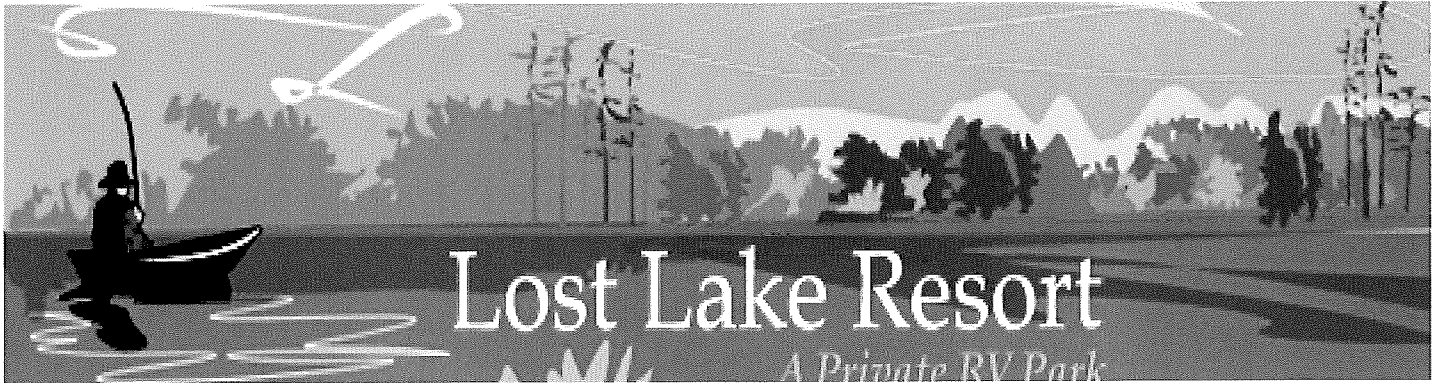




LOST LAKE RESORT

CONDOMINIUM OWNERS ASSOCIATION

COA Rules & Regulations

Architectural Rules & Regulations

Renters Rules & Regulations

Schedule of Fines

June 28th, 2018

These Rules and Regulations are applicable to the Lost Lake Resort Condominium Association Owners, Residents, Guests and Visitors. All previous versions of Rules and Regulations are hereby canceled by issuance of this revised edition. Changes made in this amendment supersede the wording in all previous editions. This amendment amends ONLY the Rules and Regulations. They in no way amend or supersede any portion of the Declaration of Covenants, Conditions and Restrictions. The Lost Lake Resort Condominium Association Rules and Regulations may from time to time be adopted, amended or repealed in

COA Rules and Regulations
May 12, 2018
accordance with CC&R 9.5.1.

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LOST LAKE RESORT CONDOMINIUM ASSOCIATION

Section 1

COA RULES AND REGULATIONS

Purpose

These *Rules and Regulations* provide for amplification and clarification regarding the use and occupancy restrictions contained in the Declaration of Covenants, Conditions & Restrictions for Lost Lake Resort Condominium Association (CC&R's) and to establish rules of conduct for the good of all persons present in Lost Lake Resort Condominium Association.

1.0 Definitions

Unless the context clearly requires otherwise, the following terms used in these Rules and Regulations are defined as follows. Defined terms appear throughout these Rules and Regulations with the initial letter of such terms capitalized.

- 1.1 **Adult:** Any person who is at least eighteen (18) years of age.
 - 1.2 **Responsible Adult:** The designated Adult present on site left in charge of the Owners interest in the event of the Owners absence.
 - 1.3 **Child/Children:** Persons under eighteen (18) years of age.
 - 1.4 **Common Areas:** Include, but are not limited to streets; swimming pool area, including pool, hot tub, showers, billiards room, exercise room and associated buildings; lake property including lake, beachfront, dock, clubhouse, game room, library, business office, bathroom, storage buildings and associated buildings; recreation areas, including miniature golf, pickle-ball court, volleyball and playground; as well as all other designated common areas per the Lost Lake Resort plat maps.
 - 1.5 **Residence Vehicle:** A vehicle/residence you live in as described below. In addition to the following requirements, all Residence Vehicles must meet the requirements of Federal, State, and local regulatory agencies:
 - A. Park Model: A Residence Vehicle of 400 or less square feet of living space with plumbing, heating and electrical systems that will not operate without being connected to outside utilities.
 - B. Recreational Vehicle: A vehicle not less than 24 ft. long of living space, excluding the tongue or bumper, or without its own mode of power, such as motor homes (class A, B or C), fifth wheels, or travel trailers which are self-contained and designed to provide temporary or fulltime living quarters for recreational, camping or travel.
- Park Models and Recreational Vehicles used as a Residence Vehicle shall:
- i. Be equipped with a HUD approved sewer trap vent.
 - ii. Have suitable utility connections (including a screw-type sewer adapter and hose) for external hook-up
- 1.6 **Owner:** The person who holds the deed to the Unit.
 - 1.7 **Resident:** The Owner or others who live in a Residence Vehicle on a designated Unit.
 - 1.8 **Visitor:** A person who visits a Resident, but does not live there or stay for extended periods of time (not exceeding 30 days).
 - 1.9 **Guest:** A Person who visits, but does not stay overnight.
 - 1.10 **Renter:** Any person renting a Unit or Park Model or staying for extended periods of time (more than 90 days). See Section 3 Rental Rules & Regulations.

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- 1.11 Proxy Card:** The security gate access card used to gain access to Loat Lake Resort.
- 1.12 Flag(s):** A piece of cloth or similar material attachable by one edge to a pole or rope.
- 1.13 Banner(s):** A piece of cloth or similar material bearing a slogan(s), phrase(s), picture(s), or logo(s).

2.0 Resort Decorum

- 2.1 **Quiet Hours:** Resort quiet hours are from 10:00 PM to 8:00 AM.
- 2.2 **Children:** There must be a Responsible Adult in the park when Children are staying or visiting. Adults are responsible for the behavior of Children they are supervising.
- 2.3 **Common Areas:** Owners, Residents, Renters, Guests, and Visitors are expected to maintain the Common Area facilities in a clean, neat and orderly manner.
- 2.4 **Vehicles on Streets and Common Areas:** Bicycles, golf carts, roller skates, roller blades, scooters or other vehicles are limited to use on streets only. Golf carts must be driven by persons licensed to operate motor vehicles.
- 2.5 **Smoking & Vaping:** Smoking and Vaping is not permitted in any Lost Lake Resort Condominium Association building or within 25 feet of any Resort buildings or temporary structures (such as meeting tents). Smoking and Vaping is also not allowed by the pool, at the dock or beach area, sports courts, putt-putt course, swing sets or recreational facilities.
- 2.6 **Flag(s):** The only flags allowed to be displayed are the United States of America flag and the Washing State flag.
- 2.7 **Banner(s):** No banners of any type are allowed.

3.0 General

- 3.1 **General Information:** LLR Condominium Association information can be obtained through the Vantage website, Lost Lake COA office, or any other designated vendor approved by the COA Board.
- 3.2 **Registration:** Guests and Visitors must register at the Lost Lake COA office upon arrival and receive the green Guest/Visitor pass. Pass should be hung from the rear view mirror or laid on the dash in plain sight.
- 3.3 **Mail:** The U. S. Postal Service delivers mail to the Lost Lake COA office which will be put in individual Owner or Renter boxes. Large pieces of mail and boxes, including UPS, FedEx, and USPS, will be kept in the Lost Lake COA office. Residents will be billed for any mail forwarding postage or charges. A key deposit of \$75.00 per key will be charged to mail box users and will be refunded upon return of the key(s).
- 3.4 **Posted Rules:** Special rules posted in specific areas of the Resort are incorporated in, and are made a part of, these *Rules & Regulations* and are to be followed and adhered to as such.
- 3.5 **Emergencies:** Dial 911 and notify the COA office at 360-459-5019 for all fire; police and medical emergencies.
- 3.6 **Solicitation:** Soliciting of any kind is strictly prohibited within Lost Lake Resort.
- 3.7 **Damages:** Any damages to utilities, facilities or connections caused by a Resident, Renter, Guest or Visitor, shall ultimately be the financial responsibility of the Unit Owner.
- 3.8 **Removal:** Any item (landscaping, structures, etc.) placed in, on, or over a setback that must be removed shall be carried out at the Owner's expense.
- 3.9 **Lot Address:** Street address signs must be posted on all lots.
- 3.10 **Business:** No unit owner or renter will be allowed to conduct a personal business within the park, nor can an owner or renter use Lost lake resources to conduct business.

4.0 Residence Vehicles

- 4.1 Approval:** All Recreational Vehicles must be approved by the designated COA Board member before being placed in the Resort. All Recreational Vehicles may be inspected will be accepted on the on the basis of length and appearance. Recreational Vehicles less than 24 feet of living space excluding tongue or bumper, will not be accepted without prior authorization of the designated COA Board member. Recreational Vehicles over fifteen (15) years of age will not be accepted without prior authorization from the designated COA Board member. Any Recreational Vehicle placed on a Unit shall be maintained by its owner. Only one Recreational Vehicle per Unit is permitted on Units designated as “double” Units.

