

BLUEGRASS CONDOMINIUMS GENERAL GUIDELINES

Bluegrass Condominiums Pool and Spa Rules

THIS POOL IS FOR BLUEGRASS RESIDENTS AND THEIR GUESTS ONLY!

- Pool and Spa hours are from 10:00 am to 10:00 pm.
- All persons using the pool or spa must wear identification wristbands. NO EXCEPTIONS!
- All must wear appropriate swim wear. No street clothes.
- Shower **before** entering pool.
- No Smoking – No Alcohol – No Drugs – are permitted within the pool or spa area.
- No running, horseplay or loud noise is allowed. No water shooting toys in the pool.
- No mats in the water except safety flotation devices.
- Only four (4) guests, (4 persons in total), per unit are allowed at the pool at any one time. ALL GUESTS MUST BE ACCOMPANIED BY THE UNIT OWNER OR TENANT WHILE AT THE POOL, NO EXCEPTIONS.
- No person with a communicable disease may use the pool.
- No person under the influence of alcohol or drugs may use the pool.
- No glass food or beverage containers are allowed in the pool area.
- No food or drink is allowed in the pool water.
- Pets are not allowed in the pool area or in the water.
- When the pool is used by persons 12 years of age or under, a responsible resident adult, 18 years of age or older shall accompany the children and be at the pool or pool deck at all times while the children use the facility.
- Any person refusing to obey the rules is subject to removal from the premises and fines and restrictions.
CAUTION: Please dry off before entering Clubhouse.

RED EMERGENCY TELEPHONE IS LOCATED ON THE WALL OF THE CABANA.

THE EMERGENCY SPA ALARM AND PUMP SHUT OFF IS LOCATED ON THE WALL

NEAREST TO THE SPA.

FEDERAL RULES ARE POSTED ON THE WALL NEXT TO THE SPA. PLEASE READ THEM.

Clubhouse Rules (Party Area)

- No loud, amplified music.
- No smoking in the clubhouse or pool deck.
- No alcoholic beverages (permitted only with an approved Washington State Banquet License.)
- Pets are not allowed in the clubhouse or on the pool deck.
- Occupancy within the clubhouse shall not exceed the approved posted limits. (40 people).
- Clean all items and areas after use.
- BBQ Grill can be used only with clubhouse reservation.
- Private reservations for use of clubhouse do not include pool area, billiard room or fitness center.
- Any damage, repair or cleaning costs will be assessed to persons responsible for reservation.
- Turn off the lights and TV before you leave.
- Residents are fully responsible for their guests to follow the rules.

Billiard Room

- No alcohol, food or beverage allowed in this room.
- Dry off, if you have used the pool before entering this room.
- Don't hit the walls, ceiling, windows or light fixtures with the pool cue.
- Use the sponge to clean the scoreboard. Use the brush to clean the table.
- Leave everything in order when you leave (pool table, cues, balls, tables and chairs).
- Turn off lights and TV before you leave.

Fitness Center

- Equipment in the fitness center is to be used in accordance with posted instructions for each machine.
- Equipment weights, barbells or hand weights shall not be dropped during or after use.
- Users shall clean the exercise equipment after use.
- Equipment is available to all residents on a first come, first serve basis with a 30 minute limit on the use of any individual piece of equipment if any other user is waiting.
- The users of equipment do so at their own risk of injury. The Association shall not be liable for any personal injury to residents or guests of residents or children.
- Children under 16 years of age must always be supervised by a Bluegrass Resident.
- No food, glass or breakable containers are allowed in the fitness center. Pop cans or plastic bottles for liquids are authorized. Do not spill any liquids on the equipment or on the floor.
- Pets are not allowed in the fitness center.
- No running or horseplay is permitted in the fitness center.
- Excessive noise is inconsiderate of others. Persons in the fitness center shall be careful at all times not to disturb others with excessive noise, including noise from horseplay, gatherings or loud music.
- Guests who attend private parties in the clubhouse are not allowed in the fitness center.
- Persons failing to follow rules are subject to removal from the fitness center and/or termination or suspension of that owner and/ or occupant's right to use the common fitness center, in addition to any fines, at the board's sole and exclusive discretion.
- Turn off lights and TV before leaving the fitness center.

Barbeques

- Charcoal barbeque grills are not allowed on unit decks or patios.
- Gas grills must be used at a safe distance from the building.
- The barbeque grill on the pool deck is available with clubhouse reservations only.

Decks and Patios and Stair Landings

- Please keep decks and patios free of all items not related to this area. Deck and patio furniture, plants, etc are appropriate.
- Do not use these areas as storage areas, i.e. boxes, paint cans, motor parts, furniture, etc.
- Residents are responsible for keeping their decks, patios and stair landings neat and clean at all times. If you make a mess, clean it up.
- Per Fire Marshall's code, stair landings must be kept clear at all times. Violations will be issued with fines as appropriate.

