

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 lots must be mowed two times a month between the months of March through June, and at least once a month between July through October. A neat condition means:
 - 1.1 Brush, grass clippings and debris removed from Sea Links.
 - 1.2 No grass clippings or debris left in the street.
 - 1.3 No plants, weeds, or lawns 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.
- 3) **Storage:** Inoperable or non-licensed vehicles, appliances, rubbish, refuse or garbage, sanitary containers, 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 or other screened area, and in the case of rubbish, refuse or garbage, in appropriate sanitary containers. In addition, other than during 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 or other screened area.
- 4) **Parking:** Curbside parking is intended to be used solely for visitors. Automobiles shall not remain parked at curbside for more than twenty-four consecutive hours and shall not be moved from curbside location to another curbside location to try and avoid the 24-hour limit. No residents should be parking at 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 curbside.
- 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 diameter of 6 inches or more measured 4 feet above ground and shrubs measured 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 them so as not to create any dangerous situations.
- 7) **Animals:** Cats and dogs 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 leash, outside the limits of the dog owner's lot. Dogs are not allowed to roam loose or run on another lot owner's property. It is unlawful to keep a dog that frequently, or habitually howls, barks, or otherwise produces loud noises that unreasonably annoy or disturb residents. Property owners should contact the Whatcom County Humane Society to report owners who have dogs which violate this law.

- 8) **Fireworks:** No fireworks are allowed to be lit and/or exploded on any lot or communal area in the community.
- 9) **Fires:** Outdoor fires, including fire pits for burning 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 shall be called to take appropriate action.
- 10) **Signs:** No signs of any kind shall be displayed in public view on or from any lot or common area except for:
- 10.1 For Sale or 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 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 signs must be no 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 current members of 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 shall:
- 11.1 Be one story, no higher than 10 feet from the top of floor to highest point.
 - 11.2 Be limited to 140 square feet.
 - 11.3 Be constructed of similar materials to the home.
 - 11.4 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 must provide the Board with the owner's information on the Property Owner Rental/Leased Property Information form, each time a tenant vacates or inhabits a Sea Links Property. The form is available on the Sea Link website.
 - 12.2 Owners renting or leasing their property will remain responsible for the actions of their tenants, including damage caused by violation of the Sea Links Governing Documents.
- 13) **Flags/Poles:** Flag poles must be approved by the members of the Design Control Committee prior to construction. Flag poles must be metal (bronze, white colored, or aluminum), placed in front or rear of yards only, located within the building envelope (i.e. outside setbacks), are not to exceed 25 feet in height and must have an internal halyard. Nation of origin flags are the only flags permitted to be flown in the Sea Links Community.
- 14) **Design Control Violation:** In Compliance with the Sea Links CCRs, all exterior changes must be submitted to the Sea Links Design Control Committee. Failure to submit a design request may result in a fine and/or removal of unapproved change to property.

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) There shall be no discharging of firearms or hunting on any lot or common area in the community. There will be **NO** initial warning, and the Whatcom County Sheriff'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 the first offense) or Non-Compliance after Receiving Warning	\$250.00
Third and Subsequent Offense	\$500.00
Continuing*	\$25.00 daily

*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.

Design Control Violation

First and Last Offense	\$1,000.00
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MAJOR OFFENSES: *Those which involve a threat to human health and safety or risk to valuable property.*

First Offense	\$500.00
Second Offense	\$1,000.00
Continuing *	\$50.00 per 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 New or Remodel 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.

Approved Sea Links Board of Directors

Date: _____