All Park Models must have approved wood or manufactured “Hardie Board” type siding in approved cedar color and have approved green metal roofs.

- 4.2 Prohibited Residence Vehicles:** Vehicles not permitted as a Residence Vehicle include:

- A. Tents, tent trailers and vans;
- B. Converted school buses or trucks;
- C. Truck-mounted (slide-in) campers;
- D. Any other vehicle which, in the opinion of the Board of Directors, detracts from the intent, purpose, or general appearance of the Resort.
- E. Commercial vehicles. (Excludes pickups used for transportation or commuting)

- 4.3 Hook-Ups:** All hook-ups shall be properly made to the receptacles installed on each Unit.

- 4.4 Prohibited Lights, Lines and Ropes:** Connecting of lines, clothes lines, wires, ropes, or lights, between vehicles, water risers, electrical pedestals, trees, landscape, Recreational Vehicles or patio cover posts, or vent pipes is prohibited.

- 4.5 Prohibited Uses:** It is prohibited to place a Residence Vehicle, or any addition or improvement to a Residence Vehicle, on or over the setback.

- 4.6 Set Backs:** Resident Vehicles shall maintain the setbacks from all property lines established as defined in Section 2 of these Rules & Regulations.

- 4.7 Skirting:**

- A. **Recreational Vehicles:** Skirting is not allowed on Recreational Vehicles without prior approval from the Architectural Committee.
- B. **Park Models:** Skirting on Park Models shall be installed in accordance with the requirements of Section 2.

- 4.8 Propane Tanks:**

- A. Only propane tanks designed for your Recreational Vehicle and contained in the spot designated by the manufacturer are allowed for use in the resort. No above ground tanks are to be used outside of the Recreational Vehicle.
- B. Propane tanks that are out of date or above 9.5 gallons will not be picked up or filled by staff.
- C. Extra or spare propane tanks must be stored out of sight in either a shed or storage compartment in the Recreational Vehicle.
- D. Travel Trailers with outside propane tanks are required to have the propane tanks covered.

5.0 Transportation, Vehicles & Parking

- 5.1 Motor Vehicles:** Only passenger cars, passenger vans, motorcycles, pick-up trucks or a golf cart may be parked on any Unit. No vehicles shall be parked so that any portion of the vehicle encroaches closer than five feet to the street or another Unit. For Residents, conversion vans and truck mounted campers (which are not allowed to be removed from the truck) are considered passenger vehicles and can be parked on a Unit only if they are the only means of transportation.

No more than two (2) motor vehicles may be parked on a Unit (not including golf cart). Guest motor vehicles can be parked on a Unit for up to 24 hours. Parking is not permitted on other Units or Common Areas without permission from the Unit Owner or the COA Board. Parking is not permitted on the sides of any streets unless clearly designated as parking areas.

- 5.2 Guest Parking:** The preferred location is on the Unit the Guest is visiting or in the parking lots located at the front gate or pool building.

- 5.3 Prohibited Vehicles:** Vehicles prohibited from being parked or stored on any Unit or street include:

- A. Cargo, utility and golf cart trailers, 3 or 4 wheel ATVs;
- B. Boats and boat trailers;
- C. Any other vehicle not expressly designed for residence or RV transportation;
- D. Car dollies, unless stored at the rear of the Recreational Vehicle;
- E. Slide out campers.
- F. Semi-Trucks or tractors.
- G. Commercial vehicles. (Pickups used for transportation, or commuting are allowed.)

At the sole discretion of the COA Board, exceptions to the above may be granted based on special needs or the Americans with Disabilities.

- 5.4 Under Sized Recreational Vehicle Parking:** Recreational Vehicles less than twenty four (24) feet of living space, not including the tongue or bumper, may be parked on a Unit owner's lot for no more than forty eight (48) hours for loading, unloading and cleaning. A Parking Permit is required from the Lost Lake COA Office and must be posted on the vehicle. Requests for a permit may not exceed eight (8) times per year.

- 5.5 Utility Trailers:** Utility Trailers may be parked on a Unit owner's lot while being used to service the lot for no more than seventy two (72) hours. A Parking Permit is required from the Lost Lake COA Office and must be posted in the towing vehicle. If the towing vehicle is not on site, the permit must be attached to the trailer. Requests for permits may not exceed four (4) times per year.

- 5.6 Speed Limit:** A limit of ten (10) miles per hour is in effect for all vehicles, including golf carts, on all Resort streets. Violators will be subject to fines.

- 5.7 Right-of-Way:** Drivers, bicycle operators and pedestrians are urged to use extreme caution at all times to prevent accidents. Cars, trucks and Recreational Vehicles must follow the directional arrows. Golf carts may be driven in both directions using extreme caution. Golf carts must yield to cars, trucks, and pedestrians. Golf cart drivers must pull off of the road, if necessary, to give other vehicles and pedestrians right of way.

NO ONE SHOULD ASSUME THEY HAVE THE RIGHT OF WAY.

May 12, 2018

ALWAYS PROCEED WITH CAUTION AND OBEY ALL SPEED LIMITS, STOP SIGNS & CAUTIONS.

- 5.8 **Repairs:** Major repairs to vehicles may not be made on Units, streets or Common Areas. A repair service or tow truck may be called to move a disabled vehicle to a place of repair.

Hazardous materials such as oil, fluids, and batteries are NOT allowed to be disposed of in the COA dumpsters. All hazardous materials MUST be removed from the Resort and disposed of in accordance with Local, State, and Federal regulations.

- 5.9 **Vehicle Registration:** Residents shall register all vehicles with the Lost Lake COA office.
- 5.10 **Vehicle Storage:** The Resort may or may not provide limited storage facilities for Recreational Vehicles, boats, motor vehicles, campers, utility trailers and tow dollies. If a need arises to bring such a vehicle into the Resort, check with the Resort Manager for availability .
- 5.11 **Proxy Cards:** Proxy Cards are assigned to Unit owners and renters only and are subject to the following:
- A. Proxy Card recipients are required to scan their assigned Proxy Card each time they enter the park. Tail gating behind someone to avoid scanning your assigned Proxy Card is not allowed.
 - B. You are not allowed to loan your assigned Proxy Card to anyone.
 - C. Up to two (2) proxy cards are allowed per Unit. Ownership of multiple lots does not allow the Owner more than two (2) proxy cards total.
- 5.12 **Front Gate:** Blocking the front gate is not allowed **for any reason**. If you need to go into the Lost Lake COA office, you must stop at the designated place OUTSIDE the Resort which will allow other residents to go around you as they enter. It is your responsibility to advise your guests as to where to stop to check in and not to block the gate.
- 5.13 **Mail Boxes:** Parking in front of the mail boxes is not allowed. Please pull into a parking stall to get your mail or pickup packages.

6.0 Unit Definitions, Usage & Maintenance

6.1 Definitions:

- A. RV Unit: Unit that is designated for use with an approved Recreational Vehicle.
- B. Park Model Unit: Unit that is designated for use with an approved Park Model.
- C. RV or Park Model Unit: Unit that is designated for use with either an approved Recreational Vehicle or Park Model.
- D. Double Unit: Unit that allows the use of one (1) approved Recreational Vehicle and one (1) approved Park Model.

Each Unit designation is limited to two (2) people and two (2) vehicles total.

- 6.2 **Unit Maintenance:** Maintenance of Units and Residence Vehicles, including all improvements, are the responsibility of each Owner. Units and landscaping shall be clean and free of debris, weeds, and dead plants. If Owner or Resident is notified about a violation and does not take action within ten (10) business days, they are subject to fines in accordance with Section 4 of these Rules & Regulations. The COA also has the right to perform the work and bill the Resident or Owner a reasonable fee to accomplish the work.
- 6.3 **Patio and Deck Use:** Major household appliances that are not in an approved outdoor kitchen are prohibited. Only normal Patio Items (such as BBQ's, Patio Furniture, etc.) and bicycles may be stored outside. Any items that are stored under Recreational Vehicles must not be visible.
- 6.4 **Clotheslines:** No exterior clotheslines are permitted on any Unit. No garments, rugs, towels, laundry or similar articles may be hung or suspended from the windows or outside of the Residence Vehicle.
- 6.5 **Lighting:** No high intensity spotlights or floodlights are permitted. Low intensity, motion detector controlled lighting may be installed as long as lights are only activated from within or upon the Unit and must not be activated from street, adjoining Units, or common areas.
- 6.6 **Nuisance:** No person may pursue any business, hobby or other activity within the Resort which may in any way create a nuisance or cause a disturbance to others which will obstruct or interfere with the right of others to use or enjoy the Common Areas or their respective Unit(s). A person's activity may not in any way be harmful, dangerous or unsafe to the health, safety or welfare of any person or property within the Resort.
- 6.7 **Private Property:** Please respect your neighbor's right to privacy by using the streets rather than crossing through a private Unit. This includes using a bicycle or when walking.
- 6.8 **Signs:** Signs on individual residence Units are prohibited with the exception of the approved unit number sign. FOR SALE and/or FOR RENT signs must be of approved design. If chains are used for security purposes on Unit driveways, they must be green and a No Trespassing sign may be hung on the chain to adhere to insurance requirements. Decorative signs may be removed at the discretion of the Board, if found to be offensive or not in keeping with overall park appearance.

