



**Semiahmoo Resort Association – DBA -
Semiahmoo Residents Association**

Community Rules

Effective Date: 9-18-2001

5787 Semiahmoo Drive
Blaine, WA 98230

(360) 371-7796

www.semiahmooresortassociation.com

Revision Date	Revised Section	Content Topic
3-26-2002; 4-19-2004; 6-12-2006; 11-20-2006; 7-18-2007; 11-27-2007	Old Revisions	
2-19-2008; 8-1-2008; 1-18-2017; 12-13-2007; 4-18-2018; 6-20-2018; 9-15-2018	Old Revisions	
March 4, 2021	#9, #7, Rule headings	Added updated wording and added Headings to each rule. - JB
March 5, 2021	Curb Ramp Rule	Added the Curb Ramp Rule. - JB
March 22, 2021	Vegetable Gardens	Added the Vegetable Garden Rule - JB
May 13, 2021	The Fine Schedule for violations of CC&R Article X rules	Updated the references to the CC&R's
5/20/2021 (5/24/2021	Curb Ramp Policy	Changes to Curb Ramp Policy - JB

Community Rules

As property owners in the Semiahmoo Resort Community, we are all members of the **Semiahmoo Resort Association (SRA)** and accordingly subject to the provisions of the *Covenants, Conditions and Restrictions for the Semiahmoo Resort Community (CC&Rs)* and the *SRA Bylaws*. Over the years, the Semiahmoo Resort Association has developed a number of “**Community Rules**.” The purpose of these Community Rules is to lend greater definition to the CC&Rs and the Bylaws and in so doing help us all to protect the beauty and the serenity of our much cherished community.

All SRA members are provided with a copy of the CC&Rs at the time of purchase, and we are all required to abide by them. In particular, Article X that sets out the Architectural Standards and Use Provisions is very familiar to all of us who have built here. But did you know that Article X also applies to members who wish to do exterior renovations to their home or property? In addition, we are responsible for conveying this information to our architects, contractors, builders, trades people, gardeners, etc., as well as any guest or tenants of our property. If you are in need of a copy of the CC&Rs, please contact the SRA office at (360) 371-7796.

With this publication, the SRA wishes to make property owners aware of the Community Rules. These Community Rules do not replace the CC&Rs, they supplement them. (Where applicable, the number of the corresponding CC&R will be given in parentheses at the end of the rule, **ASC** refers to the **Architectural Standards Committee**.)

COMMUNITY RULES (11.01)

1. **Speed Limit:** Observe the **posted speed limit** in each neighborhood—20 miles per hour (or less) inside the gates.
2. **Trashcans:** Place trashcans and recycling containers at curb (not in the street) no earlier than noon the day prior to pick up and remove them from curbside the same day as pick up.
3. **Mailboxes:** **Mailboxes** must be the type established by the ASC and must be maintained (10.04).
4. **Homes and yards must be maintained** (10.07).
5. **Burning of Debris:** Burning of debris is permitted only in accordance with City of Blaine regulations; contact Whatcom County Fire District 13 at (360) 371-2533.
6. **Trash or Debris:** No trash or debris may be dumped or placed on vacant lots or any other portion of the development.
7. **Light bulbs:** Light bulbs in direct exterior light fixtures must not exceed 25 watts per fixture (10.10.01). No exterior light bulbs shall be colored, see # 9 Holiday Decorations.
8. **Tarps:** Tarps covering woodpiles, play equipment, etc. must be an earth-tone color (not blue).
9. **Holiday Decorations:** During the Fall – Winter Holiday season, **holiday decorations** may be installed no sooner than the 4th Sunday of October and must be completely removed no later than the 2nd Sunday of January. For minor and personal holidays during the rest of the year, decorations should be displayed for no more than 1 week. No exterior light bulbs shall be colored, except for the periods of time during the holiday seasons specified above.
10. **Fencing:** No perimeter or other permanent **fencing** shall be allowed (10.10.01).
11. **Removal of Shrubbery:** No **tree, shrub, bush or vegetation with a trunk diameter of 6 inches or more** measured at four (4) feet above ground (unless located within 10 feet of a building, recreational or parking

facility) may be cut or removed without prior approval of ASC (10.07). Please contact the ASC office at (360) 371-7786.

