

A REMINDER ABOUT RULES AND REGULATIONS

April 21, 2020

TO: Meadows-Ferndale Homeowners and Residents

FROM: Meadows-Ferndale Board of Directors

Our community (the Meadows-Ferndale HOA) is governed by a set of governing documents that are intended to ensure the health, welfare and safety of our residents while maintaining the value and appeal of our properties. These documents include the HOA CC&Rs, By-Laws, Rules and Regulations – as well as the Ferndale Municipal Code and documents from the US Army Corps of Engineers (USCOE) and Washington State Department of Ecology (WSDOE). These latter documents (from USCOE and WSDOE) pertain specifically to our Wetlands. It is recommended that from time to time you review and reacquaint yourselves with these documents, especially the owner-ratified Rules and Regulations. Based on recent activities within the community, the following topics are highlighted herein.

1. **Pets.** Ferndale Municipal Code requires that all animals be on a leash any time they are not within the private property boundaries of their owners. This code applies to all the public streets and sidewalks in our community. However, our Wetlands are private (HOA) property – as are Rossie and Josie Lanes. These Wetlands are governed by the rules of the US Army Corps of Engineers and the Washington State Department of Ecology. We are the caretakers; they make the rules. In both cases, the rule is that pets, as well as humans, must remain on the pathways. Accordingly, the Rules and Regulations for the Meadows community specify that the Ferndale Code restrictions for pets apply EVERYWHERE within the community. Remember: pets on leashes everywhere (except on private property), pets and humans always on the pathways in the Wetlands – never off.
2. **Access to Wetland Paths.** There are six access points to the Wetland pathways: three off Monument Drive and one each at the end of Brian, Jessie, and Josie Courts. These are the only points from which to enter the pathways. It is a violation of the rules given to us to enter in any other way at any other point. Accessing the pathways through or over any fence is not allowed. Nor is the use of any gate on any fence that abuts the Wetland areas. Remember also, that all fences must be approved by the Architectural Review Committee. The specially trained and licensed crews that do the wetland maintenance and compliance monitoring are exempt from these restrictions when performing their duties.
3. **Street Parking.** Here, as above, we have a mix of Ferndale and HOA restrictions. The Ferndale Code specifies that vehicles (including boats, trailers, etc.) cannot be parked on public streets for a period greater than 24 hours – and it is unlawful to move a vehicle with the specific purpose of trying to avoid conflict with the 24-hour rule. The HOA has adopted the Ferndale Code as our Meadows Rule to apply to our private streets and common driveways (shared by multiple homes). All this having been said, the Board recognizes that these are extraordinary and difficult times, so we are deferring enforcement of parking rules until all applicable COVID-19 induced restrictions on individual movement have been cancelled.

4. **Changes to Lots.** The original development and thereafter all external changes to a lot require review by the Architectural Review Committee (ARC) and approval by the Board of directors, acting with informed judgment based on the above-mentioned governing documents. A good rule of thumb for whether a change to your lot requires ARC review and Board approval is: unless it's inside the house, ARC/Board action IS required. Thus, anything that is visible from off the lot must be approved to ensure that it does not conflict with existing and applicable codes, rules or habitability standards. This includes paint colors, play structures, sheds, fences, patio covers and decks, etc. It excludes minor things such as flowers and small shrubs in spite of the fact that they are visible from off lot. Details about the types of projects that require review and approval are provided in the aforementioned governing documents. When in doubt, submit for review/approval. It's quick and easy and will help maintain our community as a desirable and valuable place to live.

Finally, please contact either Windermere Property Management or the Board if you have any questions or concerns about responsibilities or activities within our community. The best way to do this is to send a message through the "Send Us a Message" portal at the bottom of the home page of our web site (www.Meadows-Ferndale-HOA.org). This portal is well monitored and responses are usually very timely.

Stay well.

/Meadows-Ferndale HOA Board of Directors/