



Rules, Regulations & Guidelines

Board Approval Date: December 1, 2021

Introduction

The following Rules Regulations and Guidelines (RR&Gs) have been established to ensure the maximum enjoyment of the neighborhood by all residents, protect the investment of the Homeowner and make the neighborhood a place where owners take pride in their property and our community. The Rules, Regulations and Guidelines have been approved by the Board of Directors of the LaCrosse Homeowners Association (HOA) in accordance with the Washington State HOA Act (RCW 64.38) and Interest Ownership Act WUCIOA (RCW 64.90). These Rules, Regulations and Guidelines may be revised and updated periodically.

These Rules, Regulations and Guidelines are in addition to the Declaration of Protective Covenants, Restrictions, Easements and Reservations (CC&Rs) that the homeowner was provided and has agreed to during the purchase of their home within the LaCrosse HOA Community. It shall be the responsibility of the homeowner to keep the Association updated with a current mailing address, email address, phone number and preferred method of contact. Changes may be submitted preferably by email at: board@lacrossehoa.org or writing to: LaCrosse HOA, 3415 Monterey Lane NE, Renton, WA 98056.

If these Rules, Regulations and Guidelines conflict with the CC&Rs, the CC&Rs shall take precedence.

1. Architectural Review Committee (ARC)

- a. All work done on the exterior of the house or in the yard, which can be seen from another lot or the street, requires submittal to the ARC for approval.
- b. Exterior work includes (but not limited to) fences, patio/decks/awnings, major landscaping, driveways, satellite dish placement, solar panels, outbuildings (sheds), air conditioning units, exterior lighting, roofs & gutters, windows, garage doors, entry doors, house siding, trim and paint color.
- c. The request for approval must be submitted to the ARC thirty (30) days before the work is scheduled to begin. If any work is done without the ARC's permission, the homeowner will be fined according to the fine schedule. If the work is done without prior approval of the ARC, the homeowner will be required to bring the construction in compliance, in addition to being fined. The homeowner will be required to remove the construction if it is deemed unacceptable to the ARC.
- d. The ARC Submittal form is available on the website; www.lacrossehoa.org. Please utilize the forms provided on the website and mail them to: LaCrosse HOA, 3415 Monterey Lane NE, Renton, WA 98056 or by email to ARC@lacrossehoa.org
- e. The ARC has 30 days to render its decision on the submittal.
- f. The homeowner can appeal to the Board, in writing, in the case of a denial by the ARC. The Board will decide on the issue at its next scheduled meeting. The decision

of the Board will be binding on the homeowner. If the Board rejects the appeal of the homeowner, any action recommended by the ARC will be due immediately.

2. Parking

- a. All vehicles should be parked either in the garage or the driveway.
- b. Recreational Vehicles (RV's), trailers and Boats can be parked for a maximum of fourteen (14) calendar days annually in the driveway.
- c. Parking on or blocking the sidewalk is not allowed.
- d. Parking in such a manner that would impede access to the park areas is not allowed.
- e. Vehicles stopped or parked upon a two-way roadway shall be so stopped or parked with the right-hand wheels parallel to and within twelve inches of the right-hand curb or as close as practicable to the right edge of the right-hand shoulder.
- f. Street parking should not be used on any regular basis and not to extend beyond 48 hours.
- g. Parking in a manner that would cause problems for emergency vehicles to have access is prohibited.
- h. Any parking violation will be subject to a fine according to the fine schedule.
- i. If a parking violation continues, the Board has the authority to impound the offending vehicle (car, boat, trailer, or RV) at the owners' expense and impose fines.
- j. Public safety take home cars (Law Enforcement/Fire/EMS) are considered exempt.

3. Commercial Vehicles

- a. Overnight parking of commercial or contractor type vehicles are not permitted, unless approved by the Board.
- b. Any multiple rear axle vehicle and/or having more than four wheels and that possesses post factory lettering such as advertising and/or other business related signage, and/or equipment such as, but not limited to, work racks, ladders, toolboxes, or parts or equipment compartments or the like.
- c. Any box vans, moving vans, box trucks, moving trucks and/or any vehicle over a gross weight of 10,000 GVW.
- d. Any commercial related equipment such as commercial trailers, tractors, and/or any other equipment used for business related purposes shall be considered a commercial vehicle.

