

Amendment 1.0: Meadows at Rock Creek Rules & Regulations January 1, 2023

Effective August 1, 2023

Hello MARC Homeowners!

Attached is Amendment 1.0 to the Meadows at Rock Creek Rules & Regulations

Since the large review of the Rules & Regulations document last year, we have uncovered a few areas where additional clarifications or verbiage changes were needed. These are included in this Amendment 1.0.

The following pages list the “current verbiage” affective January 1, 2023 and the “revised” verbiage is the new verbiage adopted effective June 15, 2023 by the Board of Directors and will be effective August 1, 2023.

The remainder of the Rules & Regulations remain in effect as outlined in January 1, 2023.

| Current Verbiage  | Revised   |
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| <p><b><u>Section X Pets:</u></b></p> <p>Only domestic pets are allowed in Meadows at Rock Creek. No pets may be kept for commercial purposes or hobby kennel licenses. No pets deemed as “dangerous dogs” as outlined in <a href="#">RCW 16.08</a> shall be allowed within the Meadows at Rock Creek Community.</p> <p>Residents shall be responsible for immediate cleanup and removal of fecal matter deposited by their pets on any property other than theirs. Pets shall be confined to the homeowner's property unless while on a leash and accompanied by a responsible person.</p> <p>No domestic pet may be kept if it is a source of annoyance or a nuisance per <a href="#">RCW 11.04.230</a>. The Board has the authority to determine if a particular pet is a nuisance or source of annoyance- such a determination is final and conclusive. The Board may exercise this authority for specific animals even though other pets are permitted to remain.</p> <p>All pets must be properly registered, licensed and inoculated.</p> <p>All King County animal control laws shall extend to and include our common areas.</p> <p>(King County Animal Control: (206) 296-7387 x 24 M-F 8:30-5:30 or you can find them on the web at: <a href="http://www.kingcounty.gov/safety/animalservices/complaints">http://www.kingcounty.gov/safety/animalservices/complaints</a>)</p> | <p><b><u>Section X <del>Animals</del>Pets:</u></b></p> <p>Only domestic <del>animals</del><b>pets</b> are allowed in Meadows at Rock Creek. No <del>animals</del><b>pets</b> may be kept for commercial purposes or hobby kennel licenses.</p> <p>No <del>animals</del><b>pets</b> deemed as “dangerous dogs” as outlined in <a href="#">RCW 16.08</a> shall be allowed within the Meadows at Rock Creek Community.</p> <p>Residents shall be responsible for immediate cleanup and removal of fecal matter deposited by their <del>animals</del><b>pets</b> on any property other than theirs. <del>Animals</del><b>Pets</b> shall be confined to the homeowner's property unless while on a leash and accompanied by a responsible person.</p> <p>No domestic <del>animals</del><b>pet</b> may be kept if it is a source of annoyance or a nuisance per <a href="#">RCW 11.04.230</a>. The Board has the authority to determine if a particular <del>animal</del><b>pet</b> is a nuisance or source of annoyance- such a determination is final and conclusive. The Board may exercise this authority for specific animals even though other <del>s</del><b>pets may beare</b> permitted to remain.</p> <p>All <del>animals</del><b>pets</b> must be properly registered, licensed and inoculated.</p> <p>All King County animal control laws shall extend to and include our common areas. (King County Animal Control: (206) 296-7387 x 24 M-F 8:30-5:30 or you can find them on the web at: <a href="http://www.kingcounty.gov/safety/animalservices/complaints">http://www.kingcounty.gov/safety/animalservices/complaints</a>)</p> |

