

**SHAWNEE RIDGE HOMEOWNERS ASSOCIATION
RESOLUTION AMENDING GOOD NEIGHBOR POLICY REGARDING VEHICLE SCREENING**

WHEREAS, the Shawnee Ridge Homeowners Association is the homeowners' association for the Shawnee Ridge community in Puyallup, Washington;

WHEREAS, until January 1, 2028, RCW 64.38, the Homeowners' Associations Act, applies to this community and the Association;

WHEREAS, the Association is governed by the Declaration of Protective Covenants, Conditions, Easements & Restrictions, recorded on May 12, 2011, in Pierce County at Recording No. 201105120218. The Declaration has been amended in a manner not pertinent here by instrument recorded under Recording No. 201204058274;

WHEREAS, the Association is also governed by Bylaws, adopted October 12, 2017, which have not been amended;

WHEREAS, the terms of the Association's governing documents, which include without limitation the Declaration, Bylaws, Rules and Regulations, architectural guidelines, and Board of Director resolutions and policies, run with the land, and all current and future owners and anyone else on the premises must comply with them, per Article Seventeen, Section One of the Declaration and Article I of the Bylaws;

WHEREAS, the Association, through the Board, has the authority to enforce the terms of the governing documents, per Article Two, Section Three of the Declaration and Article V, Section 3 of the Bylaws;

WHEREAS, the Board has the authority to adopt Rules and Regulations, and to establish penalties for violations of those Rules and Regulations, per RCW 64.38.020(1) and Article Nine, Section Fifty and Article Fourteen of the Declaration;

WHEREAS, the Board may appoint an Architectural Control Committee (ACC), whose decisions are final and binding, per Article Nine, Sections One and Two of the Declaration;

WHEREAS, if no ACC is appointed, the Board may act as the ACC, per Article Nine, Section One of the Declaration;

WHEREAS, the ACC reviews and approves building plans, specifications, and plot plans, and may enforce the architectural covenants set forth in Section Four of the Declaration, per Article Nine, Sections Two and Four of the Declaration;

WHEREAS, approval is required for landscaping plans and other exterior plans, such as the addition of hedges, per Article Nine, Section Two of the Declaration;

WHEREAS, an applicant seeking ACC approval must submit, at minimum, the building plans, specifications, lot plans, and landscape plan showing the nature, kind, shape, height, materials, exterior color and location of such building, structure or other improvements, per Article Nine, Section Four of the Declaration;

WHEREAS, the ACC must approve or deny the application, per Article Nine, Section Five of the Declaration;

WHEREAS, the ACC may adopt and amend, subject to approval by the Board (if the Board is not acting as the ACC), written guidelines to be applied in its review of plans and specifications, per Article Nine, Section Six of the Declaration;

WHEREAS, approval by the ACC of any plans, drawings, or specifications shall not be a waiver of the right to withhold approval of any similar plan, drawing, specification or matter submitted for approval, per Article Nine, Section Eight of the Declaration;

WHEREAS, the Board serves as an appellate panel to review ACC decisions, and may through rules and regulations develop a procedure by which decisions of the ACC may be appealed, per Article Nine, Section Ten of the Declaration;

WHEREAS, the ACC may charge a fee for evaluation of an ACC application, per Article Nine, Section Eleven of the Declaration;

WHEREAS, the ACC may request that the Board initiate legal proceedings to enforce the terms of the covenants and orders of the ACC. The Board must approve the prosecution of any such legal proceedings, per Article Nine, Section 11 of the Declaration;

WHEREAS, the ACC and those acting on behalf of the ACC are shielded from liability for any decision or lack of decision made, per Article Nine, Section Twelve of the Declaration;

WHEREAS, Article Nine, Section 15 of the Declaration prohibits nuisances on any lot, and if the ACC determines that a thing or use of property is undesirable or noxious, the determination shall be conclusive;

WHEREAS, per Article Nine, Section 15 of the Declaration, the ACC may recommend, and the Board may direct, that steps be taken as reasonably necessary, including the institution of legal action or the imposition of fines, to abate any activity, or remove anything or terminate any use of property that is determined by the ACC or described in the Declaration to constitute a nuisance;

WHEREAS, per Article Nine, Section Twenty-One of the Declaration, no tree may grow more than 10 feet above the adjacent ground unless the ACC determines that the tree height will not have a material adverse effect on the view from other lots; the Association has the right to trim trees at the owner's reasonable expense after notice;

WHEREAS, per Article Nine, Section Twenty-Two of the Declaration, no unsightly exterior conditions may exist on any lot without prior written approval from the ACC;

WHEREAS, per Article Nine, Section Twenty-Six of the Declaration, fences, walls or shrubs are permitted on side and rear property lines, up to within the greater of (i) 20 feet of the front property line; or (ii) the distance between the front lot line and the front wall (façade) of the primary residence, subject to (i) approval of the ACC, and (ii) determination of whether such fence, walls, or shrubs would interfere with

