

CAMPUS HIGHLANDS HOMEOWNERS "THINGS YOU SHOULD KNOW"

Campus Highlands has a Home Owners Association (HOA) with Covenants, Conditions & Restrictions (CC&Rs) and Rules. These were put in place to protect the integrity and value of our neighborhood.

The complete set of Rules, Regulations and CC&Rs are posted on the website www.campushighlandshoa.net

Each month, the Board of Directors performs an inspection of all homes our development. If you identify a violation on your street, you can contact Corenna Hill (our property manager) at 253-754-6047.

All homeowners are responsible for bringing violations up to the standards set forth in the CC&Rs and Rules. Failure to do so can result in substantial fines and property liens.

I. MODIFICATION TO THE OUTSIDE OF YOUR HOME:

Painting:

A pre-approved exterior paint color list is available from Targa Management as well as on the Campus Highlands website. We have an agreement with Sherwin Williams in Federal Way, and a discount is available. While you do not have to use Sherwin Williams paint, any other brands **MUST BE COLOR MATCHED** to an approved SW color. However, before painting, an Architectural Control Committee Form (ACC Form on the website) must be submitted to Targa for approval. **There are no exceptions.** Failure to use an unapproved color may require repainting your home at your own expense.

Roofing:

A pre-approved roofing list is available from Targa Management and is on the Campus Highlands website. You may use cedar shakes or any of the approved roofing materials and colors listed. An ACC form must be submitted to Targa **prior** to the work being done. **There are no exceptions.** Failure to use unapproved roofing materials and colors listed may require you to replace your roof at your own expense.

Landscaping:

Landscaping projects such as removing trees and hedges, adding a rockery or terracing a yard must be submitted on the ACC form to Targa for Board approval **prior** to the work being done.

In our walkable neighborhood, many times pedestrians have to weave and bob around plants which are growing into the sidewalk and under trees whose branches hang down too low. Please trim your plants and trees so we can all walk on our sidewalks. Rake leaves and sweep grass clippings after mowing. As our neighborhood ages, plants sometimes die. When this happens, as with pyramidalis shrubs, they become a fire hazard. As part of keeping your yard neat and fresh looking, cut back the dead bushes, the past-bloomed flowers and bushes, and replenish them as needed with new.

Gazebos and Sheds:

Specific guidelines exist for the construction and placement of these structures and are available from Targa Management or on our website. These require the ACC form being approved prior to construction.

Fences:

Fences built after 2005 are to have cedar stains only. Sherwin Williams SuperDeck Natural (Clear/Transparent) Cedar Stain SW 355 or SuperDeck Solid Cedar Stain SW 3034 are preapproved. *Fences that were painted white prior to 2005 are exempt from stain and grandfathered in. Approved white is Sherwin Williams Alabaster Color #7008.*

For fence construction, you must submit the ACC form to Targa **prior** to the work being done. **There are no exceptions.** Failure to adhere to any of these rules will result in fines until brought up to standards. Specific guidelines exist for construction and are available from Targa Management or on our website.

II. GENERAL YARD MAINTENANCE

The CC&R requires all lots to be well maintained. This includes weeding beds, watering, fertilizing, mowing **and** edging lawns.

Per the CC&R, violations of "high pride of ownership" include:

1. Poorly maintained front, rear and or side yard
2. Grass/weeds at heights exceeding that of the main entry lawn
3. Any vehicle parked anywhere on a lot other than the driveway or in the garage
4. Any trash, recycling or yard waste container visible from the street and/or adjacent properties after 8:00 AM following pick up day OR any container being visible before 6:00 PM on the day preceding pick up.

Trees and bushes: Have your trees or bushes grown past your yard? Are they too tall? Do they shed their leaves in your neighbor's yard? Does your hedge look great from your side, but not from your neighbors because you haven't trimmed it back in their yard? If so, be a good neighbor and trim them back.

Topping and trimming trees and bushes is part of owning them. Ask your neighbors if they are bothered by your trees and bushes. Then do something about it.

It is also against the CC&R to dump yard clippings and debris in the common areas, and is illegal to do so in the BPA trail areas.

III. PARKING

Vehicles are to be parked in garages or driveways of the homeowner's property:

There has been an increase in the number of cars parked in the streets making it difficult and unsafe for moving vehicles including Waste Management trucks, Delivery and Emergency vehicles to get through. It is a nuisance for owners trying to back out of their driveways and can cause a driver turning onto a street to veer into the oncoming lane because a vehicle is parked close to the street entrance.

If your garage is full, you may need to clean it out or rent a storage unit. If you have a 3-car garage you can park 3 cars in and 3 in the driveway. If you have a 2-car garage you can park 2 cars in and 2 in the driveway.

IV. MISCELLANEOUS

All holiday decorations (i.e., lights, figurines, inflatables, etc.) must be removed within 30 days of the end of the holiday.

Many of us have dogs in Campus Highlands. We need to manage any prolonged barking which disturbs our neighbors. There are dog anti-bark devices you can buy which will help reduce barking. Many dog owners don't even know that their dogs bark incessantly when they are not there. Ask your neighbors if your dog ever disturbs them with too much barking. Even a friendly dog can hurt someone by jumping on or tripping a walker or jogger. Train your dog so neighbors are not alarmed by the fast approach of an off-leash dog. Clean up after your dog. Don't leave dog bombs for someone else. As we all get to know our neighbors better, we can help each other live in peace.