

## SAMMAMISH BLUFFS POOL RULES

(Amended from King County Rules)

### SUMMER POOL AND JACUZZI HOURS

All Swim:	8:00AM - 9:00PM
→ Friday	8:00AM - 11:00PM
Adult Swim: (over 21)	9:00PM - 11:00PM

1. The pool is for the exclusive use of the Sammamish Bluffs Condominium Association, their family, and guests.
2. All persons using the pool do so at their own risk. The Sammamish Bluffs Condominium Association is not responsible for accidents and/or injuries.
3. Supervision is mandatory (age 21 or above) at all times for children under 14 years of age. YOU ARE RESPONSIBLE TO SUPERVISE YOUR FAMILY AND GUESTS. DO NOT ASSUME OR EXPECT OTHER ADULTS USING THE POOL AREA TO SUPERVISE OR BE RESPONSIBLE FOR YOUR CHILDREN. LIFEGUARD IS NOT RESPONSIBLE TO SUPERVISE YOUR CHILDREN. (Lifeguard has authority to revise or amend rules and regulations while on duty.)
4. No one under the age of 7 is allowed in the jacuzzi. Six adults are allowed to use the jacuzzi at one time and at half-hour intervals. Use of the jacuzzi with alcohol or medication in your bloodstream is extremely dangerous and must, by Health Department Regulations, be avoided.
5. No inflatable or flotation devices (including "waterwings") shall be used in the pool. If a child cannot swim or is under the age of 7 years old, the parent must be in the pool with them. Children wearing diapers are not allowed in the pool at any time. Styrofoam kickboards are allowed and provided for your use.
6. Appropriate conduct, courtesy, and consideration for families in the immediate area of the pool is expected of all pool users. Homeowners are responsible for the conduct of their guests. GUESTS MUST BE ACCOMPANIED BY A HOMEOWNER WHEN USING THE FACILITIES. Limit is 3 guests per household unless a cabana party has been previously scheduled with resident manager.
7. Swimmers must have hair secured in a bun close to the head or must wear bathing caps while in the pool. Hair, bandages, chewing gum, bobble pins, and other foreign objects clog the drain and filter system.
8. Persons caught putting debris in the pool will be charged the cost of draining, cleaning, refilling, and chemicals required to bring the pool back to Health Department Code, as well as being restricted from further use of the pool.
9. Swimmers to wear appropriate swim suit or trunks while in the pool. Jeans or cutoffs are not permitted.

**NOT ALLOWED IN POOL AREA**

1. No running, screaming, or horseplay.
2. No loud radios or music.
3. Toys not made for pool use are not allowed in pool area.
4. No smoking in pool area.
5. NO GLASS CONTAINERS OR ALCOHOL BEVERAGES IN POOL AREA.
6. No pets in the pool area.

**POOL WILL BE MONITORED AND RULES STRICTLY ENFORCED**

Revised 7/91

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# PROPERTY CONCEPTS, INC.

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*Management and Maintenance*

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## Special Notice

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**To:** All Sammamish Bluffs Residents  
**From:** Management & The Board of Directors  
**Date:** April 1993  
**Subject:** Ball Playing on the Lawns --- PROHIBITED ! ( Use The Tennis Court )  
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With spring here and summer rapidly approaching management has been asked to remind all residents that playing ball on the lawns at Sammamish Bluffs is not permitted. Even with the best intentions and being as careful as possible it is inevitable that a ball will be hit or pitched and end up breaking a window or damaging a building. It is for this reason that the Board has prohibited the use of the lawns for playing ball. (This includes even playing catch!)

Recognizing that playing ball is a good outlet for the seemingly limitless energy of the many children at Sammamish Bluffs, the Board has agreed to allow the use of the tennis court for ball playing. The court is away from the buildings and the fence should keep the balls where they are intended to be used.

**Please be aware however that residents wishing to play tennis will have priority use of the court!** (If the tennis court is being used for tennis the area east of the court may be used for playing ball.)

The lawns have recently been thatched and re-seeded and are looking good after last year's drought. Please allow time for them to fill in completely.

Thank you for your cooperation!

# MEMORANDUM

TO	:	All Sammamish Bluffs Condominium Owners & Residents
SUBJECT	:	Common Area Landscaping Guidelines
FROM	:	Property Manager -- Bill Satrom
DATE	:	April 4, 1996

## LANDSCAPING GUIDELINES

With summer rapidly approaching (and the season for outdoor planting already here), the Board would like to take this opportunity to advise all owners and residents of the newly adopted (or re-affirmed) rules for planting in the common areas at Sammamish Bluffs.

- 1) Any owner or resident wishing to plant anything in the common area landscaping at Sammamish Bluffs may do so **ONLY AFTER RECEIVING WRITTEN APPROVAL FROM THE BOARD OF DIRECTORS.**
- 2) Although owners will be responsible for the maintenance of any plantings they install in the common areas (after Board approval), all plants installed in the common area will become common area, which is owned by the Homeowners' Association.
- 3) Plants which are planted in appropriate planting containers do not require Board approval and will not become common area, however such **planting containers are allowed only on the unit's deck or patio slab**. Any planters or containers placed in or on common areas **MAY** be removed at the sole discretion of the Board or management.

The intent of these rules is not to discourage landscape improvements by residents, but rather to allow the Board to maintain and regulate the architectural uniformity at Sammamish Bluffs. The effect of the above rules is to ensure that the Board is aware of (and approves of) what is being planted in the common areas. It also requires that owners and residents be responsible for the **ongoing maintenance** of any plants they plant. The use of planters and planting containers will allow for the individual expression of the residents but allow for control of architectural uniformity by limiting them to the deck or patio slab of their unit. It is hoped that these rules will help us reduce the number of complaints received regarding how poorly maintained some of the personal gardens are.