| <u>Current Verbiage</u>   | <u>New Verbiage</u>  |
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| <p><b><u>4.1 Exterior Painting:</u></b></p> <p>Homeowners must complete an ACC application and receive approval prior to painting. Prior to approval the owner must paint a 3-foot x 3-foot swatch of base color on the house for review by the committee along with a 1-foot x 1-foot swatch of the trim and accent color(s). An ACC Application must contain paint manufacturer name, colors and color code numbers. In the event the house colors will remain the same, the expectations outlined above are still applicable. Paint color selections should reflect the overall theme of the neighborhood and are at the discretion of the ACC for final approval.</p> | <p><b><u>4.1 Exterior Painting:</u></b></p> <p>Homeowners must complete an ACC application and receive approval prior to painting. Prior to approval the owner must paint a 3-foot x 3-foot swatch of base color on the house for review by the committee along with a 1-foot x 1-foot swatch of the trim and accent color(s). An ACC Application must contain paint manufacturer name, colors and color code numbers. In the event the house colors will remain the same, the expectations outlined above are still applicable.</p> <p>Paint color selections should reflect the overall theme of the neighborhood and are at the discretion of the ACC for final approval.</p> <p>Currently, there is no defined time requirement for when homeowners must repaint their homes, though the average paint lifecycle is 7-10 years. In an effort to upkeep the neighborhood standards, members of the board and property management company will do an inspection each spring to review the appearance of exterior paint on every house within the neighborhood.</p> <p>If a home is found to have paint which is no longer meeting the neighborhood standards, then a notice will be sent to the owners. The standards include but are not limited to a home that is free from fading, chips, visible blemishes, or repairs.</p> <p>Due to the time and cost involved in exterior painting the notice will include an extended timeline until the end of the following summer to complete the project. For example: A notice received in April 2024, the homeowner would have until August 31, 2025, to complete both the ACC application and house painting project.</p> |

| <b><u>Current Verbiage</u></b>   | <b><u>New Verbiage</u></b>   |
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| <p><b><u>5.5 Registering Vehicles with Association</u></b></p> <p>There is an annual requirement to register your vehicle and tag(s) with the Homeowner Association to assist with proper enforcement of parking. The vehicle tag(s) should be registered with the Property Management Company outlined in <i>Section XIII</i>. This applies to all residents. This registration will be due by January 31st every year. If no tag information is filed by March 31st then we will proceed with the non-compliance notifications as outlined in <i>Section II</i>.</p> | <p><b><u>5.5 Registering Vehicles with Association</u></b></p> <p>There is an annual requirement to register your vehicle and tag(s) with the Homeowner Association to assist with proper enforcement of parking. The vehicle tag(s) should be registered with the Property Management Company outlined in <i>Section XIII</i>. This applies to all residents. This registration will be due by January 31st every year. If no tag information is filed by March 31st then we will proceed with the non-compliance notifications as outlined in <i>Section II</i>.</p> <p>Homeowners must submit all vehicle and license plate information by visiting <a href="https://meadowsatrockcreek.com/vehicle-registration">https://meadowsatrockcreek.com/vehicle-registration</a>. On this site, residents may submit required information via the Vehicle &amp; License Plate Registration Online Form or by completing the PDF Form then emailing it to <a href="mailto:board@meadowsatrockcreek.com">board@meadowsatrockcreek.com</a> or by printing and mailing it to Around the Clock, Inc CRMC at 716 West Meeker Street, Suite 101 Kent, WA 98032.</p> |

| <u>Current Verbiage</u>   | <u>New Verbiage</u>  |
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| <p style="text-align: center;"><b><u>Meadows at Rock Creek Homeowners' Association</u></b></p> <p style="text-align: center;"><b><u>Rules and Regulations</u></b></p> <p style="text-align: center;"><b><u>Effective January 1, 2023</u></b></p> <p><b>Mission Statement:</b> <i>"Our Mission is to: Involve and energize homeowner's participation in the association, and to foster a working relationship in the neighborhood in order to provide all residents a high quality of life.</i></p> <p>These rules and regulations will serve to remind us of our individual and mutual responsibilities to abide by the governing documents of this Association: Articles of Incorporation, Bylaws, and The Declaration of the Protective Covenants, Conditions and Restrictions.</p> <p>It is further to our advantage that by following these regulations, interpersonal conflicts will be reduced, property values will be enhanced, and we will be a successful and healthy community.</p> <p>The Meadows at Rock Creek Homeowners' Association (HOA) Board of Directors has approved these Rules and Regulations. All residents and guests are required to <u>adhere to them at all times</u>.</p> <p>Unless otherwise established by the Association at a future meeting, the Rules Committee will henceforth consist of the members of the Board, which will be responsible for ensuring compliance with the Covenants, Conditions and Restrictions (CC&amp;Rs) and the Rules and Regulations of Meadows at Rock Creek (MARC).</p> | <p>Add to the bottom of this first page (pictured here on left):</p> <p>These Rules and Regulations may be altered, amended or repealed and new rules and regulations may be adopted by an affirmative vote of a majority of the number of Directors. The approving directors will sign any amendment or replacement of the rules &amp; regulations and will mail or otherwise deliver copies to all Owners within 30 days of adoption.</p> <p>In the case of any conflict between the Covenants, Conditions, &amp; Restrictions (CC&amp;Rs) and the Rules and Regulations, the CC&amp;Rs supersede the rules and regulations.</p> |

