

CRYSTAL RIDGE HOMEOWNER'S ASSOCIATION

Dear Homeowner,

June 2008

Welcome to summer at Crystal Ridge Estates – or lately at least a summer day. During the winter and spring your Board of Directors was busy planning and working to improve landscape maintenance, refurbish mailboxes, improve the condition of the trees, and freshen up the entrance monuments in Crystal Ridge. So far this year, many items have been completed and checked off the list of those presented at the annual HOA meeting in January. We will continue to work on other items this summer and fall.

To date the following tasks are either in process or completed:

- 1) The monument fences have been repaired, cleaned and repainted.
- 2) New landscaping and bark has been installed in the monuments.
- 3) Moss and weed control have been sprayed on all the lawn areas.
- 4) The irrigation system in the Estates, monuments and other HOA irrigated areas have been tested and repaired and are ready for summer.
- 5) The Board has inspected all the mailbox stands and has completed painting ten and re-roofed three.

The “punch list” for the rest of the year includes:

- 1) Work with homeowners to replace non-locking mailboxes with secure locking boxes.
- 2) Design traffic mitigation measures as part of *The Highlands* subdivision.
- 3) Conduct repair and maintenance to the play equipment and play area.
- 4) Advertise the annual CR Neighborhood Yard Sale to take place on July 18th, 19th and 20th.
- 5) About a dozen trees have been identified as either needing replacement or significant attention. Work will be underway this fall to complete this project
- 6) Step up CC&R violation enforcement.

This last item brings up an issue that is a constant source of conversation and frustration for homeowners and the Board. Despite repeated pleas from the Board for volunteers to take on the task of CC&R enforcement, no one has volunteered. The Board has worked to maintain a consistent approach but lack of manpower and continued – and sometimes repeated - homeowner violations have thwarted our efforts.

To this end, we have included a copy of the CC&R violation letter (see page 6) that homeowners may find taped to their front door, boat, trailer, or trash cans. While we would like to take the time to walk the neighborhood and talk with each homeowner, the violations are so numerous this would take days to make the rounds of the 300 homes in the subdivision. Thus, we have, regrettably, had to resort to this less personal effort.

The bottom line . . . when you moved into Crystal Ridge you agreed to abide by the CC&R's. Most all residents do comply and to you we say “THANK YOU” and for others, we have attached a list of reminders for those sections that are most frequently violated.

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Please review the list below (details are in the attached notice) and take a look around your residence and see if you are violating any of the provisions of the CC&R's. If you are, please take corrective action.

- 1) Keep trash cans out of view and retrieve them promptly from the curb after they are emptied.
- 2) Store boats and trailers behind approved gates or in your garage. Do not store them in your driveway.
- 3) Do not store cars in your driveway. They are to be stored in your garage.
- 4) Canvas/plastic RV/boat/car cover canopies or awnings are not permitted. If you have a roof cover canopy, please take it down. Any covering must be approved by the HOA and must be constructed in a manner and materials that match your home.
- 5) Have exterior paint colors approved by the HOA when repainting your home.
- 6) Any additions, remodeling or other exterior changes to your home must be approved by the HOA.
- 7) It is the homeowner's responsibility to irrigate the mow strip between the sidewalk and the street. These are to be maintained in green, park-like condition all year around. Do not let the grass die and turn brown in the summer.

Again, we have saved the best for last. Many of the homeowners are unaware that each homeowner in Crystal Ridge is responsible for watering the strip between the sidewalk and the street. (The Estates has a built in irrigation system and pays an extra \$100 dues per year for the water for this purpose.) Most homeowners in the Classics do not water the strip and allow these areas to die off in the summer. This action does not comply with the CC&R's. Please properly irrigate the strip and maintain it in a green and park-like manner.

The Board, the HOA and your neighbors appreciate your prompt attention to these matters. The Board will be stopping by any home that is in violation. We will knock on your door and talk or if you are not home, we will leave a violation notice. We are your neighbors and represent your neighbors so please don't get upset with the messenger.

In other news, two of your neighbors, Jane McCabe and Robb Thompson, have volunteered to head up the Architectural Control Committee ("ACC"). They are already busy approving paint colors and remodeling plans. THANK YOU! Jane and Robb.

Every homeowner is welcome at the monthly Board meetings. Check the website at www.crystalridgehoa.org for dates and location. You may also email the Board at board@crystalridgehoa.org.

Thank you for your time and we look forward to an improved and more beautiful neighborhood.

