

SERAMONTE' HOMEOWNERS ASSOCIATION RULES AND REGULATIONS

The following are the Rules and Regulations (“Rules”) adopted by the Board of Directors of the Seramonte’ Homeowners Association pursuant to the authority granted to the Board.

We are living in close association with our fellow residents and common courtesy dictates that our actions do not infringe on the rights of other residents. These Rules are designed to ensure that each of us achieves the maximum enjoyment and maximum property values of our homes. Each member of the community, whether owner, tenant, or guest, must abide by the standards of the community and comply with the Declaration, Bylaws and these Rules and Regulations. Adherence to the Rules will help to promote a “good neighbor” atmosphere within the community.

All Owners can obtain copies of the governing documents, financial information, minutes of Board Meetings or any other pertinent information through the community at the Seramonte’ Homeowners Association Facebook page (<http://www.facebook.com/groups/1656905501259413>) or by contacting any member of the Seramonte HOA Board of Directors.

APPLICABLE GOVERNING DOCUMENTS ARE:

Declaration of Covenants, Conditions & Restrictions:

(Referred to in this document either by use of either “Declaration” or “CC&Rs”)

Contains the rights and responsibilities of each member and the responsibilities of the HOA to its members. Information about architectural restrictions, property use restrictions, property maintenance standards, and more. This document is filed with the State of Washington.

Bylaws:

Describes the technical rules for running the Board of Directors and Annual Meetings, and procedures for things like voting, the election of directors, and term limits.

Rules and Regulations:

Details how the CC&Rs are interpreted and implemented. Does not get filed with the state.

All Owners receive initial copies of the Declaration and Bylaws at the close of escrow. With adoption of these Rules and Regulations, a copy of it will also be provided to new Owners at the close of escrow.

Each Owner is fully responsible for the compliance of their family members, guests, tenants, and other occupants of the Owner’s home while they are within the boundaries of Seramonte’.