- 6.9 Open Fire Pits:** Open fires are prohibited. Other than for brief cooking purposes, all fires must be properly screened and county rules, regulations and bans strictly adhered to. Natural, dry wood, charcoal briquette or processed logs such as Duraflame, Presto Logs or supermarket brands may be burned in any outdoor fireplace, pit or barbeque. Burning of garbage or yard debris on Units is prohibited. Neatly stacked wood piles are allowed and can be covered by manufactured covers or tarps, of approved type and color, or by an approved wood shed.

6.10 Tarps, Covers & Pop Up Tents:

Tarps: Only black, brown, earth tone, or camo tarps may be used to cover wood piles or outdoor kitchens.

Covers: Golf carts, patio furniture, BBQ's, vehicles, RV's, require form fitting covers that are size appropriate. Colors allowed are black, brown, earth tone or camo.

Pop Up Tents: Not allowed.

- 6.11 Trees:** No building improvements may be attached to trees. Also not allowed to be attached to trees are: clothes lines, ropes, wires, lights, hammocks, swings, or any other items. Bird feeders are allowed. No trees over 5" in circumference can be removed without AC approval.

- 6.12 Prohibited Lines, Ropes & Lights:** Connecting of lines, clothes lines, wires, ropes, or lights, between vehicles, water risers, electrical pedestals, trees, landscape, Recreational Vehicles or patio cover posts, or vent pipes is prohibited.

Holiday lights (such as Christmas, Halloween, etc.) will be allowed during the holiday periods. Lights may be installed no more than thirty (30) days prior to the holiday and must be removed no later than fourteen (14) days following the holiday.

- 6.13 Multiple Units:** If an Owner owns multiple units that are contiguous, Owner may landscape, hardscape, construct an approved structure(s), deck(s) or shed(s), or other improvement(s) over the common property line(s) if units are developed to be used as a single unit. COA dues are still required on each Unit.

Any improvement(s) placed on or over the common property line(s) are at the owner's risk and expense should it become necessary to dismantle or move the improvement(s) to perform any COA work.

If contiguous lots are developed as a single unit and have any hardscape, structure(s), shed(s), deck(s), or other improvement(s) that cross over any property line(s), Owner must sell Units as a package. In order to sell the Units individually, Owner, at their own expense, is required to move or remove any hardscape, structure(s), shed(s), deck(s), or other improvement(s) that cross over any property lines so that each Unit conforms to required COA setbacks.

Rentals: Units that have been developed as a single unit are required to be rented as a single unit and must follow all established COA rental rules and regulations. No partial Unit rentals are allowed and COA dues are still required for each Unit.

- 6.14 Maximum Occupancy:** No more than two (2) people are allowed to reside in a Park Model or Recreational Vehicle.

7.0 Architectural Modification Permits

- 7.1 External Changes:** Contact the Lost Lake Architectural Committee before making any changes or additions to your Unit or outside your residence. Any modification to a Unit (structural or major landscaping) must have prior written approval from the Architectural Committee before beginning the project. See Section 2.
- 7.2 Applications:** An Application for Unit Improvements may be secured from Vantage or other designated financial management company website or through the Lost Lake COA office. Approval is based on current Rules and Regulations. Any materials delivered or any project started without written authorization is subject to being stopped, returned, removed, or made to comply at the Owner's expense.
- 7.3 Prior Approval:** A detailed, approved application signed by the Architectural Committee must be in possession before:
- A. Construction or delivery of a Park Model, Recreational Vehicle shed, gazebo or other structure.
 - B. Commencing to change, add or modify (including painting or staining) any shed, building, Recreational Vehicle, Park Model, or other structure or improvement;
 - C. Commencing to construct, change, add or modify any landscaping, grading or drainage.
 - D. Commencing any repairs, additions or modifications to the exterior of any Residence Vehicle.
- 7.4 Appeals:** Architectural Committee denials may be appealed to the LLR COA Board for final resolution.
- 7.5 Contractor and Construction Hours:** Contractor and construction work hours are limited to 8:00 AM until 6:00 PM during the week and from 10:00 AM until 6:00 PM on weekends.

8.0 Pets

- 8.1 **Pet Limit:** *Dogs, cats and birds* are permitted, but limited to two unless previously approved.
- 8.2 **Excluded Pets:** Excluded are pets that present a danger or a nuisance to other people or pets.
- 8.3 **Droppings:** All pet "*droppings*" must be picked up and properly disposed of by the pet Owner in the Owner's garbage, in Lost Lake COA pet dropping containers, or dumpsters. Violators are subject to fines, as described in Section 4.
- 8.4 **Pet Control:** Pets must be restrained by a leash or invisible fence. Pets shall never be allowed to run loose at any time, nor are they allowed in any common building, or the pool area. No pet shall be left unattended outdoors.
- 8.5 **Owner Responsibility:** Pet Owners are responsible for any property damage, injury, and disturbances caused by their pets. Any pet that becomes a nuisance to other Residents, Renters, Guests or Visitors shall be given a first offense warning. If the offense is repeated, the pet Owner shall be required to remove the pet from the Resort. Any pet nuisance complaints shall be monitored, investigated and ruled upon by the COA Board. In the event of injury to another pet or person, at the COA Board's discretion, the pet shall be immediately removed from the resort. Excessive barking will be considered a nuisance.
- 8.6 **Pet Pens:** No permanent pet pens, pet runs, or doghouses are permitted on the exterior of any Residence. Pet pens cannot exceed 8' x 8' in size or 64 sft total.

9.0 Swimming Pool Area Rules

- 9.1 **Owners, Residents, Visitors and Guests:** Only Owners, Residents, Renters, Visitors and Guests may be allowed in the pool area. Residents are responsible for their Guests and Visitors at all times.
- 9.2 **Pool Hours:** As posted. (pool is open for adults only (over 18) from 8.00 PM- 10.00 PM
- 9.3 **Covers:** The pool may be closed during the winter season. Once covered, the pool covers are not to be removed in any way except for maintenance and safety reasons.
- 9.4 **Showers:** Shower before entering the pool or hot tub.
- 9.5 **Lotions:** Sunscreen lotions, creams or oil, etc., are prohibited in the pool or hot tub. These are to be showered off before entering the water.
- 9.6 **Running or Loud Noises:** There shall be no running, jumping, diving or loud noises allowed in the pool or pool area.
- 9.7 **Glass Containers:** Glass containers are strictly prohibited in the pool area.
- 9.8 **Pets:** Unless documented as a service pet, all pets are prohibited in the pool area.
- 9.9 **Children:** All Children must be accompanied by a Resident or Responsible Adult Guest.
- 9.10 **Swim Wear:** Appropriate swimwear is required. No swim diapers or rubber pants are allowed.
- 9.11 **Hot tub:** No Children under the age of 16 are allowed in the hot tub.
- 9.12 **Radios:** Personal radios are allowed only when using earphones.
- 9.13 **Hair Accessories:** Bobby pins, hair rollers and picks are prohibited in the pool and hot tub.
- 9.14 **Billiard Room & Exercise Room:** No one under the age of 18 is allowed in the Billiard or Exercise Room without Adult supervision.
- 9.15 **Smoking & Vaping:** Smoking and Vaping is not allowed in the pool building or on the exterior pool deck.

10.0 Lake & Beach Rules

LOST LAKE RESORT DOES NOT PROVIDE A LIFE GUARD

USE LAKE AND EQUIPMENT AT YOUR OWN RISK

- 10.1 Residents and Guests:** Only Residents, Renters and their Guests and Visitors are allowed on the beach area and buildings. Residents are responsible for their Guests and Visitors at all times. Children shall be supervised by a Responsible adult.
- 10.2 Boats and Fishing:** All Residents, Renters, Guests and Visitors are required to abide by published and/or posted rules. Boats must be checked out at the Lost Lake COA office and returned in the same condition as when checked out. Owners are ultimately responsible for any damage, loss or misuse.
- 10.3 Glass Containers:** Glass containers are strictly prohibited on the dock or beach areas.
- 10.4 Smoking & Vaping:** Smoking and Vaping is prohibited on the dock and beach area.

11.0 Fishing

- 11.1 Daily Limit:** You are allowed to keep up to two (2) trout fish per day and unlimited amounts of Crappie and Bass per person.
- 11.2 Fishing Tackle:** Use of barbed hooks is not allowed.
- 11.3 Catch & Release:** Fish caught with worms or power bait are not allowed to be released. Fish caught with flies or lures are allowed to be released.
- 11.4 Guests:** Owner's guests are allowed to fish only when the owner is in the Resort.

