

Renter's Guide to Living in Eagle Crest Community

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Background: When homeowners purchase their new home in Eagle Crest, they are given a copy of the Covenants, Conditions and Restrictions (CC&Rs) associated with the Eagle Crest development. The CC&Rs cover a wide range of rules and regulations governing our community. All homeowners agree to abide by the CC&Rs before closing the sale. However, in many cases when the homeowner relocates and rents their home, the CC&Rs are packed away with the rest of their personal property and the new occupant is unaware of the rules governing our community. This condensed, plain language excerpt of the CC&Rs is targeted specifically for our renters. This guide will by no means replace the original document.

PLEASE KEEP THIS GUIDE IN A SAFE, ACCESSIBLE PLACE IN YOUR HOME

Article 7

Use Restrictions

- 7.1 Care and Use of Premises. The grounds shall be maintained in a neat and attractive manner. Keep grass and weeds cut and shrubbery pruned. Do not allow the accumulation of debris. In the event the Landscaping Committee, after giving reasonable notice to the owner of the violation of this section, shall have the authority to make the necessary correction and submit billings for the cost to the owner. Such charges will become a lien against the property and shall be treated as a special assessment under Article 5. Grass and yard debris are to be disposed of in the city provided green container or brought to Mailliards Landing located at 3068 N. Oak Harbor Road. No yard waste is to be disposed of in the common areas of Eagle Crest.
- 7.2 Fences. No fence or hedge shall be erected or maintained which shall unreasonably restrict the view of an adjoining lot or impair the general landscaping plan of the community. Rear and side yard fences are limited to six feet in height or as limited by City of Oak Harbor regulations. Fences are restricted from any point closer than twenty feet from the street right-of-way. All plans for fencing must be submitted to the Architectural Committee for approval prior to installation.
- 7.3 Pets. No animals, which term includes livestock, domestic animals, poultry, reptiles or living creatures of any kind, shall be raised, bred or kept on any lot. The Board may at any time require the removal of any animal which it finds dangerous or is disturbing other owners unreasonably. No pets may be permitted to run loose upon the properties. All animals shall be registered and inoculated as required and follow regulations in Chapter 7 of the Oak Harbor Municipal Code.
- 7.4 View. No trees are to be planted that will restrict the established view.

- 7.5 Antennas. Satellite TV antennas/dishes approximately 24 inches or less in diameter may be installed within a lot. Ham radio and citizen band antennas (located in back yards, away from the street view) may be used for transmission purposes only so long as they do not cause interference with electronic equipment of neighboring property owners. No reception or transmission devices may be located within the Common Area unless expressly permitted by the Board of Directors.
- 7.6 Vehicle Storage on Premises. The purpose of the parking and storage restrictions is to maintain a desirable community appearance. The parking of dump trucks, large vans or similarly large commercial vehicles detracts from the general community appearance. Restrictions applying to specific vehicles are listed below:
- 7.6.1 Recreational vehicles, including boats are permitted on off-street parking spaces for a period of up to 24 hours.
- 7.6.2 Immobilized vehicles shall be removed from the premises within five days or kept within the garage.
- 7.6.3 Commercially licensed vehicles of the pick-up and light van type are permitted in off-street spaces.
- 7.6.4 Dump trucks, large vans or other heavy construction type vehicles are not permitted.
- 7.7 Parking. Each residence is required to provide and maintain four off-street parking spaces, including two in the garage and two on the driveway. On-street parking is reserved for guests and emergency purposes only.

Talon Loop is restricted to on-street parking abutting the sidewalk only. Fire restrictions require that no parking be allowed condo side of the street opposite the sidewalk.

- 7.12 Commercial Uses. No commercial enterprises of any nature are to be engaged in or on any Owner's premises (an office in a home which does not involve regular clients in daily visits is permitted). No manufacturing or storage of commercial materials of any kind is permitted.
- 7.13 Obnoxious Noises. Obnoxious noises from vehicles, radios, televisions or other sound systems are not permitted.
- 7.14 Renting or Leasing. Owners may rent or lease their homes upon obtaining from tenant, a signed statement that he or she has received a copy of this Declaration and the Rules and Regulations and his or her agreement to abide by the rules and regulations. The owner renting or leasing is in no way released from their obligations for assessments and compliance with the Declaration.

- 7.15 Signs. No signs of any kind shall be exhibited in any way on or about the properties without the written approval of the Association, except one professional for sale/rent sign of not more than five square feet, advertising the property is for sale or rent.
- 7.16 Lighting. Area, flood or ornamental lighting must be of a subdued nature and must be approved by the Architectural Committee. The intent of the light columns is to provide a subdued source of lighting for the community in conjunction with the installed street lights. Lamp posts are to be illuminated from dusk to dawn. A sensor should be installed to allow this illumination to occur automatically.
- 7.17 Building Uses. All uses of the residential structure with the exception of a home office as authorized are Section 7.12 must be those normal to residential occupancy.
- 7.18 Common Areas Alteration. Nothing shall be altered or constructed in or removed from the Common Areas except upon the written consent of the Board and pursuant to procedures required herein or by law.

Article 8

- 8.1 The following Rules and Regulations have been adopted by the Board and may be amended from time to time as deemed necessary by the Board:
- 8.1.1** Trash and recycling will be properly enclosed in city provided containers. The receptacles are permitted at street curb on the night before or on same day of pick-up only. Garbage and recycling containers shall otherwise be hidden from street view. **Grass clipping, branches, Christmas trees and any other yard waste must be disposed of properly by using the Green waste can provided by city, or delivered to Mailliard's on Oak Harbor Road or the County Waste drop-off in Coupeville. Dumping yard waste in the common area of Eagle Crest is prohibited and subject to a fine.**
- 8.1.2 Owners desiring to rent or lease their premises must comply with Section 7.14.
- 8.1.3 Dogs must be on a leash when away from Owner's premises. This rule applies equally to all common and limited common properties. Pet owners are required to pick-up after their animals per Oak Harbor City Ordinance.
- 8.1.4 Unreasonable loud or obnoxious noises are prohibited.
- 8.1.5 A landscape professional, horticulturist, or other such professionals shall maintain the common areas of the sub-division.