Rules & Regulations

Primary Contact for Rental Properties	Entity you have contracted with: Rental Property Manager or Sun Cove property owner
Homeowners Association Office	Contact only if Rental Property Manager cannot be reached. 509-784-1166 admin@suncove.net
Emergency (Fire, Burglary, etc.)	Douglas County Sheriff - call 911 then call the Property Management Company or Sun Cove property owner
Association Community Liaison Staff	Available Memorial Day - Labor Day 509-670-5182
Power outage	Douglas County PUD @ 509-884-7191

TABLE OF CONTENTS

1. COMMUNITY PROPERTY 2
2. MOTORIZED VEHICLES/GOLF CARTS/TRAILERS 4
3. MOORAGE 5
4. COVES & LAKES 5
5. WASTE DISPOSAL 5
6. OUTDOOR FIRE & FIREWORKS 6
7. RENTAL PROPERTY 6
8. ENFORCEMENT OF RULES AND FINES 6

Authority
RCW 64.38.020 "Association Powers"
Unless otherwise provided in the governing documents, an association may:
1. Adopt and amend bylaws, rules, and regulations.

Intent
It is the intent of these rules and regulations to augment the recorded Covenants of Lake Entiat Lodge Associated, also known as Lake Entiat Estates or Sun Cove, to protect the value and desirability of the property and homes within our community and protect the value, function, and use of the common areas and facilities. In consideration of all Sun Cove members, quiet hours within the community are from 10:00 PM to 7:00 AM. Members will be subject to fines for noise and nuisance violations during those hours.

This guide is a summary of the Governing Documents and Board Resolutions that affect day-to-day life in the Community of Lake Entiat Estates. It does not replace the Articles of Incorporation, Restrictive Covenants (also known as CC&R's), Bylaws, or Collections Policy. Instead, it provides an overview and supplements our legal documents.

Community Rules and Regulations
Any violation of the rules and regulations below will be considered a documented offense. A violation notice will be issued for violations, stating the time frame for compliance and referring to the fine schedule for amounts. Association employees attempting to enforce rules shall not be verbally or physically threatened.

1. **COMMUNITY PROPERTY**

Definition. Community property is Association-owned common space including but not limited to the Clubhouse, pool, pool area, all community-maintained grounds/buildings/structures/pathways/systems, community parking areas, tennis/basketball courts, boat docks, boat launch and lagoons. The following roadways are also designated as community property: West Beach Drive, Lake Front Road, and Lakefront Drive. All other roads within Sun Cove are public roads and are owned by Douglas County.

A. Usage

I. All Association members in good standing (current on all dues, fines, and assessments) and guests, either accompanied by a member or staying at a member's home or lot, may use all community property as prescribed by these rules.

II. All Association members in good standing are issued identifying car tags, RFID cards, stickers, and other access devices to utilize community property and facilities. For special events, wristbands may also be used to identify members and guests. These access devices are exclusively intended for use by Sun Cove residents and their guests who are on the premises. Access devices of any type (physical or via phone app) are not allowed to be transferred, sold, gifted, loaned on a long-term basis or otherwise transferred to anyone who does not own property in Sun Cove. Members who violate this rule will be subject to fines stated in the fine schedule.

B. Hours of Operation

Unless otherwise posted (on the property, website, or via mailing), there is no overnight camping on community grounds or sleeping in the Clubhouse.

I. Clubhouse Hours

Summer Hours (*Memorial Weekend to Labor Day Weekend*)

- Sunday - Thursday 8:00 AM to 10:00 PM
- Friday & Saturday 8:00 AM to 12:00 Midnight (*Sundays included on Holiday weekends.*)

Winter Hours

- Sunday - Saturday 8:00 AM to 10:00 PM
- Members may contact the Community Manager to request the Clubhouse remain open till Midnight on Friday or Saturday ***(****72-hour notice required).*

II. Pool Hours

- 8:00 AM to 9:00 AM Lap Use Only
- 9:00 AM to 10:00 PM General Use

III. Community Property Hours
(Excluding West Beach Drive, Lake Front Road, and Lakefront Drive)

- 6:00 AM to 10:00 PM
- Member gate access to the boat launch area is available 24 hours a day using the member's Association-approved gate opener.
- Community Property quiet hours are from 10:00 PM to 7:00 AM.

C. Identification Required

All vehicles parked on community property or in community parking areas must clearly display a current parking sticker or RFID card on the dashboard or hanging in the rearview mirror or attached to a bumper on the vehicle's rear. Any vehicle not clearly displaying a pass will be subject to a fine and/or towed at the owner's expense.

D. Restrictions

I. No alcohol consumption by anyone under the age of 21 on community property.
II. No smoking or vaping in Community buildings, gazebo, or pool area.
III. No hunting on community property.