12.0 Resort Employees

- 12.1 Employee Tasks:** Resort employees have been hired for the benefit of all Residents of the Resort. Resort employees are prohibited from performing work tasks for any individual during regular working hours without prior authorization from the Resort Manager.

13.0 Enforcement

- 13.1 Enforcement:** Lost Lake Resort, Lost Lake Resort COA Board, Lost Lake Resort Park Manager, or its authorized agent shall have the right to enforce any current rule or regulation as listed and posted. Any action undertaken or process of complaint initiated shall be in accordance with the procedures listed in the current CC&R's, Rules and Regulations. At the discretion of the Board, fines may be levied as published in Section 4.
- 13.2 Opportunity to be Heard:** Grievances (Statement of Defenses) arising from, or an appeal of, any enforcement Action and/or Assessment must be addressed in writing to the Board of Directors of the Association, dated and signed by an Owner, and forwarded to the Association within 15 business days of receipt of formal notice of violation. Upon receipt of a Statement of Defenses and request for hearing, the Board shall set a date and time to hear the Owner's grievance and the Board will provide notice to the Owner at least 15 business days prior to the date of the hearing. Decisions of the Board are final in all cases.

14.0 Unit Rentals

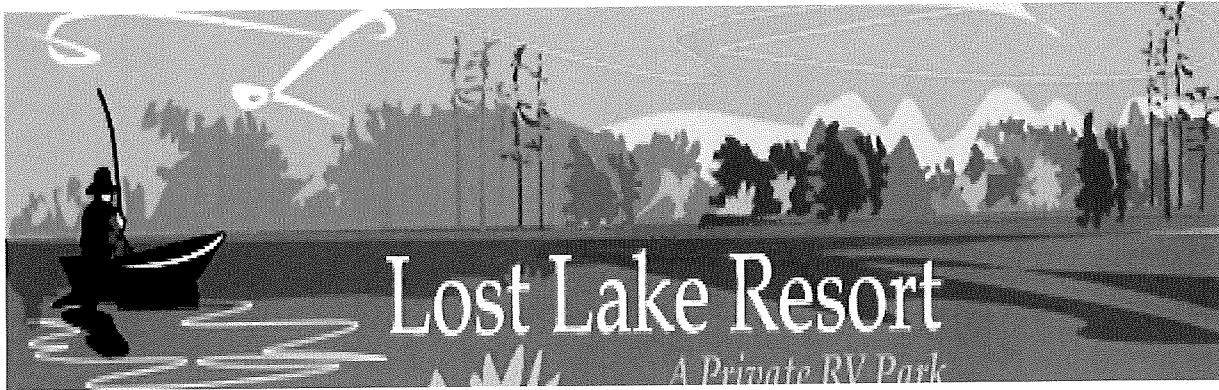
- 14.1 Unit Rental:** As provided in the CC&R's, Owners may rent their Unit/Park Models, providing the entire unit is rented. As authorized in the CC&Rs, the COA Board has determined that a rental/lease period shall be a minimum of 90 days. All CC&R's, Rules and Regulations and published rental policies must be followed. See Section 3. Owners may not rent out an RV.
- 14.2 Application:** Owners are required to submit required documentation according to the published rental policy and receive Board approval BEFORE a Renter occupies their Unit.
- 14.3 Responsibility:** Owner shall be responsible for any damage to infrastructure or common areas as a result of Renter use and shall be responsible for any unpaid balance on propane, electrical or ancillary charges. As provided in the CC&R's, rents may be collected directly from Renter for any amounts due the Association, plus interest and costs, if the same are delinquent over thirty days.
- 14.4 Double Units:** If a "Double Unit" is rented out, it must be rented only for ONE (1) occupation of no more than two (2) people. The Park model can be rented out OR the Recreational Vehicle Canopy space can be rented out, but not both at the same time. If either the Park Model or the Recreational Vehicle Canopy is rented out, the Owner cannot occupy the other space.
- 14.5 Maximum Occupancy:** No more than two (2) people are allowed to reside in a Park Model or Recreational Vehicle.

15.0 Clubhouse & Recreational Equipment

- 15.1 Clubhouse Rental:** Owners in good standing may reserve the clubhouse/picnic area by the lake for personal use with a deposit of \$100.00. A portion of the deposit, not to exceed \$50.00, will be refunded after the clubhouse has been inspected by resort staff. It is the clubhouse renter's responsibility to return the clubhouse to the original condition/configuration. Expenses related to the rental (cleaning, propane, electricity, etc.) will be taken from the remaining balance of the deposit, if any. Owners must provide a guest list to the front gate prior to their rental date. Owners are responsible for registering their guests, and all guests entering the park must register with the office.
- 15.2 Recreational Equipment:** Miniature golf equipment, pickle ball, basket balls, etc. are available to Owners, Residents, Visitors, Renters and Guests and must be signed out and returned immediately after use in good condition. Owners are responsible for damages.

16.0 Miscellaneous

- 16.1 Fireworks:** Fireworks shall not be set off at any Unit, Common Area, or other location in the Resort.
- 16.2 Drones and Remote Control Aircraft:** No drones or remote control aircraft are permitted within the Resort.



LOST LAKE RESORT CONDOMINIUM ASSOCIATION

Section 2

Architectural Rules & Regulations

Purpose

The primary purpose of the Architectural Committee is to preserve and maintain the property values and natural beauty of Lost Lake Resort as authorized by the COA Board of Directors. As such, the Architectural Committee is the COA's approval authority.

The Architectural Committee's intent is to nurture the wonderful setting of our resort and thereby preserve its reputation as one of the most attractive and desirable Recreational Vehicle communities in the Pacific Northwest. To accomplish these goals, it is our intention to review all requests and approve them based on their positive impact on the aesthetics of the resort. We ask that you follow the application process described below.

All outside modification to an Owner's Unit including structural, painting, staining, landscaping or hardscaping, (examples include but are not limited to patios, outdoor kitchens, water features, fireplaces, RV covers, sheds, carports, decks, pavers) must have prior approval from the Architectural Committee **before** beginning the project. Native plantings and decorative flowers, and general lot clean up are not included in the approval process. When contemplating a Unit improvement project, the lot Owner must review the relevant sections of the Lost Lake Resort Rules & Regulations and CC&R's. We encourage changes that enhance the natural setting and are consistent with the architectural integrity of the Resort.

Thank you for your cooperation and help in maintaining the quality of Lost Lake Resort. Please contact any member of the Architectural Committee for more information or if you have suggestions or recommendations.

1.0 Application Process

Forms: Any Owner considering a change, modification, or new construction must first complete the Architectural Request form, which is available on the Vantage website www.vantagecommunities.net or from the Lost Lake COA office.

- 1.1 Information Needed:** Explain in detail the proposed change(s) you want to make on your Unit, including but not limited to: building, remodeling or moving of any structure, tree removal, planting, pavers, or any other landscaping or hardscaping changes.
- 1.2 Thurston County Permit:** It is the Unit Owner's responsibility to determine if the project requires a Thurston County Building permit. If required, the permit must be obtained only after the Architectural Committee approves the project and before work on the project begins.
- 1.3 Contractors:** Licensed, insured and bonded Contractors are required when:
 - A. Delivering, moving, or setting up any Park Model.
 - B. Working on or hooking up to Lost Lake Resort infrastructure which includes: water system, electrical system, plumbing system, septic system, internet, television or cable system, or roads.
 - C. Burying a propane tank and any lines, hoses or connections needed for the operation of the propane tank.
 - D. Tree removal or trimming of trees that are larger than 10" in diameter 36" up from the ground.
 - E. Building of RV covers.
- 1.4 Information that needs to be provided by the contractor is:**
 - A. A current, valid Certificate of Insurance for the Contractor. The Certificate of Insurance must indicate current coverage for comprehensive general liability and automobile liability. The comprehensive general liability (including products and completed operations) must have a minimum limit of \$500,000 per occurrence and the automobile liability must have a minimum liability limit of \$250,000 per person, 500,000 per occurrence and \$100,000 property damage. The Certificate of Insurance must also include a contact name and phone number of the contractor's insurance agent for verification of coverage.
 - B. Bonded to the extent required by Washington State Contractors L&I Department.
 - C. Copies of all paperwork submitted with the request for project approval to the Architectural Committee.

Any work that has been completed by an unlicensed or uninsured contractor, or did not get prior approval from the Architectural Committee will be subject to:

- A. Inspection by a licensed and insured contractor. This may require that work be dug up or finish work be removed to allow the inspection to occur. All of the cost to dig up or removal of finish work, any repairs or corrections that need to be made to the work completed, and all of the cost to finish the project again will be at the Unit owner's sole expense.
- B. A fine imposed on the Unit Owner.