Best regards,

Crystal Ridge Board of Directors

CRYSTAL RIDGE HOMEOWNER'S ASSOCIATION

LANDSCAPE PLANTER STRIP IRRIGATION AND LOT MAINTENANCE REQUIREMENTS

IRRIGATION REQUIREMENTS: ARTICLE I. Section 5, is further amended to include **the 7.5-foot wide landscape planter strip with street trees** in the street right-of-way within all areas of Crystal Ridge, including those outside of "The Estates at Crystal Ridge," on both sides of all streets, **as a common maintenance area to be maintained by the Homeowners Association. However, the regular watering of the planter strips outside of "The Estates"** referenced in this subsection **to maintain a green, park-like appearance shall remain the responsibility of each individual property owner** fronting on said planter strips as further set forth in the Covenants, Conditions and Restrictions, unless and until such time as a centralized irrigation system is installed by the Homeowners Association. (Note from the Board: There are no plans to install such irrigation system at this time.)

MAINTENANCE OF LOTS: ARTICLE IX. Section 1. Exterior Maintenance by Owner. **Each Lot and Residence shall be maintained by the owner in a neat, clean and sightly condition at all times and shall be kept free of accumulations of litter, junk, containers, equipment, toys, household goods, tools, building materials, and other debris. All landscaping areas shall be regularly maintained and trimmed to present a clean, neat, and well-maintained appearance. All refuse shall be kept in sanitary containers sealed from the view of any Lot;** the containers shall regularly be emptied and the contents disposed of off the Properties. No grass cuttings, leaves, limbs, branches, and other debris from vegetation shall be dumped or allowed to accumulate on any part of the Properties, except that a regularly tended compost device shall not be prohibited.

CRYSTAL RIDGE HOMEOWNER'S ASSOCIATION

BOAT, TRAILER AND VEHICLE PARKING

Per the Puyallup Municipal Code:

10.36.110 Extended parking and certain vehicles prohibited.

It is unlawful to park upon the public streets of the city for more than 72 consecutive hours any vehicle or motor vehicle. In addition, no person shall park a vehicle on any street or alley, except in an industrial zone, as defined in the zoning code of the city at any time except while actually loading or unloading if the vehicle is a truck and/or trailer or other conveyance which is over 84 inches wide. For the purposes of this section, "vehicle" means and includes every device capable of being moved upon a public highway and in, upon or by which any persons or property is or may be transported or drawn upon a public highway, and the term "motor vehicle" means every vehicle which is self-propelled. (Ord. 2119 § 1, 1987; Ord. 2048 § 1, 1985; Ord. 1953 § 1, 1982).

10.36.120 Chain parking unlawful.

It shall be an infraction for any person to move and repark a vehicle parked on the street within two blocks of the original parking space in order to avoid a parking time limit regulation. It shall be an infraction for any person to move and repark a vehicle parked in a parking lot to another space within the same parking lot in order to avoid a parking time regulation. For the purposes of this section, a block shall be defined as a city street or alley section located between consecutive intersections. A violation of this section shall be an infraction punishable by a fine of \$50.00. In the event that the initial fine is not paid within 30 days of the date of issuance of the infraction, the fine shall increase to \$90.00. (Ord. 2700 § 1, 2001; Ord. 2281 § 1, 1991).

Per the Crystal Ridge CC&R's

*BOATS, TRAILERS AND VEHICLES Per ARTICLE IX of the CC&R's. **No storage of goods, vehicles, boats, trailers, trucks, campers, recreational vehicles, or other equipment or device shall be permitted in open view** from any Lot or right-of-way. (Vehicles, boats, trailers, trucks, campers, and recreational vehicles shall be referred to as "Vehicles.") This provision shall exclude temporary (less than 24 hours) parking of Vehicles on the designated driveway areas adjacent to garages on the Lots. This paragraph is not meant to disallow permanent (more than 24 hours) parking or **storage of Vehicles on the Lots**, but if stored, **Vehicles shall be adequately screened from view** from the adjacent rights-of-way and Lots. **Screening of such Vehicles must have the approval of the Architectural Control Committee (or the Board of Directors).** Upon 48 hours notice to the owner of an improperly parked Vehicle, the **Board has the authority to have towed, at the owner's expense, any Vehicles still visible from the right-of-way or adjacent Residences that have been parked on any Lot or within the right-of-way for more than 24 hours.***

CRYSTAL RIDGE HOMEOWNER'S ASSOCIATION

HELP WANTED

CC&R Enforcement Committee Chairperson and Committee Members: The Board is looking for residents to serve on a committee responsible for enforcement of the CC&R's. This includes citing violations and working with homeowners to cause compliance. This position requires good communications skills; desire to work with homeowners to meet the requirement of the CC&R's. This person must be diplomatic and exercise good judgment. The Chairperson or designee must attend the monthly Board meetings. The position does not receive any compensation.