E. Pets

I. Pets are required to be on a leash or controlled by an electronic collar and under the owner's control while on Community/County property. Owners using electronic collars shall contact the office for specific requirements for identifying pets as electronic collar controlled.
II. All pets must be kept within an appropriate distance and under the control of the owner when off personal, private property.
III. Members are required to "clean up" after their pets.
IV. All pets will have an identification tag with the owner's name and phone number.
V. No pets in Community buildings or pool area.
VI. Owners are legally responsible for the behavior of their pets at all times.
VII. All service animals must have identification.
VIII. No animal shall be allowed to make an unreasonable amount of noise or become a nuisance, as determined by the Board, at its sole discretion.

F. Swimming Pool

We are required, as a Water Recreation Facility, to enforce Washington State pool rules. Refusing to obey the pool rules is subject to removal.

1. **Pool Hours**
   - 8:00 AM to 9:00 AM Lap Use Only
   - 9:00 AM to 10:00 PM General Use

SUN COVE POOL RULES	WASHINGTON STATE POOL RULES
Appropriate swim attire only.	Shower before entering the pool.
Pool toys only, NO LARGE POOL TOYS, and all items from the river are prohibited. Pool toy use is based on the discretion of Association staff who will consider how crowded the pool is when making decisions. .	No food within 4' of the pool. Drinks are allowed poolside if in a spill-resistant tumbler authorized by the Sun Cove HOA .
No pets allowed.	No running or rough play.
No smoking.	Swim "diaper" or protective covering required.
No glass containers on the lower pool deck.	Children 12 and under must be with an adult (18+).
Parents are responsible for their children.	Children 13-17 must not use the pool alone.
Children 5 and under must always be accompanied	Do not use the pool under the influence of alcohol or drugs.
Tables and chairs in the pool area are available on a first-come basis and may not be reserved for arriving later in the day.	

G. Community Trail Rules & Etiquette

I. **Walkers, joggers, and riders** – All trail users should use the right side of the trail to allow oncoming users and those coming up from behind to pass on your left, just like the rule of the road for automobiles.

II. **Riders** – Bicycle riders should ride single file on the right side of the trail

III. **Passing from behind** – Bicycle riders should pass walkers, joggers, and slower riders on the left when the trail is clear of oncoming trail users. Passing bicycle riders should announce their presence and intent to pass with “passing on your left” or similar phrase.

IV. No motorized vehicles, golf carts, scooters, one-wheels, etc., are allowed on community trails. (See the exception in 2.C. IV below). E-bikes should not be used in the electric mode on the trail.

V. **Waste** - Please remove all trash and recycling and place it in the nearest container.

2. MOTORIZED VEHICLES / GOLF CARTS / TRAILERS

A. County and State Law

All vehicles driven on County/Community roads are subject to county licensing and all County and State motor vehicle laws.

B. Licensed Driver

The operator of any motorized vehicle on community property must be a licensed driver. This includes but is not limited to golf carts and motorcycles.

C. Safety

I. There must be at least 14' of clearance between vehicles on community roads. Community roads are defined in section 1 under "Definition."

II. Motorized vehicles must have spark arresters and mufflers. This includes motorized scooters, bikes, motorcycles, etc. Motorized vehicles are not to be driven on others' vacant lots.

III. Motorized vehicles and golf carts are not to be driven on community property except for community-owned roads, parking lots, and other special events designated by the Association Board of Directors.
Motorized disability vehicles and golf carts displaying a valid Sun Cove disabled parking permit may be used on community property to transport members with physical disabilities. After transport, the vehicles must then be returned to the designated accessible parking area unless it is not safe or feasible for the driver to leave the member. Sun Cove disabled parking permits are issued by the Community Manager after receiving a valid Washington State Disabled Parking permit.

D. Parking

I. Park only in designated parking areas. A State-issued Disabled Parking Permit is required when parking in designated accessible parking areas.

II. Trailer Parking. Unattended (detached from tow vehicle) boat trailers left in the boat launch overnight or on community property will be subject to fines and may be locked or removed. At no time are recreational vehicle trailers allowed to park in the boat launch area. The member will be subject to fines and the vehicle may be locked or removed. Boat Launch Parking Lot. On these holidays, trailer parking spots will be exclusively for a vehicle with a trailer: Memorial Day (3-day weekend encompassing Memorial Day; Fourth of July (Saturday to Sunday encompassing the 4th); and Labor Day (3-day weekend encompassing Labor Day).

III. Boat Launch Parking Lot. On these holidays, trailer parking spots will be exclusively for a vehicle with a trailer: Memorial Day (3-day weekend encompassing Memorial Day; Fourth of July (Saturday to Sunday encompassing the 4th); and Labor Day (3-day weekend encompassing Labor Day).