4. Pets

- a. No animals, other than domestic pets such as dogs, cats, caged birds, tanked fish, and other small household pets, may be kept on any lot.
- b. Pets are not allowed to roam, run, stray or be out of the property of the homeowner, unless on a leash.
- c. When out with your pet, the pet should always be leashed (by a leash no longer than 8 feet) and in control of the handler.
- d. Letting your pets roam in the neighborhood without being controlled by a leash is a violation and will be fined according to the fine schedule.
- e. The person accompanying the animal is responsible to remove animal waste. Any failure to do so is a violation and will be fined according to the fine schedule.
- f. Do not let your pet urinate/defecate on other homeowner's property. To do so is a violation and will be fined according to the fine schedule.

5. Kennels/Pens/Enclosures

- a. Dog kennels/structures that are located behind a wood fence can be made of chain link fence and have plastic and/or metal dog houses if they are not viewed from the street.
- b. When possible, locate the kennel away from windows of neighbors to minimize impact.
- c. Structures must be kept clean and odor free at all times.

6. Maintenance of Structures and Lots

- a. Building/Structures should be maintained to a well-kept/like-new construction appearance level. This includes painting of exterior, trim and gutters. Composition roofs should be cleaned regularly and be free from discoloration or moss accumulation. The annual spring residence check-up property review will list issues need of repair, but additional issues can be notified to the homeowner at any time.
- b. Yards should be maintained, with proper weeding and mowing on a regular schedule. If the yard is not mowed or weeded for a considerable amount of time (based upon the condition of the yard), the Board may ask the landscaper taking care of the common property to clean up the yard. The cost of the cleanup will be passed on to the homeowner. The homeowner will be notified by the Board before such action is taken.
- c. Lawn Care and Maintenance
 - i. Length of Grass: Grass shall be maintained at a length not to exceed 4".
 - ii. Color of Grass: Grass shall be maintained at a minimum of a medium green color. Grass shall not be allowed to go brown or have areas of barren patches.
 - iii. Weed and Moss Control: Weeds and moss shall be pulled, cut, or treated. Weeds shall be defined as any growing plant not readily available for purchase in any common home improvement store or nursery.
 - iv. Edging: Edging shall be conducted on a regular basis to prevent the growth of plants over or onto the common areas such as sidewalks, pathways, planting areas or and impervious surface.
- d. Planting Beds
 - i. Weed and Moss Control: Weeds and moss shall be pulled, cut, or treated from all planting beds. Weeds shall be defined as any growing plant not readily available for purchase in any common home improvement store or nursery.
 - ii. Edging: Edging shall be conducted on a regular basis to prevent the growth of lawn areas into the planting beds.
 - iii. Plant Health: All plants in planting beds must be maintained in a healthy condition. Dead plants should be removed and replaced within thirty (30) days.
- e. Sidewalks and Driveways
 - i. Homeowners are expected to keep sidewalks and driveways clear of shrubbery, weeds, moss, leaves and debris.
 - ii. All driveway repair and replacement(s) should be made of "exposed aggregate".
- f. Exterior Aesthetics
 - i. Homeowners must maintain the original integrity of the exterior structure of the home unless approved by the ARC. This includes (but not limited to)

fences, patio/decks/awnings, major landscaping, driveways, satellite dish placement, solar panels, outbuildings (sheds), air conditioning units, exterior lighting, roofs & gutters, windows, garage doors, entry doors, house siding, trim and paint color.

- ii. Storage sheds may be erected and shall comply with ordinances. ARC application is required and may be denied at their sole discretion.
- g. Trash Containers
 - i. Homeowners must remove all garbage, yard waste and recyclables containers from sight by the end of the day on each garbage collection day.
 - ii. All waste containers must be kept out of sight from the street and must be kept either concealed in the garage or behind fences.
 - iii. Keeping any of your trash, yard waste or recyclables containers on the side of your house behind a shrub or plant of any kind is not permitted and is considered a violation and will be fined according to the fine schedule.
- h. Signs/Decals
 - i. No signs, billboards, or other advertising structure or device shall be displayed to the public view on any Lot, except one sign not to exceed five square feet in area, may be placed on a Lot to offer the property for sale or rent and one small sign identifying a security company/system.
 - ii. Political yard signs not more than five square feet of a temporary nature, will be allowed during campaign periods on Lots. Within five (5) days of the occurrence of the election, such signs must be removed from Lots.
 - iii. The Board may cause any sign placed on Properties in violation of this provision to be removed or destroyed.
 - iv. No decals shall be displayed on any window facing the street, except for those identifying a security company/system. Security decals should be placed on either one of the bottom corners of the windows.
- i. Seasonal Decorations
 - i. All seasonal decorations and lighting must be removed from the residence or yard within thirty (30) days of the intended holiday that the lighting celebrates.

