

PARKSIDE OWNERS ASSOCIATION POLICY

“COMMON”, “EASEMENT” & “RETENTION” AREAS

Purpose

This document has been prepared by the Board of Directors of the Association of Parkside Owners to serve as the guide to uniform and consistent compliance with Article 2 (“COMMON AREAS AND EASEMENTS”) of the Covenants, Conditions Restrictions, Easements and Reservations (CC&Rs) for Parkside.

Background

As the Parkside Subdivision has grown, the need for guidelines on the management of Common Areas has become apparent. Factors contributing to this need include: physical encroachment (e.g., damage to topography and/or vegetation in the course of construction), natural damage or threats (e.g., large and/or diseased trees), and the desire of property owners to beautify, establish and/or re-establish topography and/or vegetation of a natural order in the Common Areas.

Article 2

The following is a summary of key provisions of Article 2 pertaining to this Policy:

Section 2.1 Common Areas are to be retained in their natural state, keeping the natural vegetation in place.

Trails for walking may be installed in these common areas.

The water retention ponds on Tract A are to be kept and maintained. Tract A may be used by the members of the Association and may be used by owners of lots or tracts in the Plat of Parkside, Division No. 2.

Section 2.2 The Association shall maintain the Common Areas, including the water retention ponds.

Section 2.3 Nothing shall be altered or constructed upon or removed from the Common Areas except upon the prior written consent of the Board.

Section 2.4 No Lot Owner shall allow or permit any structure or landscaping . . . to damage or interfere with Utility and Drainage Easements (7 foot wide strip from the front line of each lot, a 5 foot wide strip from the rear line of each lot, and a 2 ½ foot wide strip from each side lot line). Each Lot Owner shall maintain the area of his Lot subject to the Easement in a condition which will not interfere with the operation and maintenance of said utilities and systems.

Section 2.5 The landscaped entry shall be maintained by the Association.

Policy Statement

A) Common Areas

Any Parkside Owner may petition the Board to alter a Common Area adjacent to his/her property at his/her own expense. The petition must comply with the following conditions:

- 1) The petition must be submitted in writing and signed by the petitioner for Board review and approval. It is the responsibility of the Board to respond in writing to all such petitions.
- 2) Where a Common Area is shared with one or more property owners, the petition must contain a signed statement of concurrence from the other property owner (s).
- 3) Where a petition seeks approval for the removal of existing vegetation, an explanation must be provided along with plans for remediation of the area being cleared. Where the petition involves removal of a tree that constitutes a clear hazard to property or persons, Condition #2 can be waived by the Board.
- 4) Where a petition includes plans for new, additional, or alternative vegetation, the vegetation must be selected from the lists of native trees, shrubs and ground covers found at the following internet web pages:
 - www.wnps.org (@Salal Chapter/Education/Plant Lists) and
 - www.nats-nursery.com (@Pacific Northwest Native Plants)

This list of web pages can be altered by vote of the Board.

- 5) Vegetation in Common Areas is not to be sprayed without permission of the Board.
- 6) No sprinkler systems are to be installed in Common Areas and vegetation in the Common Areas is not to receive routine watering from lawn watering systems.

- 7) Only in the case of exceptional need will a petition for alteration of topography be considered.
- 8) In the event that the Board elects to make a modification to a Common Area (including the installation of trails for walking), it shall be incumbent upon the Board to provide prior notification to any adjacent property owners.

B) Easement Areas

- 1) Fences may be constructed upon Easement lines as long as the owner understands that they are subject to removal.
- 2) Owners may not extend lawns and lawn care beyond easement lines that constitute the perimeter line of the Parkside Subdivision.

C) Retention Areas

- 1) Whereas Water Retention Ponds and adjacent areas have been established in accordance with permits issued by the City of Anacortes, the Board is not likely to consider any petition for alteration of the topography or vegetation of such an area.

Adopted by the Board of the Parkside Owners Association Date: July 1, 1999

Sam Payne, President