Home Security

- Keep your doors locked when you are at home.
- When leaving, even for a short time, close your windows and lock your doors.
- Be aware of your surroundings.
- Keep your porch light on at night. More light deters criminal activity.

Pet Care

- Dogs must be kept on a leash and controlled at all times when outside their unit.
- For your neighbor's sake, control your pet's noise level while inside the unit.
- PLEASE!! Pet owners are responsible to immediately pick up their pet's waste and disposal of it properly. Pet waste disposal receptacles are located throughout the complex. PLEASE USE THEM!

Garbage: Trash Compactor

- Do not leave trash on the ground in any form or throw it over the enclosure.
- Do not leave large appliances of any kind.
- Large pieces of trash must be broken down before disposing in the compactor.
- Don't slam the door. The noise reverberates to units nearby.

Recycle Bin

- Recyclable Materials: Paper, cardboard, plastic bottles, glass bottles, aluminum, steel or tin cans.
- Not Recyclable Materials: garbage, yard waste, diapers, rags, clothes, shoes, ceramics, dishes, light bulbs, mirrors, window glass, batteries, toxic containers, Styrofoam, wood, toys, furniture. Check list on container if you are not sure what you can recycle. The rest goes into the garbage.
- Break down boxes before discarding.

Home Maintenance

- Unit Maintenance: As homeowners you are responsible for the maintenance and repair of your home, such as faucets, toilets, appliances, etc.
- Make sure window tracks and “weep holes” are kept clean to allow potential condensation from glass. Keep the window vents open to allow adequate air flow to allow moisture to dissipate.
- Open your windows and blinds on a regular basis to prevent moisture buildup that causes mold on the interior of your home. Run the fans each day.

Noise

Remember, noise carries within the building from unit to unit. It is to be expected when living in a multi-unit building that you need to be tolerant of reasonable noise levels and practice the same in your unit. Music, TV’s and games should be kept at reasonable volume at all times. While noise from small children can be annoying, a certain amount is to be expected. Dogs, too, should be controlled. Constant barking or romping in the unit will not be tolerated any time of day.

Quiet hours are between 11:00 pm and 7:00 am. During this time, no use of washers, dryers, vacuum cleaners, loud TV’s, music or games, loud talking, heavy walking, parties. No romping with the dog or children. **PERIOD!! QUIET MEANS QUIET!!**

This extends to loud vehicles left running at night or early in the morning. See Section 9.11 of the Declaration.

Parking

All residents, homeowners or tenants, must use an assigned parking space. You may not use visitor parking. If you have more vehicles in your household than you have parking spaces you must park on Gibson Road or rent a space from another homeowner or you will be towed.

A “visitor” who is here 2 to 5 times a week is considered a resident and must use an assigned space or park on Gibson Road, or risk towing.

Leaving a vehicle 3 – 4 days at a time or over the weekend will not be tolerated. You will be towed!

Residents must provide their guests with a visitor tag and may park one night a week. For a longer stay please contact Facilities Manager. See Section 8.2 of the Declaration.

If you have a vehicle illegally parked in your space, you may have it removed by calling Mary’s Towing; 425-743-5800. Know your parking space number when you call and have the proof of ownership ready.

Rent Cap and Leases

A Rent Cap of 15%, where only 33 units are allowed to be rented at one time, was voted in, March 2008. A Hardship Rental Cap of 10%, for those who qualify, 11 units, was voted in, November of 2011.

Unit owners who rent their units out of compliance will be fined for each month out of compliance.

Unit owners, who do not turn their rental leases into Suhrco in a timely manner, will be fined. Off site unit owners are responsible to make sure their tenants are aware of all Bluegrass Condominium rules and regulations. Unit owners are responsible for their tenants' compliance of all Guidelines. See Section 9.2 and 9.2.1 of the Declaration.

Exterior Changes – Limited Common Area

Any improvement that you make, that affects the exterior appearance of the community requires Board Approval prior to commencement. This includes, but is not limited to, installation of satellite dishes.

It also includes changes to be made to back yards. A complete description of the installation and materials to be used as well as diagrams of the construction must be included in the package before the board will consider review. See Section 1.C of the Declaration.

Interior Changes

FLOORING: All 2nd and 3rd floor units must be carpeted. Only ground floor units are allowed to install wood flooring.

Contact Information

Suhrco Residential Properties	425-455-0900
Suhrco Facsimile	425-462-1943
Bluegrass Office	425-353-3506

The board would like to thank you in advance for your compliance with these and all rules and regulations at Bluegrass.