<p><b>PLEASE KEEP THIS MEMO WITH YOUR HOUSE RULES AS THE ABOVE RULES SUPERSEDE AND REPLACE RULE #7 UNDER MISCELLANEOUS HOUSE RULES IN THE CURRENT HOUSE RULES!</b></p>
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# **SAMMAMISH BLUFFS CONDOMINIUM**

## **PARKING GUIDELINES**

- 1) As per Section 9.3 of the Declaration, all parking spaces are restricted to the parking of operative vehicles, only. Any non-operative vehicle is subject to immediate tow. This includes expired license tabs.
- 2) Parking of vehicles shall be limited to passenger cars, pickup trucks, vans and motorcycles. Pickup trucks with campers, step vans, R.V's flatbed or dump trucks, trailers, boats or any other non-passenger-related vehicles shall not be allowed to park on the complex. A twelve (12) hour load and unload for campers is permitted. Any motorcycle parked in an assigned space which also has a car or other passenger vehicle parked there must not cause the passenger vehicle to extend into the general driveway. Violation of these rules shall be subject to immediate towing at the vehicle owner's risk and expense.
- 3) Only Residents/Owners of 1 and 2 bedroom units may rent one additional parking space depending upon availability.
- 4) A limited number of additional rental parking spaces are available on a "waiting list" basis. Regardless of whether an owner or a tenant is paying the rent on the additional parking space, when a resident moves, the rental space returns to the Association to be rented to the next resident on the waiting list. ALL REQUESTS FOR RENTAL SPACES MUST BE IN WRITING.
- 5) Any vehicle, owned by a resident, parking in a visitor space or a space not assigned to that unit will be immediately towed off the property at the vehicle owner's expense.
- 6) Your car is also subject to towing if you park in a fire lane, or near a fire hydrant, in front of a dumpster, on common areas, or any other designated "NO PARKING" area.
- 7) Only the Resident Manager, Property Manager, or Landscape Manager (in the absence of the Resident Manager) may initiate towing. Upon requesting that a vehicle be towed, you must identify yourself by giving your name, unit number and phone number. Identify the vehicle in violation by license number, make and model, and the parking space number from which the vehicle is to be towed. You must sign a violation complaint before the car will be towed.
- 8) The speed limit anywhere on the premises is 10 mph.
- 9) No vehicles may be dismantled or rebuilt on the premises. Oil changes and minor repairs can be made by Residents in their assigned space provided that all parking spaces shall be kept free of oil and grease. All tools must be kept within the assigned parking space, and all debris removed when work is completed.
- 10) Visitors may use visitor-parking spaces for a maximum of 7 days in any 30-day period. It is the visitor's responsibility to make sure the space in which they are parking is marked "VISITOR".
- 11) PLEASE REMEMBER THAT WE HAVE NUMEROUS CHILDREN AT SAMMAMISH BLUFFS. LOOK FIRST BEFORE BACKING OUT AND OBSERVE OUR TEN-MILE PER HOUR SPEED LIMIT IN THE PARKING LOT.
- 12) Parking is for residents and their guests only. Guests' vehicles may not be parked on site if guests are not visiting.
- 13) VIOLATION OF ANY OF THE ABOVE GUIDELINES WILL RESULT IN THE IMMEDIATE TOWING AT THE VEHICLE OWNER'S RISK AND EXPENSE AND POSSIBLE FINES. *If your car is towed, contact Ruby's Towing at (425) 392-5707 to arrange recovery.*
- 14) These guidelines are subject to modifications by the Board.

Adopted 9/7/99

# **SAMMAMISH BLUFFS CONDOMINIUM**

## **PET RULES**

- 1) No more than two (2) pets may be kept per owner occupied unit. No more than one (1) of the pets may be a dog.
- 2) The keeping of dogs, cats, or other domesticated pets is prohibited in rented or leased units.
- 3) Owners must register dogs and cats with the Resident Manager.
- 4) Guests are prohibited from bringing pets on the premises while visiting residents.
- 5) All pets must be leashed when in the common or limited common areas. Pets may not be left unattended by owner in the common area or limited common area, including decks, patios, and hallways.
- 6) Pets may be relieved only on barked areas around the complex and in the area behind the tennis courts. Owners are responsible for the immediate disposal of the droppings of their pets in the proper manner.
- 7) Pet food may not be left in common or limited common areas.
- 8) Per the Declaration Sec. 9.9: The Board of Directors may require the removal of any animal which the Board in the exercise of reasonable discretion finds disturbing other owners unreasonably and may exercise this authority for specific animals even though other animals are permitted to remain. Therefore the Board may require the removal of any animal whose behavior disturbs other residents or is not following these regulations, based upon complaints received in writing.
- 9) All animals are subject to King County Animal Control Regulations and must be registered in accordance with King County Laws
- 10) "Pet Sitting" is allowed in owner occupied units only. If a homeowner is "pet sitting" he or she must observe the pet rules.
- 11) Cat litter must be contained and sealed or tied in plastic before putting in the dumpster, as litter just thrown in dumpster creates a bad odor and a health threat.
- 12) Violations of these policies will result in fines as determined by the Board of Directors.
- 13) These policies are subject to modifications by the Board.

*If you truly care for your pet, you will not let it suffer the indignity of an arrest for vagrancy. Keep your pet under control at all times.*

Adopted 9/7/99