12. **Exterior Changes during Construction:** All **exterior changes** to be made to the residence or to the landscaping **during construction** (including changes to exterior paint color) require prior approval from the ASC.
13. **Exterior Changes to Existing homes:** All **exterior changes to existing houses and yards** (i.e. paint color, structural modifications, alteration or addition of exterior lights, installation or change to a patio, decks, hot tub, playhouse or play equipment, exercise equipment, any changes that would alter the impervious condition, etc.) require prior approval of the ASC, see CC&R, Article X for full requirements and procedures.
14. **Yard Structures:** Yard structures, for example but not limited to, trellises, garden benches, play houses and play equipment, exercise equipment, hot tubs, etc. must not encroach onto setbacks.
15. **Basketball backstops:** Portable basketball backstops must be kept on private property and not be placed on SRA property.
16. **Satellite dish:** Installation of a **satellite dish** and its location requires prior approval of the ASC and, if applicable, the Condominium Association (10.12).
17. **Parking of vehicles:** Parking of vehicles (other than the parking of personal vehicles of guests while visiting) is not permitted on neighborhood streets. Off-street parking must be provided by the property owners (10.08). Parking and storage restrictions apply to mobile homes, trailers, motor homes, tractors, trucks other than pick-up trucks, boats, boat trailers, commercial vehicles of any type, etc., (3.16).
18. **Pets:** **Pets** shall be leashed at all times when walked or exercised in any portion of the Common Areas or in any portion of the Semiahmoo Community. Every pet Owner shall immediately remove any excrement deposited by his or her pet on any portion of the Common Areas or any other portion of the Semiahmoo community. Every pet Owner shall be solely liable for any damage to person or property resulting from the act or acts of his or her pets, and shall maintain homeowners insurance, with sufficient coverage and limits to cover liability and/or medical and property damages arising from his or her pet's acts. If any Owner contacts the Whatcom Humane Society or law enforcement with respect to the actions of any pet in the Semiahmoo community, such Owner shall also simultaneously provide written notice thereof to the SRA, and provide such additional information, if any, as may be requested by the SRA. (3.13).
19. **Hours of Construction:** Hours of construction work include Monday through Friday 7:00 a.m. to 7:00 p.m. and Saturday 9:00 a.m. to 6:00 p.m. No construction work shall be done on Sundays or holidays, except for an emergency situation (as defined in CC&R (10.06.09)).
20. **Maintenance work:** No maintenance work shall be done on Sundays or holidays using equipment or machinery such as chain saw, power saw, leaf/debris blower, power-washing equipment, tree chipper, etc., except for emergency situation (10.06 & 10.17). Routine yard maintenance by property owners, using power equipment and machinery limited to mowing, trimming and weeding, is permitted on Sunday between 9:00 a.m. to 5:00 p.m. (10.06.09)
21. **Signs or Advertising:** Except as may be required by legal proceedings, no **signs or advertising posters** of any kind shall be maintained or permitted without the express permission of the ASC (10.11). **Political Signs** may be displayed before any primary or general election in accordance with RCW 64.38.034. Signs must be: neat; well maintained; in good taste; no greater than 36 inches by 30 inches; installed with a single post close to the ground; a maximum of four signs may be displayed simultaneously; signs may only be displayed within four months of the date of the election and must be promptly removed after the election(10.11).

22. **All fireworks and explosive devices are banned** behind the gates of Semiahmoo (effective 06-12-06). Effective on July 1, 2017 all fireworks and explosive devices are banned on Semiahmoo Spit as well as in all other areas within the Semiahmoo Resort Association Community.
23. **Flags and Flag poles:** Flags and Flag poles are governed as follows. **Flags:** allowable flags include flags of national origin only. **Flag poles:** metal pole (bronze colored aluminum or white aluminum); front or rear yard installation only; located within the building envelope (i.e. outside of the setbacks); not to exceed 25 feet in height; and with an internal halyard.
24. **Rent or Lease:** If you choose to rent or lease your home, the SRA requires that you provide evidence that you have given your tenant a copy of the CC&Rs and Community Rules. Contact the Executive Director in the SRA office to certify that you have completed this obligation. Additional copies of the documents are available if needed.
25. **SOLICITATION:** On November 27, 2007, the Board of Directors determined that there is NO SOLICITING within the gates at Semiahmoo.
26. **NUISANCES:** Without limiting the generality of the items listed in CC&R 3.14, the following acts or uses shall be prohibited within any portion of the Development by any Owner, his or her family, tenants, guests, and invitees:
 - a) Any fire, including those otherwise permitted under CR 5 above, the smoke from which invades another Site thereby causing discomfort or annoyance to the occupants thereof.
 - b) Any verbal statement using threatening, vulgar or hostile language that causes embarrassment, discomfort, annoyance or fear to the person to whom the statement is made.
 - c) Any noise from a motor vehicle that is greater than required for the necessary operation thereof especially if made during night time hours when occupants of nearby Sites can be expected to be sleeping.
 - d) Any noise between the hours of 10:00 p.m. and 7:00 a.m. Monday through Thursday or 11:00 p.m. and 7:00 a.m. Friday through Sunday, which is frequent, repetitive or continuous and is audible to occupants of nearby housing units.
27. **GARAGE SALES:** Garage Sales, Estate Sales, and Moving Sales are not allowed within the Semiahmoo Gates.
28. **Curb Ramps:** Curb Ramps are permitted within the Semiahmoo community. The streets and curbs within the community are property of the SRA. There are specified ramps which are acceptable for installation. The acceptable products are attached to the Curb Ramp Policy, which you can find on the website here [Curb-Ramp-Policy](#).
29. **Raised Vegetable Garden Bed:** Raised vegetable garden beds are permitted in the back yards of homes in Semiahmoo. Homeowners must apply to the ASC for plan approval prior to installation activities or property modification related to the garden bed. This is done on a case-by-case basis. Beds can be up to 3 feet high. Approved length and width may vary based on lot size and topography. Vegetable garden beds should be screened from view of neighboring properties, the street and golf course with upright shrub planted 3 to 4 feet apart. Open compost piles are not permitted, and all maintenance materials should also be screened from view.

