

Mill Creek Condominium Association's Conditions, Covenants, and Restrictions  
(CC&Rs)

03/14/2005

Dear Mill Creek Condominium Owner:

This Quick Guide to Mill Creek Condominium Association's Conditions, Covenants, and Restrictions (CC&Rs) is intended to give you an easy and readable overview of those Bylaws and Resolutions that specifically govern our everyday life in Mill Creek. Hopefully it will help all of us to be better neighbors and to be better citizens of our community.

This Quick Guide is not intended to be all-inclusive or to be considered as a substitute for our official Bylaws, Resolutions, and Rules.

The Quick Guide includes some of the Forest Heights Homeowners Association CC&Rs that also govern the way we conduct our everyday life as residents of Mill Creek in the larger community of Forest Heights.

## **Quick Guide to Mill Creek CC&Rs**

### **1. General**

- a. The common elements consist of anything outside of the unit itself; *i.e.*, yards, pathways, driveways, fences, patios, porches, decks, walkways, streets, etc.
- b. A unit owner may not change the appearance of the common elements or the exterior appearance of a unit in any way without permission of the Mill Creek Architectural Review Committee (ARC) or the Mill Creek Board of Directors unless it is explicitly permitted under resolutions and guidelines adopted by the Board. For example, an owner must apply for and obtain approval to install a fence, arbor, trellis, etc.

The Association may regulate items placed in or on the common elements that are visible from other units, from other common elements, or merely from outside of the condominium unit.

To obtain permission to add, to alter, or to remove something from the exterior of the unit, the owner must request an ARC application from Northwest Community Management Company (NWCM). The ARC either will address the request or, in some circumstances, will turn over the request directly to the Board.

- c. If a unit owner (or a family member, guest, or pet) damages the common elements or someone else's unit, the unit owner must pay for the repair or replacement of the damaged common elements or unit.
- d. No one may interfere, obstruct, or damage the use, operation, or maintenance of the common elements. For example, items such as air conditioners, benches, pots, etc., may not be installed or placed where they interfere with sprinklers.
- e. Violations of Mill Creek governing documents are enforceable through the Mill Creek Rules Enforcement Resolution.

2. Among other things, **installation of exterior lights; installation or hanging of exterior noisemaking devices (such as wind chimes); and the hanging of garments, rugs, laundry, sheets, reflective surfaces, and similar items from windows, facades, driveways, courtyards, or decks** are prohibited without permission of the ARC or the Board.

3. **Visible window fans** that are installed in a window or hang out of a window and **window air conditioners** are prohibited.

4. **Maintenance of Common Elements Pertaining to Unit**

An owner is required to keep all common elements pertaining to the owner's unit (e.g., yards, decks, patios, walkways, driveways, pathways, fences, porches) in a safe, neat, clean, and sanitary condition. This means garden hoses must be rolled up at the side of the house or in a "hose house"; papers, trash, and pet waste must be picked up at all times; and toys, bicycles, tools, and other outdoor items must not clutter common elements visible to other units when not in use.

5. **Commercial Activities**

Units may be used only for residential purposes as provided in the Mill Creek Commercial Activities Resolution.

6. **Noise**

No one is permitted to interfere with the enjoyment of other owners or unit occupants by carrying on activities that are an unreasonable source of annoyance to residents. In other words, unit occupants are required to "exercise extreme care not to make noises" that may disturb other unit occupants either in their units or in the common elements. This includes noise from musical instruments, radios, televisions, amplifiers, and pets.

We live in very close quarters in Mill Creek, and noise carries through the "echo tunnels" created by the small yards. Thus, it is extremely important that we are each considerate of our neighbors.

7. **Pets**

Only domesticated dogs, cats, or other household pets are permitted. Pets must be kept within the unit. Pets are not permitted to run at large nor to be kept, bred, or raised for commercial purposes or in unreasonable numbers. Pets also are not permitted to cause or to create a nuisance or unreasonable disturbance or noise.

In addition, Mill Creek Bylaws specifically provide all "dogs shall be carried or kept on a leash while outside a unit." "Outside of a unit" is anywhere in the common elements; *i.e.*, yards, pathways, driveways, fences, patios, decks, walkways, streets, etc.