IV. Towing. In accordance with RCW46.55.070, signs are posted in the boat launch area stating that unauthorized or improperly parked vehicles will be removed at owner's expense.

3. MOORAGE POLICIES

I. Anyone using the marina at Sun Cove agrees to do so at their own risk, and further to hold harmless the Association in any claim(s) for damages that may occur.

II. All owners must provide the Community Manager with a copy of their boat registration to which they are assigning their tag.

III. Boat stickers are for the owner's use only and may not be transferred or sold.

IV. Homeowners with multiple "owned" boats may inquire with the Community Manager to acquire multiple stickers for a fee but are still allowed only one boat in moorage at any time.

V. Boats without approved Sun Cove stickers will be impounded (locked to the dock). Boat owners will pay applicable fines to retrieve impounded boats.
VI. Docks are available on a first-come basis and may not be reserved. Any equipment, ropes, tubes, etc., left unattended and unattached to a boat will be placed onshore.
VII. Fueling boats and watercraft (or any vehicle) is strictly prohibited on community property and is subject to immediate fines. Violation of this rule could be grounds for significant fines against the Association and loss of use of moorage facilities. No warnings will be given.
VIII. Member boats are only to be moored at the marina while the owner is in residence at Sun Cove.

4. COVES & LAKE

I. Maintain 200 feet from the shoreline while skiing or riding a personal watercraft.
II. Boaters, personal watercraft users, and skiers are to observe common water safety rules.
III. No swimming in or near the boat launch area or boat coves.
IV. Comply with "no wake zone" signs.
V. No beaching of boats on community property.
VI. Non-motorized watercraft such as canoes, kayaks, paddle boards and paddleboats may be beached in the upriver cove during the day but must be removed by 8:00 pm or they will be impounded. No motorized watercraft are allowed in this area.

5. WASTE DISPOSAL

A. Household

I. Household garbage may be disposed of at the community compactor site.
II. Items such as furniture, appliances, and construction materials are not considered "household" garbage. If you are unsure if an item is allowed, please consult with a staff member.
III. No item shall be left at or around the disposal area.
IV. Do not leave trash at the site if the compactor is full or away being dumped.
V. Recyclable items may be disposed of in the recycling bins. Only items listed on the outside of the bins can be recycled. Members who violate this rule will be subject to fines stated in the fine schedule.

6. OUTDOOR FIRES & FIREWORKS

I. No fires, anytime, anywhere, including outdoor wood fireplaces, or charcoal/wood fire pits.
II. Controlled outdoor gas-fueled fire bowls or pits and outdoor gas-fueled enclosed fireplaces are allowed.
III. BBQs are to be used for their intended purpose.
IV. For safety reasons, fireworks are prohibited unless sponsored by the Homeowners Association and performed by a licensed pyrotechnic technician.

7. FALSIFIED COMMUNITY DOCUMENTS

I. Any person found to have duplicated (falsified) a parking or boat sticker or any Association-related document will be assessed a monetary penalty. Homeowner access to the community facilities may be denied for the following calendar year.
II. Upon request, falsified (or questionable) documents will be immediately surrendered to any Association employee.

8. RENTAL PROPERTY

Long-term Rental Moorage Policy (Applies to those renters with a minimum one-year lease). Owner of the Long-term rental will provide and adhere to the following:

I. Copy of the lease agreement
II. Copy of Long-term renter's Boat Registration
III. Copy of Relinquishment of moorage by the owner (lot specific)
IV. Acknowledgement of one vessel per lease
V. An acknowledgment by the Long-term renter of Mooring Rules and Regulations
VI. Long-term renter will be assigned a permit to include lease dates

9. ENFORCEMENT OF RULES / FINES

A. Personnel

Association employees are here to ensure our members' safety and preserve and protect the assets of the Association. Please remember they are enforcing the rules and regulations and treat them respectfully and with courtesy. When requested by Association staff, members will provide the appropriate information (i.e., name, address, phone number, etc.). Any member physically or verbally abusing staff in any way will be subject to disciplinary action to include fines or loss of community privileges.

B. Process

What You Can Expect From Staff if you are found in violation of a rule:

I. That the staff member is courteous and professional and treats you in a respectful manner.
II. That you will receive an explanation of the violation.
III. If you are issued a warning or fine, it will be explained to you with your options for resolving it.

Rules and Regulations
Acknowledgement of Receipt

Rental Property Address: _____

Printed Name of Renter: _____

□ **Short Term Renter** □ **Long Term Renter**

I have received a copy of the Rules and Regulations for Lake Entiat Estates Sun Cove and agree to abide by such listed rules as a renter.

Signature: _____ **Date:** _____

This form must be returned with a copy of the lease agreement and/or Weekly Occupancy form to:

Lake Entiat Estates - Sun Cove
250 W Beach Drive
Orondo, WA 98843

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admin@suncove.net