7. Satellite Dishes/Antennas/Solar Panels

- a. Antennas, Aerials and Satellite dish antennas may be located below eaves, chimneys or on a ground-level pedestal. The device shall not be visible from the front of the home.
- b. All outside radio aerials/antennas, as well as satellite dish antennas greater than thirty-nine (39) inches in length or diameter, are prohibited.
- c. Solar panel installations shall conform to applicable statutes and in every case be approved by the ARC prior to installation.
- d. EV charging stations are limited to the inside of the garage and must conform to applicable city and state code.
- e. Any variation to this standard needs to be approved through the ARC.

8. Play Equipment

- a. Outdoor play equipment must be approved by the ARC prior to installation, set-up or use and shall not detract from the aesthetics of the neighborhood or be seen from the street.
- b. When possible, locate equipment to minimize impact on neighbors.

- c. Basketball hoops shall not be affixed to any portion of the house or garage, nor shall they be permanently established in any area with concrete or other material.
 - i. The court must be located within the homeowners' property. The street may not be utilized as a court.

9. Fences

- a. Any changes/replacement of fencing should be approved by the ARC.
- b. All fences must be of cedar and match the existing **LaCrosse Estate Style** with caps. The Committee will consider, in addition, the harmony of the external design and location in relation to topography and surrounding structures. Five (5) inch fence boards are a permissible alternative to the current four (4) inch style.
- c. Fencing is to be no higher than six (6) feet as measured from average grade surrounding the fence unless approved the ARC.
- d. All fences must be maintained in proper condition, including but not limited to, cleaning and treatment to prevent moss and mildew growth.
- e. Fence painting. All fencing panels front and back, for new and replacement fencing will be maintained as natural wood, treated with natural colored stains or clear sealant only.
- f. Restricted locations. Fences will not be permitted in the following areas:
 - i. Front yard of any lot, or past the front corner of the adjacent structure.
 - ii. Any common property or any portion thereof.

10. Parks/Garden/Common Areas

- a. Children under 12 years old should always be accompanied by an adult.
- b. No rollerblades, roller skates, skateboards, bicycles, scooters, etc., are permitted on the playground/exercise equipment.
- c. Picnic trash should be gathered up and the park area cleaned before leaving the area.
- d. Respect the property of the owners around the park.
- e. Defacing, damaging, or vandalizing the playground/exercise equipment is not permitted.
- f. Caution should be used with playground/exercise equipment. Use equipment safely and properly. Climbing on top of equipment and outside bars is not safe.
- g. BBQ equipment is for LaCrosse residents and shall be cleaned and covered after use.
- h. Garden guidelines and permissions are posted within the garden and maintained by the garden committee. Spots are assigned on a first come basis with a \$35 deposit.

11. Intrusive Noise

- a. Quiet hours are from 10:00 p.m. to 8:00 a.m. seven days a week. Please respect your neighbors and take care to keep the noise level down during this period. Failure to do so is a violation and subject to a fine.

12. Community Speed Limit

- a. The posted speed limit in the LaCrosse HOA Community and surrounding neighborhood is 20 MPH. Residents, guests and delivery persons are expected to maintain a safe speed and show due regard for the safety of the children and residents of LaCrosse. Traffic enforcement incurs a city imposed traffic infraction.

13. Rental of Single Family Homes/Tenants

LaCrosse is a Single Family residential community, and all renters/tenants must follow that requirement and follow all CC&R and Rules, Regulations and Guidelines in place. All LaCrosse homeowners who rent or who are considering renting their home are liable for the lease renters/tenants and need to make them aware of all community Rules, Regulations and Guidelines especially the property/lot upkeep requirements.

