

Semiahmoo Resort Association

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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. Observe the **posted speed limit** in each neighborhood—20 miles per hour (or less) inside the gates.
2. Place **trashcans and recycling containers** at curb (not in the street) no earlier than noon the day prior to pickup and remove them from curbside the same day as pickup.
3. **Mailboxes** must be the type established by the ASC and must be maintained (10.12).
4. **Homes and yards must be maintained** (5.01 & 10.17).
5. **Burning of debris** is permitted only in accordance with City of Blaine regulations; contact Whatcom County Fire District 13 at (360) 371-2533.
6. No **trash or debris** may be dumped or placed on vacant lots or any other portion of the development (10.17).
7. **Light bulbs** in direct exterior light fixtures must not exceed 25 watts per fixture (10.12). No exterior light bulbs shall be colored, except for reasonable periods of time during the holiday seasons.
8. **Tarps** covering woodpiles, play equipment, etc. must be an earth-tone color (not blue) (10.17).
9. Exterior **holiday decorations** are permitted only for reasonable periods of time during the holiday seasons (5.01 & 10.17).
10. No perimeter or other permanent **fencing** shall be allowed (10.12).
11. 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 5 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. 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.

Effective Dates: 9-18-01. Revised 3-26-02; 4-19-04; 6-12-06;
11-20-06; 7-18-07; 11-27-07; 2-19-08; 8-1-08; 8-17-16, and 1-18-2017

13. 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**, 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. Portable **basketball backstops** must be kept on private property and not be placed on SRA property.
16. Installation of a **satellite dish** and its location requires prior approval of the ASC and, if applicable, the Condominium Association (10.14).
17. **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 (10.19). 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., (10.19).
18. **Pets** shall be leashed at all times when walked or exercised in any portion of the Common Areas, and all pet owners must immediately remove all excrement left by their pets on Common property (10.16).
19. **Hours of construction work** include Monday through Friday 7:00 a.m. to 7:00 p.m. and Saturday 8:00 a.m. to 7:00 p.m. No construction work shall be done on Sundays or holidays, except for an emergency situation (as defined in CC&R 10.06).
20. **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.
21. 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 (10.13 & 10.17). **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.
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 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. 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 Administrative 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 10.17, 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.

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 10.17) 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) 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 revised April 12, 2006 is listed on the following page:

Effective Dates: 9-18-01. Revised 3-26-02; 4-19-04; 6-12-06;
11-20-06; 7-18-07; 11-27-07; 2-19-08; 8-1-08; 8-17-16, and 1-18-2017

Article X and SRA Construction Permit	Issue	Fine
Section 10.03 Permitted Improvements	Beginning construction prior to formal approval (including tree removal)	Current new home submission fee
Section 10.03 Permitted Improvements	Unapproved exterior changes during construction	Up to \$10,000.00
Section 10.03	Unapproved exterior changes to existing home (including landscaping and painting)	Up to \$10,000.00
Section 10.07 (d) Design Regulations – Site	Unapproved tree removal (per offense)	Up to \$10,000.00 per tree per offense
Section 10.06 (c) Construction of Improvements and Section 10.07 (e) Design Regulations – Site	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 (b) Construction of Improvements; and SRA Construction Permit - #12	Working outside of approved hours Approved Hours: Monday-Friday 7:00 am - 7:00 pm Saturday 8:00 am – 7:00 pm	Up to \$200.00 per incident after first written warning
Section 10.06 (d) 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 (d) Construction of Improvements	Deficient site clean-up following final inspection	Up to \$200.00 per week after first written warning

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