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TIMBERLAKE COMMUNITY CLUB, INC #161997 Rec Fee: \$211.50 Pages: 9



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Timberlake Community Club, Inc.
2880 East Timberlake West Drive
Shelton WA 98584

DOCUMENT TITLE:	Timberlake Community Club Resolution 2021-04
REFERENCE NUMBERS OR RELATED DOCUMENTS	
GRANTOR	Timberlake Community Club, Inc.
GRANTEE	Public – residents of the Timberlake Community
LEGAL DESCRIPTION	Timberlake Divisions 1 - 13
ASSESSOR'S PROPERTY TAX, (PARCEL NO.)	Division 1 – 20018-50-00001 thru 22018-50-09162 Division 2 – 20017-50-00001 thru 22017-50-00908 Division 3 – 22018-51-00001 thru 22018-51-00902 Division 4 – 22018-52-00001 thru 22018-52-00061 Division 5 – 22018-53-00001 thru 22018-53-00903 Division 6 – 22018-54-00001 thru 22018-54-00088 Division 7 – 22017-50-00001 thru 22017-50-00104 Division 8 – 22007-51-00001 thru 22007-51-00933 Division 9 – 22017-51-00001 thru 22017-51-00169 Division 10 – 22017-52-00001 thru 22017-52-00088 Division 11 – 22017-53-00001 thru 22017-53-00900 Division 12 – 22018-55-00001 thru 22018-55-00018 Division 13 – 22008-50-00001 thru 22008-50-00900

TIMBERLAKE COMMUNITY CLUB

RESOLUTION NO. 2021-04

(This resolution supersedes Resolution 2015-01)

GENERAL LOT CONDITIONS

TIMBERLAKE COMMUNITY CLUB
RESOLUTION NO. 2021-04
(This resolution supersedes Resolution 2015-01)
GENERAL LOT CONDITIONS

This resolution identifies a variety of issues that positively contribute to the overall “livability” within Timberlake Community Club and maintains our property values.

1. PROPERTY CONDITION RULES

1.1 General.

- a. All Members shall maintain their lots in a reasonably clean and orderly condition, and in good repair. The appearance of lots and structures shall be consistent with the general Timberlake neighborhood.
- b. This applies to the exterior surfaces of all structures, and to anything else located on the lot as well, including but not limited to, all vehicles, watercraft, recreational vehicles, and anything else either stored or parked on the lot; tents; weeds; roofs; gutters; paint; building materials; and anything else located on the lot.
- c. The intent of this rule is to protect property values and the appearance of Timberlake neighborhoods by setting standards for the exterior visual impact of Timberlake lots.
- d. No noxious or offensive activity shall be carried out on upon any lot, nor anything done or maintained thereon which may become an annoyance and nuisance to the neighborhood.

1.2 Acts of Nature.

Destruction/debris caused by Acts of Nature must be cleaned up and any damage repaired within six months of the date of the occurrence.

1.3 Garbage.

- a. Members may not store rubbish, garbage, trash or solid waste on their lots, except in sturdy, waterproof, animal-proof containers with tight fitting lids and only when consistent with the exterior visual impact standards set out in 1.1 above.
- b. Recycle and garbage containers must be removed from the roadside within 24 hours of the garbage/recycle pick-up.

2. VEHICLES (All Types), TRAILERS, RVs and WATERCRAFT

2.1 General.

- a. Timberlake is a planned community, subject to covenants and other rules as discussed herein. Members have rights to use their property reasonably but within certain rules that are generally intended to protect property values and the appearance of Timberlake neighborhoods. Timberlake has the responsibility to try to make sure that uses of property meet those goals.
- b. One area of particular concern is storage of vehicles. Without restrictions, members might choose to park many vehicles, RV 's, and watercraft on their property, so that their lot looks inappropriate in a quality residential neighborhood.
- c. On the other hand, too many restrictions on the use of lots would be unfair to the Members, and also not suitable for a rural community. The rules below are an attempt to

compromise between the two extremes, while remaining faithful to the obligation of the Board to all members to maintain certain standards for the appearance of lots.

2.2 All Vehicles, RVs and Watercraft.

- a. Must be registered by the state to the member or authorized tenant.
- b. Must be currently licensed
- c. Must be operational and capable of being moved.
- d. Must be parked in a proper driveway designated for that purpose or placed to the side or behind the residence, structure, or fence to the extent possible and consistent with the configuration of the lot.
- e. Cannot be used as a dwelling
- f. Must be maintained and clean at all times.
- g. Cannot be parked closer than 50 feet to a lake or stream lot line.
- h. Cannot be parked on the county right of way.
- i. Must be in compliance with rule 2.1 General; lot appearance.