ENFORCEMENT and SANCTIONS

1. Subject to the enforcement procedures set out in CC&R 11.03 and in accordance with the provisions of CC&R 11.02 stating that “the Board shall have the power to impose reasonable monetary fines” for violations of the CC&Rs, Bylaws and Community Rules, the following fine schedule is hereby adopted for violations of the Community Rules:
 - 1) Nuisances. (CR 26 a. and c.) Fine up to \$500 for first offense and up to \$1,000 for each repeat offense for similar conduct.
 - 2) Nuisances. (CR 26 b.) Fine up to \$1,000 for first offense and up to \$2,500 for each repeat offense.
 - 3) Other Nuisances. (CC&R 3.14) Fine up to \$100 for first offense and up to \$250 for each repeat offense for similar conduct.
 - 4) Fireworks. Fine up to \$250 for first offense and up to \$500 for each repeat offense.
 - 5) Parking of Vehicles. (CR 17) Fine up to \$50 per day for first offense and up to \$100 per day for each repeat offense. In each case per day fines continue to accumulate after written notice until the violation is corrected.
 - 6) Pet Violations. (CC&R 3.13, CR 18) Fine of up to \$1000, for each violation of pet leash, pet excrement, pet insurance, pet liability and SRA notice requirements.
 - 7) Other Violations. Fine up to \$25 for first offense and up to \$50 for each repeat offense of the same rule.
2. The SRA Board of Directors may designate an SRA employee(s) to enforce the provisions of the CC&Rs, the Bylaws and the Community Rules.
3. In the case of improperly parked vehicles, the Board has the authority to have such vehicles impounded.

AUTHORITY OF SRA

1. Subject to provisions contained in the CC&Rs, the Board of Directors may establish reasonable rules and regulations concerning the use of Sites, Multi-Family, Neighborhood and Commercial Areas and Common Areas and facilities located thereon, including without limitation, the Recreational Amenities. (11.01)
2. In the event of conflict between this publication and the CC&Rs and the Bylaws, the CC&Rs and the Bylaws will govern.

Adherence to our Community Rules and the CC&Rs should enhance the experience of living at Semiahmoo for all members of the SRA. If you have any questions, please feel free to contact the SRA office at (360) 371-7796.

ARCHITECTURAL STANDARDS FINE SCHEDULE

The Fine Schedule for violations of CC&R Article X rules for home construction activities:

Article X and SRA Construction Permit	Issue	Fine
Section 10.03 Approval of Improvements	Beginning construction prior to formal approval (including tree removal)	Current new home submission fee
Section 10.03 Approval of Improvements	Beginning construction prior to formal approval (including tree removal)	Current new home submission fee
Section 10.03 Approval of Improvements	Unapproved exterior changes during construction	Up to \$10,000.00
Section 10.03 Approval of Improvements	Unapproved exterior changes to existing home (including landscaping and painting)	Up to \$10,000.00
Section 10.07 (d) Site Design & Maintenance	Unapproved tree removal (per offense)	Up to \$10,000.00 per tree per offense
Section 10.06.10 Construction of Improvements and Section 10.07 (e) Site Design & Maintenance	Exceeding maximum allowed time for new construction and landscaping without approved extension of time	\$500.00 per month
SRA Construction Permit - #4	Playing radios on site during construction	Up to \$200.00 per incident after first written warning
SRA Construction Permit - #5	Loose animals on site during construction	Up to \$200.00 per incident after first written warning
Section 10.06.09 Construction of Improvements; and SRA Construction Permit - #12	Working outside of approved hours Approved Hours: Monday-Friday 7:00 am - 7:00 pm Saturday 9:00 am – 6:00 pm	Up to \$200.00 per incident after first written warning
Section 10.06.12 Construction of Improvements	Unclean site during construction; Includes disposal of excess concrete in a responsible manner	Up to \$500.00 per week after first written warning
Section 10.06.12 Construction of Improvements	Deficient site clean-up following final inspection	Up to \$200.00 per week after first written warning