- 1.5 Important:** The Unit Owner may act as their own contractor or hire licensed or unlicensed people to complete projects on their Unit that do not involve Lost Lake Resort COA infrastructure. Please keep in mind that:
- A. Any damage done to Lost Lake Resort property will be the responsibility of the Unit Owner. The COA will bill the Unit Owner for all damages relating to Lost Lake Resort and the Unit Owner will be responsible for any reimbursement on their own from the person doing the work.
 - B. Any damage done to any other Unit Owner's property will also be the responsibility of the Unit Owner who had the work done.
 - C. You may be held liable for injuries sustained by the people you hire.
 - D. You may have no recourse against an insurance company or bond for any damage you incur by the unlicensed or uninsured person you hire.
- 1.6 Drawings:** A scale drawing of the proposed project must be included, using a 1/8-inch or 1/4 -inch to the foot scale.
- 1.7 Submission:** Completed forms along with required supporting documents may be submitted to the Architectural Committee in one of the following ways:
- A. Leave copies of all forms and supporting paperwork in the Lost Lake RV Resort office in the Architectural Committee mail folder.
 - B. Mail copies of all forms and supporting paperwork to:
Lost Lake Resort COA
1546 Reservation Road SE
Olympia, WA 98513
Attn: Architectural Committee
 - C. Scan and email all forms and supporting paperwork to llrvrhoa@hotmail.com. Your request will be forwarded to the appropriate people for review.
- 1.8 Approval:** Once received, the Architectural Committee will review the application to ensure it complies with the current applicable Rules & Regulations, By-Laws and CC&R's. The committee can normally process applications within ten (10) days but does have up to thirty (30) days to approve, modify or decline your request.
- To get approval:**
- A. Signature of a minimum of two (2) Architectural Committee members is required for approval.
 - B. Any denials of approval can be appealed to the COA Board.
 - C. A visible sign of approval for each project will be provided for attachment to the Unit sign by the Architectural Committee and must be posted during construction.

- 1.9 Final Inspection:** The Architectural Committee will inspect all completed projects and provide the Unit Owner with a list of deficiencies, if any. The Unit Owner is responsible for eliminating the deficiencies.

If the project passes final inspection: Confirmation will be given to the Unit Owner and a copy maintained by the COA office.

If the project does not pass final inspection: a list of deficiencies will be given to the Owner and the COA Board Member in charge of the Architectural Committee. The COA Board Member in charge of the Architectural Committee will discuss the deficiencies with the Unit Owner. Any deficiencies the Unit Owner does not wish to correct shall be taken to the full COA Board for resolution. The COA Board will determine what Action Plan and/or fines to impose to remedy the deficiencies.

The Unit owner is responsible for following the Action Plan to eliminate any deficiencies and all costs associated with the corrective action including any fines imposed. Failure to fix the deficiencies could lead to the COA Board hiring a contractor to make the corrections at the Unit Owner's expense.

2.0 Property Lines

- 2.1 Setbacks:** All Unit Owners must maintain a twenty (20) foot setback on the front property line, five (5) foot setback on both side lot property lines, and a three (3) foot set back on the back property line.

Units that are bordered by a street on the front and back of the Unit must maintain a twenty (20) foot setback on the front of the Unit and a ten (10) foot setback on the back for any structures. A five (5) foot variance for the front of the Unit may be granted by the COA Board only and requires a letter of explanation on why the variance should be granted.

The front of the Unit will be designated by the street address assigned to the Unit.

End Units or Units that are bordered on the side property line by a street, will be reviewed on a case by case basis by the COA Board as to the setbacks that will be required.

Aerial easements are not allowed to exceed two (2) feet into the side property line setback and are not allowed at all on the rear property line setback.

- 2.2 Landscaping:** Landscaping or hardscaping may be done up to the property line with Architectural Committee approval. Any such improvement(s) are at the Owner's risk and expense should it become necessary to dismantle or move the improvement(s) to perform COA work.

- 2.3 Multiple Units:** If an Owner owns multiple Units that are contiguous, Owner may landscape, hardscape, construct an approved structure(s), deck(s) or shed(s), or other improvement(s) over the common property line(s) if units are developed to be used as a single unit. COA dues are still required on each Unit.

Any improvement(s) placed on or over the common property line(s) are at the Owner's risk and expense should it become necessary to dismantle or move the improvement(s) to perform any COA work.

If contiguous Units are developed as a single Unit and have any hardscape, structure(s), shed(s), deck(s), or other improvement(s) that cross over any property line(s), Owner must sell Units as a package. In order to sell the Units individually, Owner, at their own expense, is required to move or remove any hardscape, structure(s), shed(s), deck(s), or other improvement(s) that cross over any property lines so that each Unit conforms to required COA setbacks.

Rentals: Units that have been developed as a single Unit are required to be rented as a single unit and must follow all established COA rental Rules and Regulations. No partial Unit rentals are allowed and COA dues are still required for each Unit.

3.0 Property Stakes

- 3.1 Property Stakes:** It's the Unit Owner's responsibility to locate and mark all property stakes on their Units for any project that involves setbacks, landscaping or hardscaping up to the property line, or any project where the Owner owns multiple Units and plans to build over the center property line. String lines are required between the property markers involved in the project prior to the Architectural Committee submission.
- 3.2 Assistance Locating Property Stakes:** The Resort Manager can assist in the location of property corners using existing site plans and a metal detector. There will be a \$50.00 fee for this service (for up to four corners) which will be added to the Owner's account at Vantage.

4.0 Recreational Vehicle Covers

- 4.1 Design:** Design plans for RV covers must be approved by the Architectural Committee.
- 4.2 Roof:** Must be green metal only. Maximum overhang is two (2) feet on the sides and seven (7) feet on the front and rear of the Recreational Vehicle Cover. Post stain colors must be submitted for AC Approval prior to start of project.
- 4.3 Skylights:** Clear panels may be added to the roof to allow natural lighting in and can't exceed twenty percent (20%) of the total roof covering.
- 4.4 Setback:** The foremost post of a Recreational Vehicle cover must be set back a minimum of twenty (20) feet from the edge of the paved roadway. The front roof overhang of the Recreational Vehicle cover must be at least eight (8) feet from the edge of the paved roadway.
- 4.5 Special Condition:** A Recreational Vehicle cover may be located with the foremost post fifteen (15) feet from the edge of the paved road (example: to save a tree or a short Unit). A separate letter explaining the special condition and/or the reason for moving the cover forward must accompany the application and be approved by the COA Board.

5.0 Gazebos

- 5.1 **Construction:** Gazebos built out of wood, wicker, rod iron, or metal may be submitted to the Architectural Committee for approval. Color pictures or color brochures of the actual gazebo you wish to install are required to be submitted showing what the completed Gazebo looks like to determine if it fits the park ambience.
- 5.2 **Roofs:** Cedar siding stained an approved cedar color, green metal, or canvas that is either green or earth tone in color and one solid color on both sides.
- 5.3 **Sides:** See through screen sides or wood or metal railing may be attached, but no curtains, solid sides, or walls will be allowed.
- 5.4 **Maintenance:** Owner is responsible for any repair or maintenance of materials used. COA retains the right to determine when a gazebo must be repaired or replaced due to weathering, fading, tearing, rips or other damage.
- 5.5 **Pop Up Covers:** Not allowed.

6.0 Storage Sheds

- 6.1 **Size:** Maximum shed size is 120 square feet with eight (8) foot high walls.
- 6.2 **Siding:** Acceptable materials are cedar siding, half log, or wood tone or equivalent siding that is cedar in color. All siding materials must be stained an approved cedar color.
- 6.3 **Door:** Roll up, man-type doors, and sliding glass doors are acceptable and must be either green or cedar in color. Any screen/storm door must also be either green or cedar in color.
- 6.4 **Roof:** Must be green metal only and have a 4:12 pitch. Maximum overhang is six (6) inches on the back and sides, and up to four (4) feet over the front entrance.
- 6.5 **Skylights:** Clear panels may be added to the roof to allow natural lighting and can't exceed twenty percent (20%) of the total roof covering.

7.0 Utility Storage Cabinets

- 7.0 **Color:** Must be earth tone in color with a green or earth tone roof.
- 7.1 **Cabinet Style Size:** Maximum cabinet size is 72" high, 40" wide, and 24" deep.
- 7.2 **Chest Style Size:** Maximum chest size is 60" long, 34" wide, and 30" high.
- 7.2 **Quantity:** Maximum number allowed are two (2) per Unit.
- 7.4 **Style:** Color photos or color brochures are required showing what the Utility Storage Cabinet(s) looks like, and made out of, to determine it fits the parks ambience.
- 7.5 **Placement:** Utility Storage Cabinet(s) should not be visible from the front of the Unit.

8.0 Fencing

- 8.1 Split Cedar Rail fencing may be allowed with Architectural Committee approval. Posts are not to exceed 36" in height and only two (2) rails are allowed between posts.
- 8.2 All other fencing, screens, lattice panels, cedar partitions, or anything else that resembles a fence or section of fence is not allowed unless approved by the COA Board.