- a. No partial/multiple leasing (sublease) of a single family home. No partial leasing of a single family residence. In other words, an owner cannot reside in his/her home while also leasing a portion of it to multiple third party(s) or short term boarders. Density, traffic, available parking, and noise are factors that can adversely impact our community, all of which are adversely affected when subleasing of a home is done by an owner.
- b. Owner shall provide governing documents to single-family tenant. At or before the time a lease agreement is signed between the owner and a tenant, the owner or owners agent will provide copies of the CC&R and Rules, Regulations and Guidelines for understood compliance although liability will remain with the Owner.
- c. The homeowner must provide the Board with renter information. This information will include renters name and renters contact information.
- d. If lot owner would like to rent/lease the property, they will need to pay a fee of \$100.00 with an application requesting permission. The Board will advise as to whether the rental cap of twelve (12) lots is full. In the event that the cap is reached, the lot owner may request to be placed on a waiting list. Owners on the waiting list shall be given the opportunity to rent on a first-come/first served basis.

14. Transfer Fees

- a. Upon sale of any property (lot), a transfer fee shall be paid to the LaCrosse HOA in the amount of \$500.00 by the new homeowner at time of closing by the escrow or title company handling such closing. Purpose of this fee is to offset the costs incurred by the association whenever a lot is sold and a new owner comes into the community, including without limitation the costs of the association's greeter's fee, the welcome book containing governing documents and other materials helpful to the new Owner in knowing about and understanding the association, bookkeeping costs to update records and files, and the time, effort and costs to check status of any maintenance or other issues that may be outstanding on the lot involved.

15. Filing Complaints

- a. Self Help First. If you are disturbed by the actions of other residents, you may wish to make personal contact with the offending party to make them aware of the situation. Often a friendly reminder resolves the situation. If the grievance is not rectified after talking with the other party, you may submit a written complaint.
- b. Written Complaints. Owners and/or residents observing any violation of the Association Rules may submit a written complaint to the Board of Directors at: LaCrosse HOA, 3415 Monterey Lane NE, Renton WA 98056, or email to board@lacrossehoa.org.
 - i. Notification must be dated and detail the facts of the situation including the RR&G or CC&R that is being violated as well as the complainant's own contact information and signature.
 - ii. Complaints that are not directly related to a CC&R or RR&G violation will be discarded.

- c. Board Response. As soon as is practicable, the Board will consider the complaint and decide as to whether any rule has been violated and if any further action is necessary to stop the violation. The Board will endeavor to inform the complainant of the Board's decision.

16. Infraction Procedure, Complaints and Hearings

- a. First notice of violation. After the Board is made aware of an infraction (whether it is through complaint or found by the Board itself), and it is verified by the Board, a notice of infraction will be sent in a letter via first class mail describing the infraction and quoting the specific section of the CC&R's and/or the Rules, Regulations and Guidelines in question. The letter will request that the homeowner come to full compliance within a specific timeline to prevent further action. The letter will also include the action the Board will take if the homeowner fails to comply within the specified timeframe.
 - i. If respondent believes the claim to be false, he/she should contact LaCrosse HOA at: LaCrosse HOA, 3415 Monterey Lane NE, Renton WA 98056 in writing or email the Board at board@lacrossehoa.org within 15 calendar days of receipt of the Board's letter for action.
 - ii. Opportunity for a Hearing. If the Homeowner/resident feels the claim or action noted above (in 14 a.), continues to be invalid, the individual may request a Hearing. The Homeowner or resident shall have fifteen (15) days to request a Hearing before the Board of Directors to have the matter reviewed. If a Hearing is requested, the Board shall schedule a meeting with the Homeowner/resident within thirty (30) days of the receipt of the notice of request of the Hearing to review the matter and discuss resolution.
 - iii. A Hearing Panel will be comprised of at least three (3) members of the Board and up to two (2) at large members of the HOA community, not to exceed five (5) members on the Hearing Panel.
 - iv. At the hearing, all parties shall have an opportunity to present their argument. Any party at the hearing may be represented by counsel. After all testimony has been given, the Hearing Panel shall then determine, by a vote of the members, if a rule violation has occurred, if a fine shall be issued and proper resolution. The simple majority of the Hearing Panel shall prevail. All parties shall be notified in writing of the Panel decision.
- b. After the first notice, the homeowner will have fifteen (15) calendar days (unless otherwise noted in the letter) to resolve the issue. The notice period will be for 1 (one) year. If the Homeowner violates the same section of the CC&Rs and/or the R&Rs within the one-year period, they will be fined according to the fine schedule.
- c. Second notice of violation. If the Homeowner fails to take action on receipt of the initial Infraction, a fine notice will be sent in a letter via first class mail and a copy will be delivered to the home. The letter will again quote the specific section of the CC&Rs and/or the R&Rs with which the LaCrosse HOA Board of Directors find the Homeowner in violation and fines imposed.
- d. Notice of fine for violation. Fines will fall into one of three categories: minor, intermediate, and severe. The Board will determine which behavior (or time intervals for chronic conditions), constitute a separate violation. These include, but are not limited to the following:
 - i. Minor: Noise nuisance, pet and trash can violations
 - ii. Intermediate: Parking rules, failure to request ARC approval for projects, yard maintenance, satellite dish/antenna, unsightly property conditions (trash,

debris, etc.), driveway/sidewalk maintenance, roof conditions or failure to pay annual dues.

