Lake Road lot owners are to return their tow vehicles and trailers to their property from May 15 through September 15.
Notices will be placed on vehicles that are in violation of these rules.
- e) Unauthorized vehicles may be towed. Recovery of a towed vehicle will be at the sole expense of the vehicle owner. Contact a Board member if a vehicle needs to be towed.
- f) The Boat Launch Dock is for launching and loading purposes only. It is not to be used to moor your boat or as a swim area. No lifeguard is on duty.

7) Tract A and Other Common Areas

- a) No overnight camping on any association common areas.
- b) No overnight boat mooring at the Tract A "Swim Dock".
- c) The Tract A "Swim Dock" is intended for use by Association lot owners and guests. Swim at your own risk. No lifeguard is on duty.
- d) No motorized vehicles of any kind on association common areas.
- e) No fireworks are to be used on association common areas.

8) Shoreline Use

Shoreline property is owned by the City of Tacoma and managed by Tacoma Power. Activities on or near Tacoma Power property in the boat ramp area, community dock area, and lake frontage adjacent to lots owned along Lake Road, including landscaping, maintenance, earthwork or access is controlled by Shoreline Use Permits (SUP). No activity is allowed unless it is in writing within the property owner's SUP. (For the boat ramp and community dock and areas adjacent to Tract A, HPLOA holds and manages the SUPs.) A simple way to understand this is to treat all Tacoma property as a Park owned by the City of Tacoma. Prior to any activity, ask yourself if your contemplated activity would be acceptable in a City Park?

9) Yard Waste Disposal

There is no community waste disposal location within the development. The Morton Transfer Station is open Mon-Sat., 8:30am-5:00pm. For a complete list of fees, items accepted please visit their website at <https://lewiscountywa.gov/departments/solid-waste/solid-waste-disposal-locations-rates-material-accepted/> Yard waste service is available on a biweekly basis through Lemay Inc. (360-736-4769).

10) Minding Your Dogs

Dogs are not allowed to run loose and enter or trespass onto private property of another without owner's permission (Lewis County Code, Chapter 6.05.030—Animals at Large <https://www.codepublishing.com/WA/LewisCounty/html/>

LewisCounty06/LewisCounty0605.html#6.05.030). Lewis County Animal Control can be reached at (360) 740-1105 if you need to report an animal off its property, have concerns regarding animal neglect, or if an animal-related bite occurred. Enforcement officers recommend taking a photo of any dog that is off leash or causing problems, as this will help support Lewis County's enforcement actions when you contact them.

11) Burning Regulations

Lewis County allows burning of yard waste only with a permit, which you can get online at <https://burnpermit.lewiscountywa.gov/> when burn bans are not in effect. Regulations prohibit outdoor burning from becoming a smoke or odor nuisance to surrounding neighbors. Fire danger can be high anytime of the year, especially in the summer. Check for current burning restrictions at <https://www.swcleanair.gov/burning/lewis.asp>.

12) Owner Responsibilities for Water System

- a) Lot owners are responsible for water system downstream of the meter set.
- b) Lot owners are responsible to maintain clear access to meter sets for testing and meter reading.
- c) "Call before you dig". No digging near the main distribution pipelines prior to contacting a board member for possible line location service.
- d) No connections or repair work upstream of meter sets. Shut off isolation valves only to save water loss. Repair work on main distribution may require disinfection and lab test results prior to putting back into service.
- e) If distribution line damaged by a member, Board to review and decide if repair work cost reimbursement due from lot owner.

13) Clarification of Protective Agreement #2

No one shall reside full time in a tent, shack, camper, trailer, recreational vehicle, or temporary residence except as temporary while actually constructing a residence building.

Note also: Parking of vehicles or recreational vehicles shall be in accordance with Lewis County Code, Chapter 8.05—Abandoned Vehicles.

14) Clarification of Protective Agreement #4

One story is intended to be one normal height story of a residence from the existing ground near the front door with a roof slope similar to the existing neighbors.

Note also: All building and outbuildings are to be in compliance with Lewis County Code, Chapter 15.15—Building Setback Regulations.

15) Clarification of Protective Agreement #10

Landscaping is expected to be maintained and kept clean and free of any nuisance.

Note also: Lewis County Code, Chapter 1.22—Abatement of Public Nuisances.

Adopted June 12, 2010

Revised August 28, 2021

HPLOA New Construction/Remodel Lot Development Review Procedures

Purpose of these procedures:

This document is part of the HPLOA Rules and Regulations; it specifies information that owners are to submit to the Board for review prior to lot changes/improvements.

Requested information:

If you are planning any projects that impact the exterior of your building or portion of your lot that can be viewed by neighbors, please submit a description to the board so that it can be reviewed for compliance with the community covenants. As a courtesy, the board will share your plans (via email) with neighbors that may be impacted. For projects that could impact lake views, the project description will be sent to all association members (that have provided an email address). Members will have a short (approx. 2 weeks) review time and then the board will respond to property owner.

Submission to include:

- 1) Copy of documentation sent to Lewis County Building Department for permit.
- 2) If no permit required:
 - a) Drawing with lot property lines and required setbacks.
 - b) Exterior elevation and plan views, including overall dimensions.
 - c) Description of the planned improvements with exterior finishes, colors, etc.
 - d) Any other information that will help describe your improvements as may be viewed by your neighbors.

Adopted Aug. 16, 2021

Revised Aug. 28, 2021