2.3 Derelict/Inoperable Vehicles.

- a. No derelict or inoperable vehicles, RV's or watercraft may be kept on any lot or stored for removal of useable or saleable parts. Compliance with the Mason County Board of Health Solid Waste and Bio-Solids Handling and Facilities Regulation, and all other applicable rules and regulations, is required.
- b. Examples of inoperable/derelict vehicles, RV's and watercraft: include but are not limited to, the following:
 - 1) Extensive damage, such damage including but not limited to any of the following: broken window or windshield or missing wheels, tires, motor, or transmissions.
 - 2) Missing tires or placed on blocks for more than five (5) consecutive days.
 - 3) Grass, weeds, or brush around the tires or frame.
 - 4) Cannot be started when the owner of the lot is asked to do so.

2.4 Unlicensed or Unregistered Vehicles.

No unlicensed or unregistered or inoperable vehicles may be kept on any lot, except when stored fully within a building. No vehicles may be kept on any lot for the purpose of providing parts for other vehicles.

2.5 Operation of Any Off-Road Vehicle (ORV).

- a. Operation of ORVs is prohibited in all of Timberlake's parks, common areas and green belts.
- b. This does not include scooters for the disabled, wheelchairs and similar devices when operated by a person with a disability and in a reasonable and safe manner.

3. RECREATIONAL VEHICLES

3.1 Temporary Residence.

Timberlake covenants provide that no structures of a temporary character such as trailers may be used as dwellings, except during the period of construction of a residence. This includes recreational vehicles. Members can stay in their recreational vehicles for up to six months in any 12-month period, for temporary camping, vacation or other recreational purposes, so long as the recreational vehicles are not used as a dwelling/residence.

3.2 Waste Water.

All uses of recreational vehicles (RVs)/trailers must comply with all Timberlake rules and regulations, Mason County and any other applicable governmental permit requirements and regulations. This includes provision for effective management and disposal of gray and black water. Discharge of gray or black water anywhere in Timberlake, other than through a septic system approved by Mason County, is prohibited.

Common areas and rest rooms are not to be used for RVs/trailer sewage disposal. RVs and trailers may not be parked closer than 50 feet to a lake or stream lot line.

RVs and trailers that rely on the use of built-in or external (portable/mobile) holding tanks are defined as temporary holding tanks and must meet the following criteria:

- RVs and trailers with built in holding tanks must be dumped at authorized dump stations.
- External (portable/mobile) holding tanks:
 - Capacity no more than 35 gal.
 - Must be above ground
 - Clearly marked
 - Provide easy access for removal and dumping
 - Dumped at authorized dump stations

All holding tanks must be regularly emptied. Proof of proper disposal is required. A receipt or documentation of proper disposal must be submitted to the office upon dumping/pumping of holding tanks each and every time.

3.3 Guest RVs.

A guest RV is limited to a 2 week stay. Members who have guests that bring their RVs onto Timberlake properties for extended stays (more than 2 weeks) must register that RV with the office. A permit may be extended upon the members request for an additional 2 weeks. The guest RV must be removed from Timberlake property after 4 weeks. Guest RVs must comply with all the Timberlake rules and proof of proper waste water disposal is required.

4. PARK RULES

- a. All park hours are 6:00 a.m. to 10:00 p.m. except on the 4th of July and New Year's Eve. The hours on the 4th of July and New Year's Eve are 6:00 a.m. to 1:00 a.m. the following day.
- b. No domestic animals are allowed on any Timberlake Community Club common properties, except Springer Park, unless otherwise specified. Registered and properly identified service animals are excluded from this prohibition.
- c. Members, immediate family members, and guests may use the common properties. Members are fully responsible for all actions of their guests.
- d. No children under the age of twelve (12) years of age are allowed to swim or enter any waters of Timberlake Community Club without immediate and attentive adult supervision. Parents, or their children over 13 years of age, are responsible for ensuring that they and their guests use common properties safely. All swimming/water activities are done at the participants own risk.

- e. No boat tie up is permitted at the Timberlake Community Club launch site except while launching and recovery of boat. Boat tie up is not permitted at Skookum Park or Timber Park Swim Beach. Boats may be tied up for up to 48 hours at the dock between Island Park and Timberlake Drive. Boat trailers may be parked at the Boal Launch Parking Lot for a period not to exceed 24 hours.
- f. Garbage receptacles are provided for park use only. Use of these containers for household and/or camping garbage is prohibited.
- g. Only Timberlake Community Club Members in good standing, their family members and guests may use the lakes, streams and parks within Timberlake Community Club. Timberlake Community Club Identification (ID) cards and vehicle decals are required and can be obtained at the Timberlake Community Club Office. Anyone without a valid ID card or vehicle decal will be considered a trespasser and will be asked to leave Timberlake Community Club common properties.
- h. No alcoholic beverages are allowed in any of Timberlake Community Club common areas.
- i. Vehicles, RVs, and watercraft cannot be parked overnight on Timberlake common areas or parks unless specific permission is given by the board of directors for short-term parking. Permission must be obtained prior to parking.