9.0 Retractable Awnings and Sun Umbrellas

- 9.1 **Design:** Design plans for retractable awnings and sun umbrellas require approval by the Architectural Committee. Pictures or color brochures of the actual awning or sun umbrella you wish to install shall be submitted showing what it looks like to determine if it fits the park atmosphere. Design plans must include how it will be installed, materials being used, and location of installation.
- 9.2 **Material:** Only canvas material will be allowed. Color must be either green or earth tone and a solid color on both sides of the canvas.
- 9.3 **Mounting Hardware:** Mounting hardware, housing unit and support arms must be earth tone in color.
- 9.4 **Maintenance:** Owner is responsible for maintenance and repair of the awning or sun umbrella. COA retains the right to determine when an awning or sun umbrella must be repaired or replaced due to weathering, fading, tearing, rips, or other damage.

10.0 Sun Screens or Sun Shades

- 10.1 Design:** Design plans for retractable awnings and sun umbrellas require approval by the Architectural Committee. Pictures or color brochures of the actual awning or sun screen or sun shade you wish to install shall be submitted showing what it looks like to determine if it fits the park atmosphere. Design plans must include how it will be installed, materials being used, and location of installation.
- 10.2 Material:** Only canvas, bamboo, or a heavy screen material will be allowed. Color must be either green or earth tone and a solid color on both sides.
- 10.3 Mounting Hardware:** Mounting hardware, housing unit and support arms must be earth tone in color. No ropes, bungee cords, twine, or wires may be used in the installation and you are not allowed to attach to landscaping, trees, vehicles, Recreational Vehicles, or electrical post.
- 10.4 Maintenance:** Owner is responsible for maintenance and repair of the sun screen or sun shade. COA retains the right to determine when a sun screen or sun shade must be repaired or replaced due to weathering, fading, tearing, rips, or other damage.
- 10.5 Not Allowed:** Anything that looks like a curtain, tarp, or doesn't have Architectural Committee approval.

11.0 Park Models

- 11.1 Size:** The gross living area as set up must not exceed 400 square feet.
- 11.2 Siding:** Acceptable materials are cedar siding, half log, or approved manufactured siding of the Hardy Board type, in an approved cedar color.
- 11.3 Roof:** Must be green metal only with a maximum two (2) foot overhang on all sides.
- 11.4 Used Park Models:** Placing a used park model on your Unit requires: completed application, photos clearly showing all four (4) sides of the exterior, type of siding, and roof.
- 11.5 Skirting:** Approved skirting must be installed within six (6) months of the park model placement. Failure to comply within the allowed time period may result in a Non-Compliance Notice and possible fines. Further delays may result in the COA hiring a contractor to finish the work required at the Owner's expense.

12.0 Outdoor Rooms

- 12.1 Walls:** Outdoor rooms may be attached to a park model provided they do not stress the structure of the park model. Outdoor rooms may be screened in or built out of approved siding and may include windows.
- 12.2 Siding:** Acceptable materials are cedar siding, half log, or wood tone or equivalent siding that is cedar in color. All siding materials must be stained an approved cedar color.
- 12.3 Doors:** Man-type doors and sliding glass doors are acceptable and must be either green or cedar in color. Any screen/storm door must also be either green or cedar in color.
- 12.4 Roof:** Must be green metal only and have a maximum overhang is six (6) inches on the back and sides, and up to four (4) feet over the front entrance.
- 12.5 Skylights:** Clear panels may be added to the roof to allow natural lighting and can't exceed twenty percent (20%) of the total roof covering.

13.0 Propane Tanks

- 13.1 Propane Tanks:** Propane tanks buried in the ground are not allowed in the setbacks for the front, side, or rear of the Unit, and must be located a minimum of 10' from the living structure. Owners must have AC approval to have underground propane tanks installed.

14.0 Trees

14.1 Intent: The intent of the Architectural Committee is to save as many trees as possible, and any tree larger than 5" in circumference must have AC approval to be removed. The overall beautification of the community as a whole is the ultimate objective.

14.2 Stumps: The AC Committee, at its discretion can require a stump to be removed within 15 days after a tree is removed. Failure to do so will result in a fine and the stump will be removed at the owner's expense.

14.3 Dead, Diseased, or Damaged trees: Trees must be verified as non-salvageable, or a safety hazard by a certified tree specialist, and not a tree removal company. All costs regarding tree removal and certifications shall be at owner's expense. All verifications are to be sent to the AC committee for approval.

14.4 Beautification and Replacement: When trees and brush are approved for removal the aim of the AC is for the owner to create a more aesthetically pleasing environment which will be of benefit to the community as a whole. The application for tree and stump removal shall include a planting schedule which details the type and extent of plantings and other improvements that the owner agrees shall be made within 6 months of the tree removal and brush clearing. Shrubs and plantings shall, to the extent possible, create privacy barriers between units.

14.5 Attaching to Trees: No building improvements may be attached to trees. Also not allowed to be attached to trees are: clothes lines, ropes, wires, lights, hammocks, or any other items.

Exception: Bird feeders are allowed to be attached to trees.

14.6 Removal Fines: The removal of any tree not authorized by the AC Committee will be subject to fines posted on 2.0 Schedule of fines

May 12, 2018

14.7 Right to Appeal: “An owner may appeal the decision of the architectural committee to the board of directors. Final determination of the architectural committee guidance and said appeal is at the discretion of the LLRVR Board of Directors. All decisions of the LLRVR Board of Directors is final.”

15.0 Expiration & Prior Applications

- 15.1 Expirations:** All approved projects and COA Board exceptions granted will expire in ninety (90) days after the approval if the project(s) has not been started. Any portion of a project(s) that has been approved but not started with one (1) year of the original approval will expire. New paperwork updating the scope of the project(s) will have to be submitted and go through the approval process again by the Architectural Committee. Any COA Board exceptions will also need to be approved again.

Prior Applications: The Architectural Committee has no authority to change or amend any past or prior approved applications.

16.0 Timeliness of Project

- 16.1 Completion Date:** In an effort to keep Lost Lake Resort looking its best, all projects started are required to be completed within ninety (90) days. All left over construction materials must be removed from lot after the 90 day period. Projects that extend over the 90 day period are subject to fines.

17.0 Non-Compliance

- 17.1 Paperwork:** Performing work without filing out the Architectural Committee Request forms, or for which the application was not approved, will result in a Non-Compliance Notice and a Stop Work Order. Disciplinary action may include the requirement that the work completed without approval be removed or corrected at the Owner's expense, and/or fines.
- 17.2 Failure to Comply:** Further failure to comply will result in the COA Board hiring a contractor to remove or correct the work at the Owner's expense.

18.0 Disclaimer

- 18.1 Disclaimer:** Architectural Requests Forms received containing items that have not been defined by the Architectural Rules & Regulations, will go through a review process by the Architectural Committee and COA Board. Rules and regulations will be established and the request received will be reviewed based on the new guidelines.

Lost Lake RV Resort COA Architectural Request Form

Date: _____

Name: _____ Email: _____

Unit Address: _____ Phone#: _____

Note: It's the Unit Owners responsibility to determine if Thurston County building permits are required to accomplish the project. Permits should not be obtained until approved by the Architectural Committee but are required prior to starting the project.

Select Preferred Option:

_____ I give my permission for the Architectural Committee to access my Unit for review of my submission without me being present.

_____ I want to schedule an appointment with the Architectural Committee to review my submission. I understand this may add a few weeks to the review process in order to coordinate schedules.

Please provide a detailed list of work to be done:

1. _____
2. _____
3. _____
4. _____
5. _____

Initial

_____ Submissions that involve confirming setbacks or submissions with landscaping/hardscaping to the property line require:

- 1: Unit property stakes to be located and marked.
- 2: String lines run between the property stakes to outline the Unit.

_____ I hereby acknowledge that I will comply with Lost Lake Resort COA: CC&R's, By-Laws, Park Rules & Regulations, and Architectural Committee Rules & Regulations.

_____ I also understand that the Architectural Committee has up to **thirty (30) days** to approve, decline, or modify my request, and that no work can begin until I receive approval. Every effort will be made to review each request in a timely manner.

Unit Owner Signature: _____ Date: _____

To be completed by Architectural Committee

_____ Approved as submitted

_____ Not Approved/Reason: _____

_____ Approved with Modifications

Modifications

1. _____
2. _____
3. _____
4. _____
5. _____

Unit owner acceptance of modifications: _____ Date: _____

Two (2) AC signatures required:

Architectural Committee Signature: _____ Date: _____

Architectural Committee Signature: _____ Date: _____

If required for approval:

COA AC Board Member Signature: _____ Date: _____

Notes:

Please complete if a Licensed, Insured & Bonded Contractor is required for your project.

