

Candlewood Ridge/Carriage Wood Homeowners' Association

Policy: Park Usage

Article II, Section 1 of the CC&Rs:

Article II, Section 1 of the homeowners Declaration and Covenants (the "Section") states in pertinent part:

"Every owner shall have a right or easement of enjoyment in and to the common area, which shall be appurtenant to and shall pass with the title to every lot, subject to"

Discussion:

The two parks (common areas) located within the boundaries of the CR/CW HOA are the private property of the Association and exist for the use and enjoyment of association residents and their accompanying guests.

Because the parks were being misused and no established policy existed, the Association Board of Directors, after considerable discussions, has established the following park usage policy. The policy is intended to maximize safety, minimize liability and maintenance costs, while allowing the homeowners of the association to enjoy the use of our parks.

Some of the factors considered in establishing this policy include:

1. Our parks are private parks which exist for the use and enjoyment of CR/CW residents/families, and are not intended for general public use.
2. The park in Candlewood Ridge is designated as a King County wetlands area.
3. Neither park has been leveled and groomed for organized sports activities.
4. General policies of other parks and facilities in the area.
5. Insurance liability
6. Maintenance costs
7. Personnel resources
8. Homeowners bordering the parks

In addition to this written policy the Board has authorized and installed a sign in each park outlining our park usage policy.

Based on the many factors considered by the Board, the following policy is adopted regarding Article II, Section 1 as it pertains to park usage:

Policy:






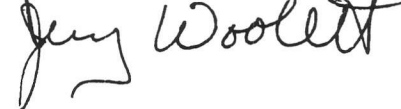
Hereafter, the Association will interpret and enforce those parts of Article II, Section 1, regarding common area (park) usage as follows:

- (1) Park Hours: the parks are open to authorized group, sport and social activities from 9:00 am until dusk;
- (2) No smoking, alcohol, drugs, loud music, golf, motorized vehicles or fireworks are allowed;
- (3) Our parks are not designated as unleashed areas, therefore animals using the park must be leashed at all times and the owners are responsible for cleaning up after their animals. Mutt Mitt stations have been provided at each park;
- (4) Group Activities: The parks are available to groups (including, but not limited to; sport practices, social events, etc) by reservation only. Reservations may be made via phone at 425-227-4227, via email at bookkeeper@crcwhoa.org or via mail at CR/CW HOA, PO Box 58397, Renton, WA 98058. Reservations are only available to groups containing CR/CW HOA residents that are participating in the group activity. Reservations should be made a minimum of 14 days in advance. Sports group practices are limited to athletes of 10 years of age or under have provided proof of team blanket liability insurance in advance. A maximum of two sports groups may practice at one time in one park and all practices must conclude by 7:00 pm. The Association reserves the right to close the park to prior authorized activities due to park conditions without notice. Reasonable attempts will be made to notify said groups in the event of an unplanned closure.
- (5) The Association owns the park properties on behalf of all homeowners. Property line encroachment by adjacent homeowners is strictly prohibited and such cases will be aggressively enforced. This policy includes but is not limited to patios, fences, playground equipment, and sheds. Homeowners shall be held accountable for remediation of all vegetation (trees, shrubs, etc,) on park property that were removed, damaged, or otherwise altered as part of such encroachment.

Nothing in or about this policy is intended to change, alter or amend any part of Article II, Section 1, and its provisions remain the same and will be properly enforced by the Association.

Dated and Adopted this 19th day of June, 2007.

Board of Directors:

Signature		Printed Name	George McGill
Signature		Printed Name	Sandra Woolett
Signature		Printed Name	Curt Whitaker
Signature		Printed Name	Lloyd Mantilla
Signature		Printed Name	JOHN L. UTER
Signature		Printed Name	Terry Woolett