

Highpointe Homeowners Association
Board of Trustees

Rule and Regulation 2010-1

Dated: October 26, 2010
Last revised: December 3, 2010

(Notice: This Policy supersedes all previous Association Board actions related to this subject.)

TITLE: PRESERVATION OF THE ENVIRONMENT: VEHICLE REPAIR

PRIMARY RESPONSIBILITY: Architectural Control Committee

REFERENCES:

- a) Amended & Restated Declaration Of Covenants Conditions, And Restrictions For Highpointe Section 8.4, 8.6, and 8.11
- b) Rule and Regulation 2007-1: **Maintenance and Appearance of Homeowner's Lot** Section 4.0 Driveways
- c) RCW 64.38 et seq.

PURPOSE:

To maintain the appearance of the neighborhood and high property values and to protect against nuisances and other noxious and offensive activities that impact owners' quality of life and the use of enjoyment of their lots and common areas

STANDARDS / PROCEDURE:

1. Vehicle repairs are prohibited except within a building (garage).
 - (a) No vehicle may be repaired in the street. Exceptions are for emergency repairs which allow a vehicle to be moved from the street, such as for the repair of a flat tire, replacing or jumping a dead battery etc. These repairs are permitted if completed within 24 hours if the vehicle is in front of the homeowner's lot or 8 hours if the vehicle is in front of another owner's lot or association common area.
 - (b) No vehicle may be repaired in a driveway. Exceptions are for minor repairs or vehicle maintenance such as changing the oil, changing the battery, replacing disc brake pads, etc. These repairs are permissible if (i) they are completed within 24 hours; (ii) do not impose a nuisance or annoyance to neighbors or the community; and (3) do not violate any other section of the Covenants, including without limitation sections 8.6 and 8.11. Any repair requiring the use

of heavy machinery or any major vehicle disassembly is not permitted. All repair work that occurs within a 7 day period are considered part of the same repair activity and any repair activity that extends more than 24 hours is considered a violation.

- (c) Any visible stain (oil, anti-freeze, etc.) on a street or driveway along with all rubbish, debris, garbage, and vehicle waste from any activities related to sections 1(a) and 1(b) above must be removed within 24 hours of commencing work. Additional time may be granted for stain removal if requested.
- (d) Vehicles in Disrepair/Deterioration on Lots. Regardless of whether a vehicle might be considered as a classic or collectible model, and regardless of whether operable, licensed, or tabbed, vehicles in a state of significant disrepair or deterioration may not be kept, parked, or stored on a lot where visible from the street or to neighboring owners. Vehicles in a state of "disrepair or deterioration" are those that a reasonable person would find unsightly and distracting from the values and marketability of homes in the community due to their condition, which includes without limitation, those vehicles with significant areas of rust and/or significant body damage that goes without repair for an unreasonable period of time, or a vehicle that is missing parts.

2. **PENALTY:**

In addition to all available legal remedies for enforcement, violation of this Policy including non-compliance with conditions imposed by the ACC will cause a property owner to be subject to fines/ under Rule and Regulation 2008-1 Fine Schedule/Right to Hearing.

ADOPTED this 7th day of December, 2010.

Mark R. Hadloff

Board Member

James Wright

Board Member

Mike

Board Member

Donald W. Fiquate

Board Member

James

Board Member

Bob

Board Member

Christopher B. Wharton

Board Member