General Contractor Company Name: _____ Contact: _____

Phone #: _____ Email: _____ Bond #: _____

Contractor License #: _____ General Liability Policy #: _____

Insurance Agency Name: _____ Phone #: _____

Electrical Contractor Company Name: _____ Contact: _____

Phone #: _____ Email: _____ Bond #: _____

Contractor License #: _____ General Liability Policy #: _____

Insurance Agency Name: _____ Phone #: _____

Plumbing Contractor Company Name: _____ Contact: _____

Phone #: _____ Email: _____ Bond #: _____

Contractor License #: _____ General Liability Policy #: _____

Insurance Agency Name: _____ Phone #: _____

Propane Contractor Company Name: _____ Contact: _____

Phone #: _____ Email: _____ Bond #: _____

Contractor License #: _____ General Liability Policy #: _____

Insurance Agency Name: _____ Phone #: _____

Tree Removal Contractor Company Name: _____ Contact: _____

Phone #: _____ Email: _____ Bond #: _____

Contractor License #: _____ General Liability Policy #: _____

Insurance Agency Name: _____ Phone #: _____

To Be Completed by COA Staff

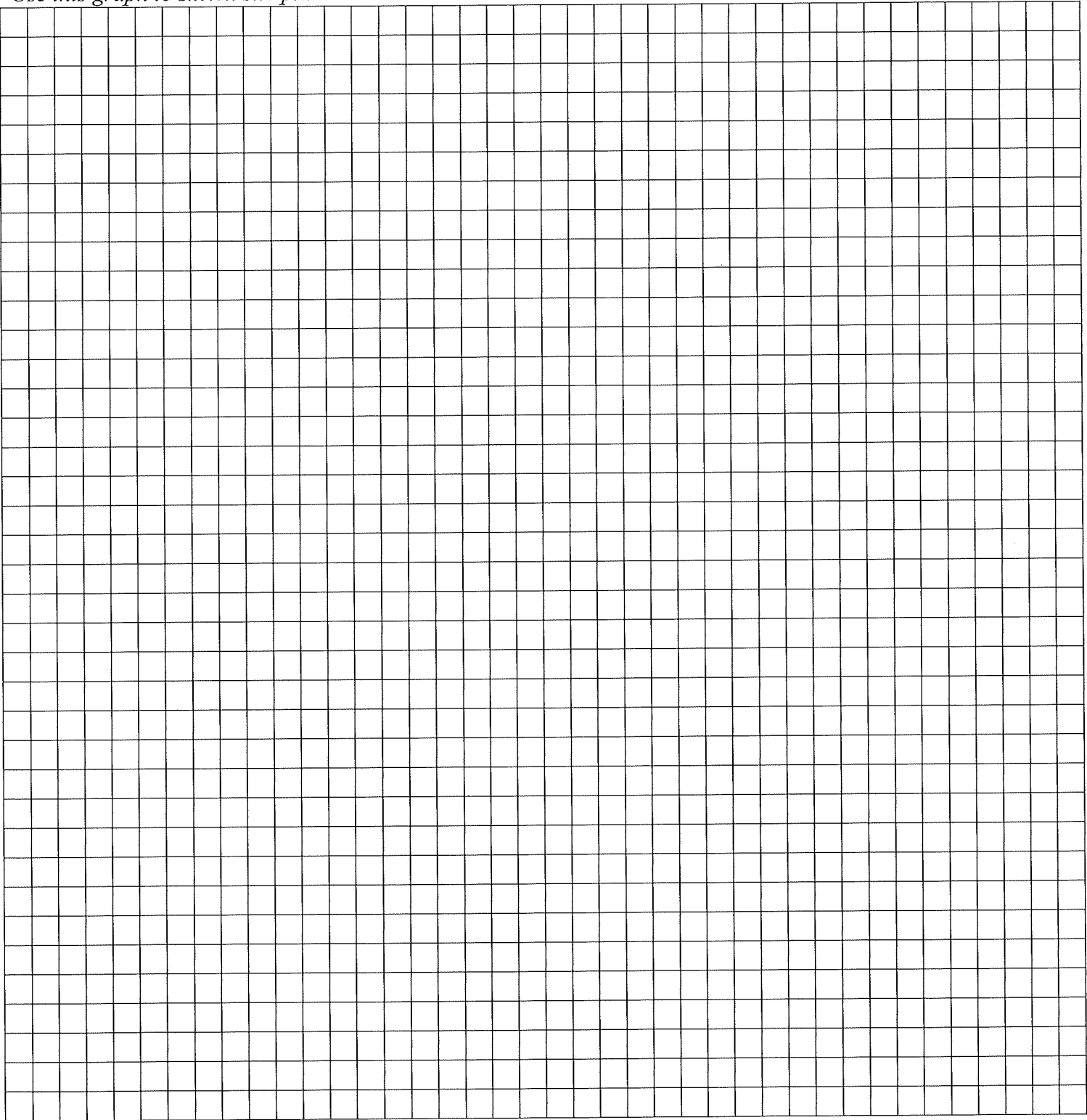
All Insurance verified and certificates of insurance received? _____

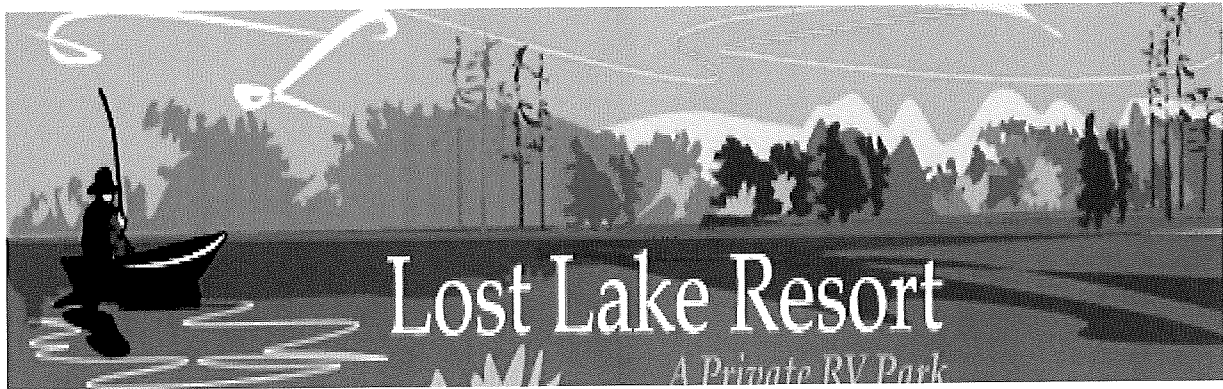
Lost Lake Resort Architectural Committee

Name: _____ Date _____

Unit Address: _____ Unit #: _____

Use this graph to sketch site plan:





LOST LAKE RESORT CONDOMINIUM ASSOCIATION

Section 3

Rental Rules & Regulations

Purpose

In compliance with Article 11.9 of the Declaration and Covenants, Conditions, Restrictions and Reservations for Lost Lake Resort, Unit Owners have the ability to rent out their Units. The following Rules & Regulations have been adopted by the COA Board.

1.0 CC&R's

1.1 Lost Lake Resort CC&Rs state:

- 11.9.1.** The Owner of Unit 1 may rent all or any portion of said Unit 1 as recreational sites for camping and the parking of recreational vehicles or other vehicles provided the Owner of Unit 1 complies with all of applicable rules, regulations, and codes.
- 11.9.2.** All Owners of the other Units may not lease less than the entire Unit and the Association, by resolution of the Board, may prescribe either a minimum or maximum leasing period.
- 11.9.3.** Written Leases. All Leasing or Rental agreements shall be in writing and be subject to this Declaration and Bylaws (with a default by the tenant in complying with this Declaration and/or Bylaws constituting a default under the Lease or Rental agreement).
- 11.9.4.** Rent to Association. If a Unit is Rented by its Owner, the Board may collect, and the tenant or lessee shall pay over to the Board, so much of the rent for and costs if the same are in default over thirty (30) days. The renter or lessee shall not have the right to question payment over to the board, and such payment will discharge the lessee's or renter's duty of payment to the Owner for rent, to the extent such rent is paid to the Association, but will not discharge the liability of the Owner or purchaser and the Unit under this Declaration for assessments and charges, or operate as an approval of the lease. The Board shall not exercise this power where a receiver has been appointed with respect to the Unit or its Owner, nor in derogation of any rights which a Mortgagee of such Unit may have with respect to such rents. Other than as stated in this Section 22.24 there is no restriction on right of any Unit Owner to Lease or otherwise Rent his Unit.

2.0 COA Rules

The COA Board, as authorized by the CC&R's has adopted the following additional Rental Rules and Regulations pertaining to rental of units:

- 2.1 Unit Rental:** Owners may rent their Unit/Park Models, providing the entire unit is rented and the rental/lease period shall be a minimum of 90 days. All CC&Rs, Rules and Regulations and published rental policies must be followed. Owners may not rent out an RV.
- 2.2 Application:** Owners are required to submit required documentation according to the published rental policy and receive Board approval BEFORE a Renter occupies their unit.
- 2.3 Responsibility:** Owner shall be responsible for any damage to infrastructure or common areas as a result of Renter use and shall be responsible for any unpaid balance on propane, electrical or ancillary charges. As provided in the CC&Rs, rents may be collected directly from Renter for any amounts due the Association, plus interest and costs, if the same are delinquent over thirty days.

