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WEB Properties Inc.
PO Box 21469
Spokane, WA 99201



DOCUMENT TITLE: *Rules and Regulations*
For
MEADOWWOOD GLEN
Homeowners Association

REFERENCED DOC: 4159620

GRANTOR: Meadowwood Glen Homeowners Association

GRANTEE: Owners of Land in Meadowwood Glen

ABBREV LEGAL: Ptn of NE1/4 of Section 14, Township 25N, Range 45 EWM, all lots and blocks of Meadowwood Glen

TAX PARCEL NO: 55141.9053

Section 4.1.1 of the Meadowwood Glen Homeowners Association Bylaws authorize the Association Board of Directors (Board) the power to adopt Rules and Regulations governing compliance with the Covenants, Conditions, and Restrictions of the Association.

The purpose of these Rules and Regulations is to clarify and strengthen the CC and R's and other controlling documents and to provide for enforcement procedures for these documents in order to maintain the appearance of the common areas in the Meadowwood Glen Development (Development) and the individual homeowners investments.

Rules and Regulations promulgated by the Board of Directors shall apply to and be binding upon the owner and/or occupants and renters of Meadowwood Glen Homeowners Association and their guests. Owners shall be responsible for the actions of these individuals and for their compliance with all governing documents for the Association. Owners shall be responsible for informing these individuals of the

governing documents and shall take such action as may be required to secure compliance when violations occur.

A – Rules and Regulations Established Pursuant to CC & R's

Section 1: Parking

(See Article 3.5.4 of CC & R's)

Parking of cars, trucks, motorcycles and the like shall be allowed to park on the street for no more than 72 hours. Recreational vehicles (Boats, RV's, etc...) shall be allowed to park on the street (in front of the Owners residence) or in the driveway for no longer than 72 hours. Guests are allowed to park for 72 hours and may stay longer if the Association Manager is notified.

Section 2: Maintenance of Buildings and Lots

(See Article 3.5.2 of CC & R's)

Owners are responsible for maintaining their lots, homes and other improvements in good order and repair. Such maintenance includes but is not limited to painting and/or other appropriate external care of homes and other improvements, seeding, watering, weed control and mowing of lawns and regular pruning and trimming of all shrubs, bushes and trees.

Section 3: Trash Containers and Debris

(See Article 3.5.10 of CC & R's)

All trash shall be placed in sanitary containers either buried or screened so as not to be visible from adjoining structures or streets or roadways. No lot or any portion thereof shall be used as a dumping ground for trash or rubbish of any kind. Containers may be visible 24 hours before and 24 hours after the scheduled day for pick up.

Section 4: Animals

(See Article 3.5.6 of CC & R's)

No horses, livestock, poultry, reptiles, or other non-domestic animals shall be kept on any lot. All animal enclosures must be kept in a clean, neat and odor-free condition at all times.

Section 5: Common Area

(See Article 1.1.3 of CC&R's)

Basketball standards or like equipment are prohibited from the streets or sidewalks in the development. Basketball standards may be placed in driveways.

– CC & R and Rules and Regulations Enforcement Procedures and Fines

The following steps will be taken in the enforcement process:

If a violation of any Article of the CC & R's and/or these Rules and Regulations occurs, a courtesy notice of violation will be issued. If the violation is corrected within the time specified in the courtesy notice, the issue will be considered resolved.

If the violation is not corrected within the time allowed, a final notice of violation will be issued with a stated time period to correct the violation. If the violation is not corrected within the stated time period, a notice of fine will be issued.

Repeat/similar violations occurring within six months will not receive courtesy letters prior to the fine. The schedule of fines is as follows:

- | | | |
|---|---|----------|
| • | First violation | \$25.00 |
| • | Second similar violation | \$50.00 |
| • | Third similar violation | \$100.00 |
| • | Fourth and subsequent similar violation | \$200.00 |

If the fine is disputed, a hearing may be requested within seven (7) days of receipt of fine letters. If a hearing is not requested, the right to dispute the fine will be deemed waived and the fine will be final and the next level of fine will be imposed along with a time period to correct the violation. Additional fines shall be levied until the violation is corrected. If a hearing is requested, the violation and fine will be determined at a hearing of Board representatives, and their decision shall be final. Unpaid fines will be turned over for collection. Said collection will also result in attorney fees and costs being charged. Fines are not subject to late fees or interest.

ASSESSMENTS

Homeowner Assessments shall be payable by the end of March of each year. Payments not received by the Management Agent on or before the above date will be considered delinquent and subject to late fees. Unpaid assessments shall bear interest at the rate of twelve percent (12%) per annum until paid.

Late fees shall be a onetime charge of \$50 dollars.

You will receive a courtesy letter if assessments and/or fines are 30 days or more past due.

You will receive a Pending Notice of Lien if assessments and/or fines are 60 days or more past due.

A Lien will be recorded if assessments and/or fines are not paid within the date specified on the Pending Notice of Lien. You will be responsible for all costs associated in obtaining and satisfying the Lien. There will also be a \$25 dollar service charge.

TRANSFER FEES

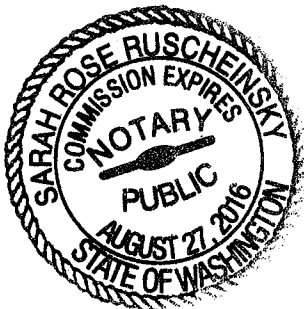
A transfer fee of \$100 will be assessed upon the sale of any home in Meadowwood Glen. It is the responsibility of the Owner to advise the Association Manager of any address change and/or tenant information for billing purposes. The Owner will be responsible for all late fees and interest due to non-payment or lack of notification to the Association of a change of address.

Dated this 27th day of February, 2013

Meadowwood Glen Homeowners Association

By: Thomas Hufty
Thomas Hufty

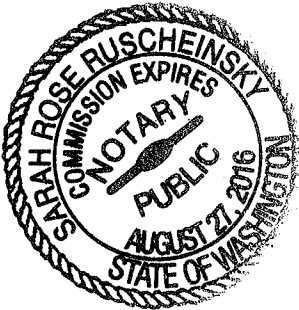
Sarah Rose Ruscheinsky



STATE OF WASHINGTON)
) ss.
County of Spokane)

On this 27th day of February, 2013, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Thomas Hufty, to me known to be the President of Meadowwood Glen Homeowners Association, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument in behalf of the corporation.

GIVEN under my hand and official seal this 27th day of February, 2013.



Sarah Rose Ruscheinsky
NOTARY PUBLIC in and for the State
of Washington, residing at Spokane
My commission expires August 27th 2016