5. ANIMALS

5.1 Livestock.

No horses, cattle, cows, sheep, goats, rabbits, pigs, poultry or fowl of any kind, or any other animals, farm animals or livestock not normally considered domestic pets may be kept, bred or raised in Timberlake Community Club.

5.2 Household Pets.

a. Household pets such as dogs and cats are acceptable providing, they are not allowed to become an annoyance or nuisance to the neighborhood and they are not bred or raised commercially or in unreasonable quantities. Animal hoarding will not be allowed.

b. No domestic animals are allowed on any Timberlake Community Club common properties, except Springer Park, unless otherwise specified. Service animals are excluded from this rule.

5.3 Identification Tags.

All household pets must have up to date identification and vaccination tags. Animals without an identification tag will be considered to be strays unless they are legally on the property of the Member/Owner and will be reported to Mason County Sheriff.

5.4 Animal Control.

a. All animals shall be confined within the boundaries of their residence.

b. Animals must not cause nuisances. Dog feces must not accumulate on property and/or cause offensive odors due to unsanitary conditions. Dog owners are responsible for picking up and disposing of their dog's feces while walking their dogs on the streets, shoulders, and in the Timberlake Community's common areas and parks.

c. Dog runs are not permitted in any Green Belt or closer than 50 feet from any lake, stream or wet land.

- d. Animals, when accompanied by any person, shall be leashed and under control at all times while off their Member/Owner's property unless otherwise specified.
- e. All vicious and/or dangerous animals should be referred to the Mason County Sheriff for removal from Timberlake Community Club and will not be allowed back in the area.
- f. Compliance with Timberlake Community Club Animal Control Regulation 12-01 is required.
- g. Feeding of wild animals is prohibited.

6. FIREWORKS

Fireworks are not allowed within Timberlake Community Club.

7. HUNTING and FIREARMS

No hunting or use of firearms; including pellet guns, bb guns, bow and arrows, etc. shall be permitted within Timberlake and is strictly prohibited. Unlawful discharge of firearms should be reported to Mason County Sheriff.

8. OUTDOOR BURNING

Outside fires may be built only if permitted by the governing authorities of Mason County Fire District #3 and/or the Department of Natural Resources, whichever is applicable. No burning of household garbage, rubbish or toxic materials is allowed. Burn barrels are not permitted.

9. SIGNS

9.1 Advertising.

No organization(s) or person(s) except Timberlake Community Club shall erect or maintain on any part of Timberlake or any lot or building site, any commercial sign, advertisement, or billboard, or other advertising structures of any kind,

9.2 For Sale and Open House.

a. An owner may place a "For Sale" sign on their property, and a builder or realtor may place their sign on the property during construction and subsequent offer for sale. A builder or realtor who places a sign must remove said sign within three days after expiration of the controlling listing agreement or sale of said property.

b. Open House signs are allowed at the entrance to Timberlake and directional signs to the open house. Signs must be removed at the close of the open house.

9.3 Political.

Pursuant to RCW 64,38.034, political yard signs are allowed for two weeks before any primary or general election. The signs can be no larger than 2 feet x 2 feet and must be maintained in an orderly manner. The signs must be removed the day following the general or primary election. Signs are limited to one per candidate or issue per lot.

10. DOCKS, FLOATS and BULKHEADS

10.1 General.

All docks, floats and bulkheads require a Mason County Building Permit as well as a Timberlake Permit. All docks must be kept clean and well maintained.

10.2 Dock Lengths.

The approved length of docks for waterfront lots is determined by individual Division Covenants.

- a. Thirty (30) foot long docks are approved for Divisions: 1, 2, 3, 5 & 7.
- b. Twenty (20) foot long docks are approved for Divisions: 9, 10, 13 & 8.

10.3 Styrofoam Floats.

Due to the presence of aquatic mammals that burrow and nest inside Styrofoam, only dock floats fully encased in polyethylene are allowed.

11. FERTILIZER

The application of fertilizer to lawns and landscaping must follow packaging instructions as well as meet the requirement of all federal, state and local requirements. Fertilizer may not be applied within 50 feet of any lake or stream.

12. PROPERTY RENTAL

Please refer to Timberlake Resolution 2010-02 Rental Regulations.

