

SEA LINKS COMMUNITY ASSOCIATION
RULES AND REGULATIONS and SCHEDULE OF FINES

MINOR OFFENSES: *Those which involve no threat to human health and safety nor risk of harm to valuable property.*

1. **Maintenance of Lots:** All lots within the community, developed and undeveloped, shall be maintained in a neat condition, free of litter, debris and brush. All developed lots must be mowed two times (2X) monthly between the months of March through June and at least monthly between the months of July through October. A neat condition means:
 - 1.1. Brush, grass clippings and debris are removed from Sea Links.
 - 1.2. No grass clippings are left in the street.
 - 1.3. No plants or lawns extend beyond the road curb line.
2. **Compliance with Design Control Standards:** Each lot owner shall comply with the design control process described in Article III, Sections 2 through 6 of the Declarations of Covenants for Sea Links at Birch Bay, recorded at Auditor's File No. 1475322, records of Whatcom County, Washington. Fines for Construction adopted concurrently herewith.
3. **Storage:** Inoperable or non-licensed vehicles; appliances, rubbish, refuse or garbage, and recreational vehicles, including boats, travel trailers, tent trailers, motor homes and utility trailers shall NOT be kept, maintained or stored on any lots unless the same are enclosed in a garage, carport or other screened area, and in the case of rubbish, refuse or garbage, in appropriate sanitary containers. In addition, other than during the course of construction, in compliance with the Covenants, unused building materials of any nature, tools and equipment shall not be kept, maintained or stored on any lot, unless the same are enclosed in a garage, carport or other screened area.
4. **Parking:** Curbside parking is intended to be used solely for visitors. Automobiles shall not remain parked curbside for more than 24 consecutive hours and shall not be moved from curbside location to curbside location to try to avoid the 24 hour limit. No residents should be parking on the curbside on a regular basis. Boats, trailers, recreational vehicles of any type and inoperable vehicles are not to be parked on the street **at any time**. No lot owner or occupant shall work on or service any boat, trailer or recreational vehicle in driveways or curbsides.
5. **Temporary Parking:** Recreational vehicles, boats and trailers may be kept in driveways for up to 72 hours for the sole purpose of loading, unloading, cleaning, and washing. **NO HABITATION IN THE RECREATIONAL VEHICLE, BOATS OR TRAILERS IS ALLOWED.** Construction dumpsters and temporary storage pods may be kept in the driveway for up to 72 hours. Longer stays for any of the above must be approved prior to parking by submitting a Temporary Parking Extension Request Form to a member of the Board of Directors.
6. **Trees and Shrubs:** Trees with a trunk diameter of six (6) inches or more measured four (4) feet above ground and shrubs measured at six (6) feet or more above ground may **NOT** be cut or removed without written approval by the Design Control Committee. If a developed or

undeveloped lot has trees or shrubs that are obstructing the view of pedestrians and/or motor vehicles, the owner will trim as not to create any dangerous situations.

7. **Animals**: Cats, dogs or birds may be kept on lots, but no livestock, poultry or other animals shall be raised, bred or kept on any lot. Dogs shall be on a leash outside the limits of the dog owner's lot. Dogs may not be allowed to roam loose, run on other lot owner's property or on the golf course property. It is unlawful to keep a dog that frequently, or habitually howls, barks, or otherwise produces loud noises that unreasonably annoy or disturb other residents. Property owners should contact Whatcom County Humane Society to report owners who have dogs that violate this law.
8. **Fireworks**: No fireworks are allowed to be lit and/or exploded on any lot or common area in the community.
9. **Fires**: Outdoor fires, including fire pits, for burning of wood, trash or debris are not permitted, but outdoor barbeques are permitted in appropriate devices. There will be no initial warning, and the local Fire Department will be called to take appropriate action.
10. **Signs**: No signs of any kind shall be displayed to the public view on or from any lot or common area with the exception of:
 - 10.1. For Sale or For Rent signs approved by the Board of Directors.
 - 10.2. Two (2) political yard signs by an owner or resident on the owner's or resident's property, no more than one (1) month prior to any primary or general election. Signs must be removed from the yard the day after the primary or general election. The sign(s) must not be larger than 18" X 24".
 - 10.3. No electronic signs are allowed.
11. **Sheds**: Sheds are allowed under the provisions listed below to comply with Whatcom County building codes. All sheds must be approved by the Design Control Committee prior to construction. The application must follow Whatcom County building codes and setbacks for un-permitted, non-occupied sheds. The shed:
 - 11.1. Shall be one story, no higher than 10 feet from top of floor to highest point.
 - 11.2. Shall be limited to 140 square feet.
 - 11.3. Shall be constructed of similar materials to the home.
 - 11.4. Shall be of a color matching the home.
12. **Rentals**: Owners electing to rent or lease their Sea Links property must abide by the following rules:
 - 12.1. Owners cannot provide security gate remotes or entry codes to tenants. Tenants can only acquire security gate remotes and entry codes from Birch Bay Tax and Accounting.
 - 12.2. Owners must provide Birch Bay Tax and Accounting (via phone, email or regular mail) the information on the Owner Rental/Leased Property Information Form each time a tenant vacates or inhabits a Sea Links property. The form is available on the Sea Links website or from Birch Bay Tax and Accounting.
 - 12.3. Owners renting or leasing their property will remain ultimately responsible for the actions of their tenants, including damage caused by violations of Sea Links Governing Documents.

13. **Flags/Poles**: Flag poles must be approved by the Design Control Committee prior to construction. Flag poles must be metal (bronze colored or white aluminum), placed in front or rear yards only, located within the building envelope (i.e. outside of setbacks), are not to exceed 25 feet in height and must have an internal halyard.

Only flags of national origin are allowed.

MAJOR OFFENSES: *Those which involve a threat to human health and safety or risk to valuable property and include, but are not limited to:*

1. **Firearms**: There shall be no discharging of firearms or hunting on any lot or common area in the community. There will **NO** initial warning, and the Whatcom County Sherriff's Department will be called.

SEA LINKS COMMUNITY ASSOCIATION
SCHEDULE OF FINES

The Board of Directors adopts the following schedule of fines that may be imposed by the Board of Directors following a determination that a violation of the Community Association's Covenants, Bylaws or Rules and Regulations has occurred:

Minor Offense: Those which involve no threat to human health and safety nor risk of harm to valuable property.

First Offense	Warning Letter
Second Offense (same violation within 6 months of first offense) or Non-Compliance after Receiving Warning	\$250.00
Third and Subsequent Offense	\$500.00
Continuing*	\$25.00/day

*For conditions that the Board determines represent continuing violations, each day of non-compliance shall constitute a separate offense for which a daily fine may be imposed.

Major Offense: Those which do involve a threat to human health and safety or risk of harm to personal property.

First Offense	\$500.00
Second Offense	\$1,000.00
Continuing*	\$50.00/day

*For conditions that the Board determines represent continuing violations, each day of non-compliance shall constitute a separate offense for which a daily fine may be imposed.

NOTE: This Schedule of Fines does not apply to violations of the Rules and Regulations regarding Design and Construction. Such Rules contain their own fine structure for non-compliance. To get information on any of these Fines, contact the Design Control Board Director.