



## Rules & Regulations

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

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## 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.

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. 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
- Boat launch access before 6:00 AM may be requested with 72-hour notice to the Community Manager.
- Community Property quiet hours are from 10:00 PM to 7:00 AM.

### B. Identification Required

All vehicles parked on community property or in community parking areas must clearly display a current parking sticker 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 provided a written warning for the first offense and towed at the owner's expense for all following offenses.

### C. 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.

### D. 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.

### E. 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

<b>SUN COVE POOL RULES</b>	<b>WASHINGTON STATE POOL RULES</b>
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.	No food or drink within 4' of the pool.
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.

## **F. 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 or golf carts are allowed on community trails. (See the exception in 2.C. IV below).
- 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 all community roads.
- 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.
- IV. 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. 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 or on community property will be subject to fines and may be locked or removed.
- 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 4<sup>th</sup>); and Labor Day (3-day weekend encompassing Labor Day).

### **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. Boats without approved Sun Cove stickers will be impounded (locked to the dock). Boat owners will pay applicable fines to retrieve impounded boats.
- III. 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.
- IV. 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.
- V. Members can obtain a day pass for their guests from the office.
- VI. Guests' day passes will only be available Sunday through Thursday, excluding holidays and holiday weekends, until 6:00 PM. There is no overnight moorage for guests.
- VII. PWCs are not allowed to be parked in a boat moorage slip. PWCs are required to park in designated areas only.
- VIII. The designated area for PWC's is the outer perimeter of the upriver docks in the center lagoon, along the rope line in the upriver lagoon, and at any designated PWC mooring buoy in the coves.
- IX. Private PWC moorage buoys in the coves are not allowed.

### **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. This includes all watercrafts such as canoes, kayaks, paddle boards and paddleboats.

### **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.

## **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. 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

## **8. 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.



**Sun Cove**  
Lake Entiat Estates

## **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**

**--- or ---**

**admin@suncove.net**