

CAMPUS HIGHLANDS HOMEOWNERS

“THINGS YOU SHOULD KNOW”

To Campus Highlands Homeowners, Landlords and Tenants,

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/documents

Each month, the Board of Directors performs an inspection of all homes our development. As there are a few problem areas that keep recurring, we wanted to highlight them to raise your awareness. In addition, if you identify a violation on your street, you can contact Targa Real Estate (our property managers) at 253-925-2242.

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 www.campushighlandshoa.net/documents. We have an agreement with Sherwin Williams in Federal Way. They also have the list of approved colors. While you do not have to use Sherwin Williams paint, any other brands **MUST BE COLOR MATCHED** to an approved SW color.

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.

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.

Fencing:

Fences built after 2005 are to have cedar stains only. Specific guidelines exist for the construction of fencing and are available from Targa Management or on our website. *Fences that were painted white prior to 2005 are exempt from stain and grandfathered in. Approved white is Alabaster Color #7008.*

Sherwin Williams approved fence stains are:

SuperDeck Natural (Clear/Transparent) Cedar Stain SW 355 or SuperDeck Solid Cedar Stain SW 3034. 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.

II. GENERAL YARD MAINTENANCE

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

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 lawns
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.

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

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. Many homeowners are parking in the streets even when their driveways are empty.

Portable Basketball Hoops are not allowed on the street. Failure to have these moved by January 31st will result in fines.

Thank you for making Campus Highlands a Community we are proud to live in. Soon we will be posting a Newsletter on our website as well as seasonal reminders - so check us out in February at www.campushighlandshoa/net.