13. LAKE SAFETY

Review Resolution 2018-02 Lake Safety and Use.

14. TREE CUTTING/LOT CLEARING

Please see Tree Cutting Resolution 2021-05 and Tree Cutting Tip Sheet (both available at the Community Office or on line) for specific rules. Lots are not to be cleared and evergreen trees and shrubs are not to be cut, except pursuant to Timberlake permitting processes. Lots or portions of lots may not be cleared in preparation for speculative future developments. Clearing may occur as part of a permit for installation of septic system, construction of a residence or other approved activities. Clearing by itself, without prior approval for related construction or other permitted activities, is not permitted.

15. RULE VIOLATIONS and APPEALS

Review Resolution 2017-01 Rule Violations.

16. SEVERABILITY

If any provision of this Resolution is found to be unlawful, the remainder shall not be affected.

17. EFFECTIVE DATE OF RESOLUTION

The rules set forth herein are effective as to all circumstances that exist on the date of the adoption of this Resolution and each amendment to it. Where a member (I) has

previously complied in all respects with Timberlake and all applicable local governmental rules and regulations with respect to matters or circumstances subject to this Resolution; and (2) will be substantially harmed with respect to such matters or circumstances by the imposition of any rule in this Resolution that has been amended so that it is different from a rule that applied previously; then the member can ask the Board of Directors for an exception.

When considering exceptions, the Board should first consider the source of the rule that is being applied. However, no exceptions can be made to rules found in Timberlake covenants. For example, the Board should look at each rule to see if it provides within the rule itself for exceptions. If so then the provisions of the rule about exceptions supersede these provisions. Next, the Board should consider whether the member requesting the exception was in full compliance in all respects with Timberlake and all applicable local governmental rules and regulations with respect to matters or circumstances subject to the request for the exception.

The Board should then consider (1) the amount of harm to the member that would be caused by the application of the amended rule, (2) the possibility or phasing in compliance, (3) possibilities of compromise, and (4) anything else it deems important and relevant.

Generally, if circumstances or actions were in compliance with previous rules, then consideration can be given to granting an exception, but each request should be considered on its own merits. The Board's decision in such matters is final. Only members in good standing may ask for exceptions to this provision unless the Board finds a compelling reason to allow a request from a member who is not in good standing.

This Resolution is effective

AUGUST 4, 2021

THIS RESOLUTION was adopted by the Timberlake Board of Directors this 4
day of August 2021.



President, Board of Directors

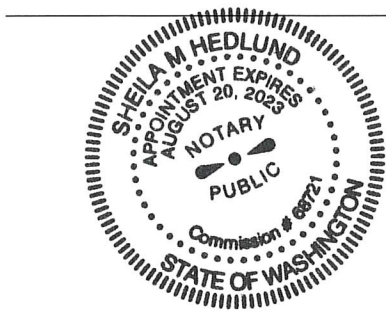


Secretary, Board of Directors

STATE OF WASHINGTON)
) ss.
COUNTY OF MASON)

On this 4 day of August, 2021, personally appeared before me Cynwood David, personally known to me, provided to me on the basis of satisfactory evidence to be the President of Timberlake Community Club, the corporation that executed the foregoing instrument, and acknowledged that said instrument to be the free and voluntary act and deed of the said corporation, for the uses and purposes therein mentioned, and oath stated that he is authorized to execute said document.

WITNESS my hand and official seal affixed the day and year above written.



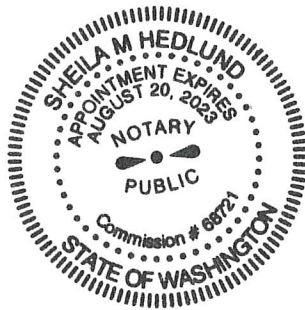
Sheila M. Hedlund

PRINT NAME: Sheila M. Hedlund
NOTARY PUBLIC IN AND FOR THE STATE
OF WASHINGTON, residing in Shelton
My commission expires 08-20-2023

STATE OF WASHINGTON)
) ss.
COUNTY OF MASON)

On this 4th day of August, 2021, personally appeared before me Derry Hubbard, personally known to me, provided to me on the basis of satisfactory evidence to be the Secretary of Timberlake Community Club, the corporation that executed the foregoing instrument, and acknowledged that said instrument to be the free and voluntary act and deed of the said corporation, for the uses and purposes therein mentioned, and oath stated that he is authorized to execute said document.

WITNESS my hand and official seal affixed the day and year above written.



Sheila M. Hedlund

PRINT NAME: Sheila M. Hedlund
NOTARY PUBLIC IN AND FOR THE STATE
OF WASHINGTON, residing in Shelton
My commission expires 08-20-2023