| <u>Current Verbiage</u>  | <u>New Verbiage</u>   |
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| <p><b><u>Section IV Exterior Appearances</u></b></p> <p><b><u>4.14 Maintenance of Units</u></b></p> <p>All maintenance of the property</p> | <p><b><u>Section IV Exterior Appearances</u></b></p> <p><b><u>4.14 Walk-way Extension for Driveway</u></b></p> <p>Due to the narrow nature of some driveways, a resident may request to add up to an 18-inch walk-way extension next to their driveway to avoid stepping into their grass upon exiting their vehicle. The pathway must be no larger than 18 inches across and may consist of concrete, pavers, or other approved materials as deemed in alignment with the neighborhood by the ACC.</p> <p>Prior to initiating such a project, submit the ACC Application Form and plans to the ACC as outlined in <i>Section 4.0</i>.</p> <p><b><u>4.154 Maintenance of Units</u></b></p> <p>All maintenance of the property</p> |

| <u>Current Verbiage</u>  | <u>New Verbiage</u>   |
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| <p><u>1.2 Communications to the Association:</u></p> <p>The best way to reach the Association is through the appropriate email addresses provided below based on your need. In addition, you can reach out to the Property Management Company as outlined in <i>Section XIII</i>.</p> <ul style="list-style-type: none"> <li>● Board: <a href="mailto:board@meadowsatrockcreek.com">board@meadowsatrockcreek.com</a></li> <li>● Social Committee: <a href="mailto:social@meadowsatrockcreek.com">social@meadowsatrockcreek.com</a></li> <li>● Architecture Committee: <a href="mailto:acc@meadowsatrockcreek.com">acc@meadowsatrockcreek.com</a></li> </ul> <p>Social media, including the MARC Facebook page should not be used as an avenue for communicating with the Association. Please direct questions or concerns as outlined above.</p> | <p><u>1.2 Communications to the Association:</u></p> <p>The best way <u>for homeowners</u> to reach the Association is through the appropriate email addresses provided below based on your need. In addition, you can reach out to the Property Management Company as outlined in <i>Section XIII</i>.</p> <ul style="list-style-type: none"> <li>● Board: <a href="mailto:board@meadowsatrockcreek.com">board@meadowsatrockcreek.com</a></li> <li>● Social Committee: <a href="mailto:social@meadowsatrockcreek.com">social@meadowsatrockcreek.com</a></li> <li>● Architecture Committee: <a href="mailto:acc@meadowsatrockcreek.com">acc@meadowsatrockcreek.com</a></li> </ul> <p><u>Tenants should direct all communications to their landlord, who can then communicate with the Association as outlined above.</u></p> <p>Social media, including the MARC Facebook page should not be used as an avenue for communicating with the Association. Please direct questions or concerns as outlined above.</p> |

| <u>Current Verbiage</u>  | <u>New Verbiage</u>   |
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| <p><u>6.2 Owner and Tenant Responsibilities</u></p> <p>All provisions of the Rules and Regulations, as well as the Declaration of the Covenants, Conditions, and Restrictions for Meadows at Rock Creek are applicable to the Owners, as well as the tenant(s). Homeowners are ultimately responsible for the action of their tenants. See Rental Policy for further definition of landlord/management company responsibilities. Any fines assessed are charged to the lot with the owner being the responsible party regardless of who created the compliance issue.</p> <p>If a homeowner is self-managing their rental property, and non-compliant issues continue to not be addressed after 3 offenses, the Association may require the implementation of a Washington State professionally licensed management company.</p> | <p><u>6.2 Owner and Tenant Responsibilities</u></p> <p>All provisions of the Rules and Regulations, as well as the Declaration of the Covenants, Conditions, and Restrictions for Meadows at Rock Creek are applicable to the Owners, as well as the tenant(s). Homeowners are ultimately responsible for the action of their tenants. See Rental Policy for further definition of landlord/management company responsibilities. Any fines assessed are charged to the lot with the owner being the responsible party regardless of who created the compliance issue.</p> <p><u>Homeowners are responsible for tenants' questions or concerns as it relates to the Association. The Association will redirect questions from tenants to their homeowner. The homeowner may then reach out to the Association as outlined in Section 1.2.</u></p> <p>If a homeowner is self-managing their rental property, and non-compliant issues continue to not be addressed after 3 offenses, the Association may require the implementation of a Washington State professionally licensed management company.</p> |