- iii. **Severe:** Paint condition, broken windows, damaged garage, exterior structure issues or fence repair.
- e. Continuing Violations. For each thirty (30) day period during which the violation remains uncorrected, the fine will be compound monthly based on the original fine (see the Violation Table below). Unpaid fines or assessments will also accrue interest at the annual rate of 18 percent (18%) per annum until paid in full.
- f. Violation Fine Schedule.

Violation	Minor Infraction	Intermediate Infraction	Severe Infraction
1st	Letter of notice	Letter of notice	Letter of notice
2nd	\$25 Fine	\$50 Fine	\$500 Fine
3rd	\$50 after 30 days	\$100 after 30 days	\$1000 after 30 days
4th	\$75 after 30 days	\$150 after 30 days	\$1500 after 30 days
5th	\$100 after 30 days & compounds monthly	\$200 after 30 days & compounds monthly	\$2000 after 30 days & compounds monthly

- g. Homeowners Annual Dues. Homeowner’s dues must be paid prior to February 1 of each year. The homeowner’s dues are to be made payable to LaCrosse HOA and sent to: LaCrosse HOA, 3415 Monterey Lane NE, Renton WA 98056. Failure to pay annual dues will be considered an intermediate infraction and be under the same violation rules as previously stated.
- h. Fees and Costs. In addition to any fines assessed, the property owner/resident, will be responsible for the costs associated with the violation, including, but not limited to repair of damaged property and any attorney’s fees or other fee incurred by the Board or Hearing Panel, which may be associated with the violation to bring the lot into compliance.
- i. The Association reserves the rights to bring the matter of the debt to a Collections Agency of the Board’s choosing, lien rights or refer to legal counsel.

17. Enforcement of Rules and Regulations

- a. Failure to comply with a provision of the Rules, Regulations and Guidelines or the CC&Rs of LaCrosse HOA and/or a decision of the Board of Directors will be grounds for an action to recover money due for damages including but not limited to: fines levied by the Board and legal costs incurred by the Association. Such failure shall further be sufficient grounds for the issuance of injunctive relief in such an action.



HOMEOWNERS' ASSOCIATION

Residential Rental Agreement

Resident/Tenant is aware and understands that the leased properties (lots) are a part of the LaCrosse Homeowners Association. New rental applications are reviewed on a first come basis not to exceed twelve (12) properties.

1. The LaCrosse Homeowners Association is governed by the Declaration of Protective Covenants, Restrictions, Easements and Reservations (CC&Rs), Rules, Regulations and Guidelines and Bylaws whole known as the "Governing Documents"
2. The Resident is obligated to follow the Governing Documents of the LaCrosse Homeowners Association and understands that there are financial penalties for violations
3. The Resident has been provided a copy of the CC&Rs, Rules, Regulations and Guidelines and Bylaws by the homeowner or property manager. Further, these are available at www.lacrossehoa.org for reference. Below is a list of highlighted rules Resident should be most familiar with, as they are the most commonly violated.
 - ✓ Lawn care and Maintenance
 - ✓ Parking
 - ✓ Nuisance
 - ✓ Trash Cans
 - ✓ Exterior Aesthetic
 - ✓ Pets
 - ✓ Holiday Decorations
4. Resident agrees that noncompliance with the Rules of LaCrosse Homeowners Association constitutes violations and will result in penalties to the lessor (owner) under the fine schedule up to including denial of rental permission.
5. \$100.00 fee made payable to LaCrosse Homeowners Association

RESIDENT/TENANT(S):

OWNER/AGENT/LESSOR:

Signed

Signed

Signed

Signed

Date

Date

HOA Approval Sign & Print: _____ Date: _____

Submit this completed form to board@lacrossehoa.org or by USPS to the mailbox at:
3415 Monterey Lane NE
Renton, WA 98056

Must include a copy of the lease agreement