

Hidden Wood West Condo Association
Rules and Recommendations
Section Number 5
Activities
Revised 2018

Community Goal

It is the goal of the community to provide residents opportunities to participate in events and activities without interfering with the daily life routines of others, especially those residents who reside in the other half of their condo duplex unit.

Declarations that are pertinent to the section:

10.1 Residential Uses:

The Condominium is intended for and restricted to single-family residential uses only, on an ownership, rental, or lease basis and for social, recreational, or otherwise reasonable activities normally incident to such uses, which may include use as a home office, not involving regular visits by customers or clients.

Timesharing of units as defined in RCW 64.36 is prohibited.

10.5 Nothing shall be done or kept in any unit or in any Common Element that will increase the rate of insurance on the property, without the prior written consent of the board. Nothing shall be done or kept in any Unit or in any Common Element that will result in the cancellation of insurance on any part of the property, or that would be in violation of any laws.

10.9 No noxious or offensive activity shall be carried on in any Unit, Limited Common Area or Common Element, nor shall anything be done therein that may be or become an annoyance to other owners.

12.4.8.2 No structural changes shall be made to a building without the approval of the board. (See ARC Document)

9.2 (Permanent removal of the garage door) Conversion of garages to living space is prohibited.

Problem Resolution Process

If a problem occurs, residents are asked to first contact the individual that is causing the problem to try and resolve the issue. If the issue cannot be resolved, residents need to document the problem and contact the board and/ or community manager for assistance in resolving the problem.

Business and Hobby Activities*

1. Nothing shall be done to any unit or in the Common Areas which will impair the structural integrity of any building.

2. Machinery that causes serious vibrations or noise loud enough to be felt or heard in the adjoining unit is not allowed. Exceptions would include: chain saws, workshop machines, blowers, power washers or other tools used for individual projects on an occasional basis.
3. **Normal quiet hours are from 10:00 pm to 8:00 am.** Residents must monitor noise levels from the unit, deck, Limited Common Area, Common Areas and vehicles during 8:00am to 10pm.
4. No musical group, band or individual music practice is allowed that can be heard outside the unit at an unreasonable level. Major construction and all remodeling activities that create significant noise shall not be carried on between the normal quiet hours, unless prior approval for performing such work within these hours is agreed upon by the residents in the adjoining units.
5. No noxious chemicals shall be used without proper ventilation. No chemicals shall be used in the unit or outside in the Limited Common Areas that cause unusually offensive odors.

Recreational Activities*

1. All inside or outside physical activities and events shall observe quiet hours.
2. The tennis court storage area and RV lot are not to be used as play areas, unless they are vacant.
3. Horseshoes behind the clubhouse and indoor billiards located in the basement of the clubhouse may be played at the clubhouse by residents and guests. Children (those individuals under the age of 18) must have direct supervision from an adult when playing in these areas.
4. No smoking is allowed in the clubhouse, on the deck or in the Common Areas of the property.
5. There are cards and games in the coat closet and clubhouse library area to use.
6. There are books at the clubhouse that can be taken out and returned on the honor system.
7. Children (those individuals under the age of 18) are allowed to play on the clubhouse deck and areas around the clubhouse, if these areas are not occupied, but they shall not enter into any unit's Limited Common Area without permission of the owner. All activities in this area shall be directly supervised by an adult. This includes travel on the pathways and roads.
8. Smoke from BBQ or fire pits on decks must be constantly monitored and not cause a problem for adjoining units.
9. No affixed basketball hoops, free standing or mobile basketball hoops are

allowed. See the ARC Document for additional equipment information.

10. No drones or radio controlled air-borne toys are allowed to be flown on or over the property.

***See the section on Traffic Safety and the section on Use of the Clubhouse for additional rules that apply to activities.**

Other

See Declarations 10.9 Offensive Activities

In order to maintain a positive community environment, owners are expected to treat other residents, guests, potential buyers, contractors and vendors with respect.

Any verbal threat, actual physical harm to another person or threat with a weapon will result in a police report.

Using profanity, intimidation, impolite gestures, giving intentional misinformation, sharing personal or negative opinions about other residents, asking special favors or giving directions to contractors or vendors that have been hired by the Association or other residents who are paying for their services are not behaviors that are in keeping with the community's expected conduct.

Rule History:

Adopted: September 28, 2009

Modified 2012

Additional modifications were made by the committee in 2015 with several opportunities for community input during the process.

Rules were adopted by the board/community in 2015.

The rules were reviewed in 2018 at monthly meetings and approved at the 2018 Annual Meeting and became effective 30 days after.