Both Forest Heights and Mill Creek require owners to pick up their pet's wastes. A unit owner may be required to remove a pet after three violation notices relating to the pet.

8. **Parking of Vehicles**

Vehicles in extreme disrepair (to be determined by the Board), trailers, truck campers, motorcycles, commercial or company trucks, boats or boat trailers, recreational vehicles, or trucks in excess of 8,000 pounds are not permitted to be parked in Mill Creek or in Forest Heights except within closed garages.

No one may park in or otherwise obstruct a driveway serving a unit's garage except the owner of such unit or a guest of such owner.

As the signs in Mill Creek indicate, parking is permitted only in designated cutout parking areas. Illegally parked cars may be towed. Because the cut-out parking areas provide limited parking for guests, residents are encouraged to avoid using the cut-out areas to park additional resident vehicles.

9. **Signs**

Signs generally may not be erected or maintained on any unit or on the common elements without permission of the Board.

The following are exceptions: (1) One "For Sale" or "For Rent" sign placed by the owner or by a licensed real estate agent in the yard pertaining to the unit (the signs may not be larger than 24" high and 36" inches long) and (2) "political" signs placed temporarily in the yard or on the porch pertaining to the unit subject to reasonable regulations adopted by the Board relating to size and length of display.

NO signs are permitted in windows or on doors.

Garage sale signs, personal signs, and announcements are NOT permitted anywhere in Forest Heights.

In Forest Heights, security signs are permitted ONLY IF they are not visible from the street. You may put them in your patio area.

If you have any of these signs impermissibly placed, it is highly probable that the signs will be removed by the new Forest Heights compliance officer or that you will receive a violation notice from either Forest Heights or Mill Creek if you do not remove them. Such violations will be enforced in accordance with the respective Associations' enforcement resolutions.

10. **Trash**

Rubbish, trash, garbage, and other waste should not be retained in units nor permitted to remain on common elements except in sanitary containers. Those containers must remain out of public view except on garbage pickup days. Garbage cans and recycling bins must be removed from view within one day of garbage pickup.

11. **Garages**

Garage doors must remain closed at all times except to permit the entrance and exit of vehicles or when the unit owner is working in the garage. Garages may not be used as a living area or solely for storage purposes.

12. **Water Beds**

If waterbeds are placed in any unit, the owner is required to carry insurance covering damage that may be caused by the waterbed.

13. **Unit Owners' Insurance**

Each unit owner must obtain insurance covering the condominium property not insured by the Association (*i.e.*, the portion of the unit that the owner is responsible for repairing, maintaining, and replacing).

14. **Improvements to Interior of Units**

Unit owners are required to notify the Board of any improvements or alterations exceeding a cost of \$500.00 that the owner intends to make to the interior of the unit (*i.e.*, the portion of the unit that the owner is responsible for repairing, maintaining, and replacing). Owners are prohibited from making any improvements or alterations that may affect the structural integrity or mechanical systems of the condominium.

15. **Modifications to Landscaping, Installing Plants, or Removal of Plants**

Owners are prohibited from installing, removing, or trimming trees and from installing or removing any plants in the common elements except as permitted under the Mill Creek Landscape Resolution.

16. **Awnings, Sunscreens, and Patio/Deck Umbrellas**

Owners are prohibited from installing or removing awnings, sunscreens, and patio/deck umbrellas except as permitted under the Mill Creek Awnings, Sunscreens, and Patio/Deck Umbrellas Resolution.

17. **Community Social Events**

To hold a community social event, owners must comply with the Mill Creek Policy Regarding Social Events.

References: Mill Creek Bylaws 7.1, 7.2, 7.3, 7.5; Mill Creek Resolutions and Rules; Forest Heights Declaration Articles 5, 6, 6.2, 7.2, 7.5, 8.1, 8.2; Forest Heights Architectural Guidelines 2.9; Forest Heights Bylaws 5.1, 6.3, 6.4, 6.6, 6.7, 6.8, 6.9, 6.11; Forest Heights Administrative Resolution #2