Application to Rent Unit

The following checklist of items must be provided to the COA and approval obtained **BEFORE** a tenant occupies a Unit. Failure to obtain approval will result in the Tenant being turned away.

- ____ Tenant application (attached) with color photos showing all sides of recreational vehicle.
- ____ Tenant signed agreement to abide by all resort rules and regulations.
- ____ Insurance Agency and Insurance Agent name with contact information to confirm coverage.

Application and photos can be emailed to llrvrhoa@hotmail.com, dropped off at the COA Office, or mailed to Lost Lake Resort at 1546 Reservation Road SE, Olympia, WA 98513, or emailed to llrvrhoaboard@live.com.

Renter Information

Renters Name(s): _____ # of Occupants: _____

Mailing Address: _____

*****Rentals are limited to two (2) people maximum per Unit*****

Contact Information

Renter #1 Cell #: _____ Email: _____

Renter #2 Cell #: _____ Email: _____

Emergency Contact Name: _____ Phone #: _____

Vehicle Information

Year: _____ Make: _____ Model: _____ License Plate #: _____

Year: _____ Make: _____ Model: _____ License Plate #: _____

Recreational Vehicle Information

Year: _____ Make: _____ Model: _____ Length: _____

*****Please include color photos showing all sides of the recreational vehicle*****

____ Check here is you are renting a park model.

Pet Information

Breed: _____ Age: _____ Breed: _____ Age: _____

*****Two pets maximum per Unit*****

May 12, 2018

Rental Unit Information

Street address of Unit being rented: _____

Owner Name(s): _____ Phone#: _____

Email: _____

Rental Period (not less than 90 days): From: _____ To: _____

Renter statement and signature(s):

I declare the above information is true and correct. I have received a copy of the current Lost Lake Resort COA Rules & Regulations, read them, and agree to abide by them. Violations may lead to eviction.

Dated this _____ day of _____, 20____

Renter Printed Name

Renter Printed Name

Renter Signature

Renter Signature

Unit Owner Information

Unit Owner statement and signature(s):

I have verified the above information to be true and correct. I have supplied the tenant a copy of the Lost Lake COA Rules & Regulations and reviewed them with the Tenant. Violations may lead to the eviction of the Tenant and/or fines.

Dated this _____ day of _____, 20____

Unit Owner Printed Name

Unit Owner Printed Name

Unit Owner Signature

Unit Owner Signature

Insurance Information:

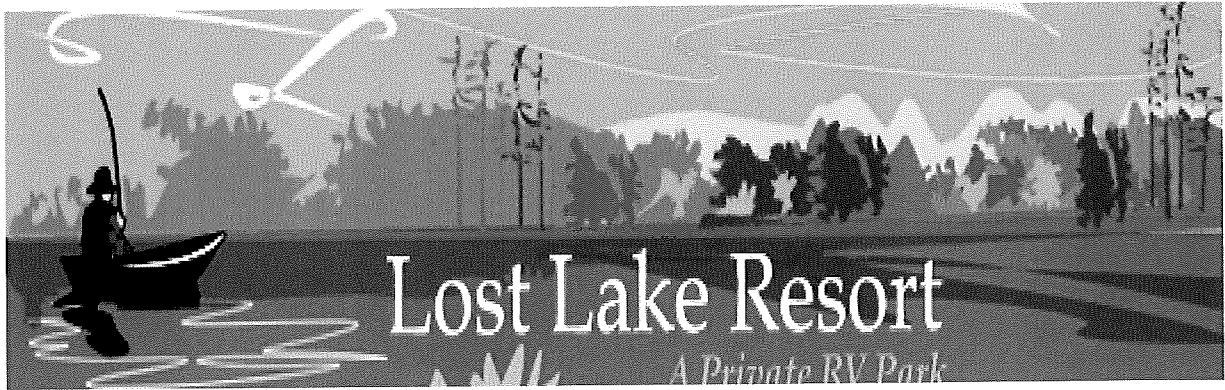
Unit Owner is required to carry at least \$300,000 of liability insurance to cover the Unit as a rental.

Insurance Agency Name: _____ Phone Number: _____

To be completed by COA Staff:

_____ Certificate of Insurance has been received from insurance agent confirming rental coverage.

_____ Follow up set to confirm coverage on renewal.



LOST LAKE RESORT CONDOMINIUM ASSOCIATION

Section 4

Schedule of Fines

1.0 Lost Lake Resort Condominium Association Board Resolution Regarding Fines

WHEREAS the Lost Lake Resort Condominium Owners Association, through its Board of Directors, strives to preserve a community pleasing to Owners and to preserve property values; and

WHEREAS under Lost Lake Resort Condominium Association CC&R 10.4 "...the Association acting by and through the Board, or a Manager appointed by the Board, for the benefit of the Condominium and the Owners, shall enforce the provisions of this Declaration and of the Bylaws and shall have all powers and authority permitted to the Association under the Act and this declaration including without limitation ...

(k) Impose and collect charges for late payment of assessment and, after notice and an opportunity to be heard by the Board or by such representative designated by the Board and in accordance with such procedures as provided in the Declaration or Bylaws or rules and regulations adopted by the Board levy reasonable fines in accordance with a previously established schedule thereof adopted by the Board and furnished to the Owners for violation of the Declaration, Bylaws, and rules and regulations of the Association ...

NOW, THEREFORE, the Board, with respect to the powers outlined above and in consideration of the Association's best interests, and after consideration and deliberation regarding the matters set forth herein, resolves as follows:

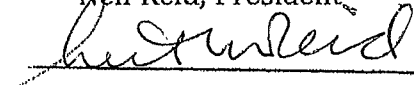
BE IT RESOLVED, that any Owner in violation of the current published CC&R's, Bylaws, Rules and Regulations, Architectural Committee Rules and Regulations, Architectural Committee Guidelines, or Rental Rules and Regulations shall first be issued a Notice of Non-Compliance. If the infraction has not been corrected, or is repeated within ten (10) days, the Board may impose a fine according to the Schedule of Fines attached hereto, or as amended from time to time.

BE IT FURTHER RESOLVED that this Resolution shall be distributed to Owners by mail or e-mail, according to their preference for notification, and shall be posted on the billing company website. Upon written notice, an Owner may appeal a fine and a review hearing shall be scheduled with the Board of Directors. Decisions of the Board are final.

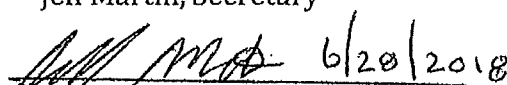
DATED this 28th day of June _____, 2018.

Lost Lake Resort Condominium Owners Association Board of Directors

Neil Reid, President



Jeff Martin, Secretary

 6/20/2018

The COA Board has authorized the Resort Manager to carry out its policies for enforcement by authorizing the Resort Manager to issue verbal warnings for first time offenses and formal letters for repeat offenses.

2.0 Schedule of Fines

Reasonable fines for offenses after the first offense warning shall be levied by the Lost Lake COA Board of Directors in accordance with the following schedule:

Resort Decorum, Quiet Enjoyment	
- Lack of proper unit maintenance	\$100.00
- Loud noise violations	\$25.00
Residence Vehicles violations	
- Size and age violations, major maintenance	\$50.00
Transportation Vehicles/Parking violations	\$50.00
- Parking on streets	
- Unauthorized vehicles	
- Excessive number of vehicles parked on unit (2 max, except for visitors)	
Vehicle Traffic Violations	\$75.00
- Driving the wrong way on one way streets	
- (except under emergency conditions)	
(golf carts that are safely operated are exempt)	
- Unauthorized operation of a golf cart	
- Speeding	
Architectural Modifications	
- unauthorized improvements to unit	\$200.00
- unauthorized tampering with park utilities	\$250.00
(i.e. electrical, water, sewer, TV, WIFI systems)	
- unauthorized removal of tree	per tree \$2500.00
- unauthorized propane tanks	\$100.00
Pet Control	\$50.00
- animal waste not properly controlled	
- excessive barking	
- Pet off leash (not on Owners property)	
Swimming Pool Area violations	\$50.00
Lake and Beach Area violations	\$50.00
Rentals (violation of Unit rental rules)	\$100.00
Smoking/Vaping violations	\$50.00
Improper use of trash receptacles	\$75.00

If the infraction is not corrected, or there is a repeat violation, fines will be doubled each ten days thereafter until corrected, or each time the infraction is repeated.

May 12, 2018

Fines will be billed through the designated billing company and if unpaid, will accrue late fees and be subject to the posted Collection Policy, attached hereto up to and including termination of services.

3.0 Collection Policy

TO BE ADDED