Monument Maintenance Committee Chairperson and Committee Members: The Board is looking for residents to monitor the condition of each of the seven monuments in the subdivision. This includes landscape, irrigation and lighting. In the case where the lighting needs repair (i.e. broken or burned out light bulbs) the committee shall make such repair. In the event of other needs, the committee shall work with the Landscape Manager to make such repairs or improvements. The Chairperson or designee must attend the monthly Board meeting. The position does not receive any compensation.

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If you are interested in any of these positions, please email the Board at board@crystalridgehoa.org or attend one of the monthly Board meetings. Check the website at www.crystalridgehoa.org for dates and location.

Thank you,

Crystal Ridge Homeowner's Association

CRYSTAL RIDGE HOMEOWNER'S ASSOCIATION

Dear Homeowner, Address: _____

___/___/2008

You are in violation of one or more of the following requirements as described in the Covenants Codes and Restrictions ('CC&R's") of the Crystal Ridge Homeowners Association. When you purchased your home in Crystal Ridge or The Estates, you signed an agreement stating that you would abide by the rules as set forth in the CC&R's. The CC&R's authorize the Board to cause enforcement of the CC&R's including hiring a 3rd party to provide yard care, tow vehicles, etc. Any expenses incurred by the Board related to such enforcement are the responsibility of the Homeowner. If the Homeowner fails to reimburse the HOA for such expense, the CC&R's authorize the Board to place a lien on the Property and force payment via foreclosure.

Your prompt compliance will avoid these unpleasant consequences.

ARTICLE IX. MAINTENANCE OF LOTS AND COMPLIANCE WITH THIS DECLARATION

Section 1. Exterior Maintenance by Owner. Each Lot and Residence shall be maintained by the owner in a neat, clean and sightly condition at all times and shall be kept free of accumulations of litter, junk, containers, equipment, toys, household goods, tools, building materials, and other debris. All landscaping areas shall be regularly maintained and trimmed to present a clean, neat, and well-maintained appearance. All refuse shall be kept in sanitary containers sealed from the view of any Lot; the containers shall regularly be emptied and the contents disposed of off the Properties. No grass cuttings, leaves, limbs, branches, and other debris from vegetation shall be dumped or allowed to accumulate on any part of the Properties, except that a regularly tended compost device shall not be prohibited. No storage of goods, vehicles, boats, trailers, trucks, campers, recreational vehicles, or other equipment or device shall be permitted in open view from any Lot or right-of-way. (Vehicles, boats, trailers, trucks, campers, and recreational vehicles shall be referred to as "Vehicles.") This provision shall exclude temporary (less than 24 hours) parking of Vehicles on the designated driveway areas adjacent to garages on the Lots. This paragraph is not meant to disallow permanent (more than 24 hours) parking or storage of Vehicles on the Lots, but if stored, Vehicles shall be adequately screened from view from the adjacent rights-of-way and Lots. Screening of such Vehicles must have the approval of the Architectural Control Committee (or the Board of Directors). Upon 48 hours notice to the owner of an improperly parked Vehicle, the Board has the authority to have towed, at the owner's expense, any Vehicles still visible from the right-of-way or adjacent Residences that have been parked on any Lot or within the right-of-way for more than 24 hours.

ARTICLE VII. Section 4 LANDSCAPE PLANTER STRIPS

It shall be the responsibility of the Association to maintain the 7.5-foot wide landscape planter strips in the right-of-way on each side of each street within Crystal Ridge, the monument planter landscaping and signage improvements in all areas of Crystal Ridge. However, it shall be the responsibility of each owner outside of the Estates to properly water said 7.5-foot wide landscape planter strips in the right-of-way fronting on each owner's lot to maintain a green and park-like appearance."

Specific Violation that needs immediate correction at your address:

- ☐ Place trash cans behind fence or in the garage
- ☐ Store boat / trailer / car behind fence or in garage
- ☐ Mow lawn and cultivate planting beds
- ☐ Remove weeds
- ☐ Water strip between the curb and sidewalk

The Board of Directors and your neighbors thank you for your prompt compliance.