WHEREAS, per Article Seventeen, Section Four of the Declaration, the Association must give notice and a 30-day opportunity to cure a violation of the governing documents (unless it is an emergency, in which case it can be less the time to cure can be less than 30 days);

WHEREAS, per Article Seventeen, Section Five of the Declaration, expenses incurred by the Association to cure a violation must be paid by the owner within 30 days;

WHEREAS, the Association adopted Rules and Regulations, named the Good Neighbor Policy, effective January 1, 2018, that the Board, acting as the Board and the ACC, wishes to update with respect to parking of non-passenger vehicles on lots and screening thereof;

WHEREAS, Article 6 of the Good Neighbor Policy addresses vehicles and parking;

WHEREAS, the Board, acting both as the Board and the ACC, desires to update Article 6, Section 2, for the purpose of providing more clarity with respect to vehicles and parking, particularly with respect to vehicle screening;

WHEREAS, the Board voted by a majority of a quorum of those present at a duly called meeting to adopt an updated Article 6, Section 2(d) of the Good Neighbor Policy ("Updated Section 2(d)"), attached hereto as Exhibit A;

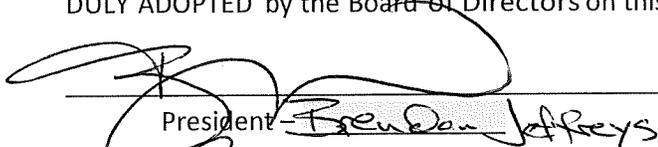
NOW, THEREFORE, BE IT RESOLVED that the Board in accordance with the powers outlined above and in consideration of the Association's best interests, and after Board consideration and deliberation regarding the matters set forth herein, resolves as follows: The Updated Section 2(d), attached as Exhibit A, is hereby adopted;

BE IT FURTHER RESOLVED that the Updated Section 2(d) shall replace and supersede the existing language of Article 6, Sections 2(d) and (e);

BE IT FURTHER RESOLVED that the Updated Section 2(d) shall not apply to vehicle and parking compliance matters that pre-date the adoption of the Updated Section 2(d).

BE IT FURTHER RESOLVED that the Updated Section 2(d) become enforceable upon distribution to the Owners.

DULY ADOPTED by the Board of Directors on this 2nd day of Sept., 2025.



President - Brendan Jeffreys



Secretary/Treasurer - Elvin Lerew

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]

**SHAWNEE RIDGE HOMEOWNERS ASSOCIATION
AMENDMENT TO GOOD NEIGHBOR POLICY REGARDING VEHICLE SCREENING**

The following updated Article 6, Sections 2(d) of the Good Neighbor Policy (“Updated Section 2(d)”), replaces and supersedes the current language of Article 6, Sections 2(d) and (e) as set forth in the Resolution Amending Good Neighbor Policy Regarding Vehicle Screening:

d) Vehicle Storage.

i) General Rule: In accordance with Article Nine, Section Twenty-Eight of the Declaration:

- No Storage of Any Vehicle shall be permitted in “open view from any lot or right of way.”
- Any Vehicle may only be Stored provided it is “adequately screened from view of any adjacent right of way, streets, and lots.”
- The Screening of Any Vehicle must have approval of the Architectural Control Committee (ACC).
- Any Vehicle that is inoperable may not be parked or Stored on a lot or anywhere else within the community except during completion of repairs as described in Article 6, Section 2(g) of this Policy.

ii) Exceptions to the General Rule:

- An owner/resident/guest may park a Passenger Vehicle in a garage or driveway for an unlimited amount of time unless the number of Passenger Vehicles parked on a driveway becomes excessive as determined by the ACC.
- Passenger Vehicles that are not regularly used must be stored in garages.
- An owner/resident may park a Non-Passenger Vehicle on a driveway for up to 24 consecutive hours for the purpose of loading, unloading, and cleaning.
- A guest may park a Non-Passenger Vehicle on a lot for up to a week with prior Board approval in writing.

iii) Definitions of pertinent terms.

- Storage: Keeping a vehicle on a lot for more than 24 consecutive hours. (A vehicle may not be moved slightly or for a short amount of time to avoid the keeping of a vehicle on a lot from qualifying as “Storage.”)
- Any Vehicle: Any vehicle, boat, trailer, multi-axle truck, camper, recreational vehicle or other equipment or device.
- “Open view from any lot or right of way”: Any Vehicle is visible to any degree from any location outside the lot on which Any Vehicle is located.
- “Adequately screened from view of any adjacent right of way, streets, and lots”: Screening approved by the ACC that ensures that the vehicle is not visible to any degree from any location outside the lot on which Any Vehicle is located.
- Screening: Any material or structure that shields Any Vehicle from being visible to any degree from any location outside the lot on which Any Vehicle is located. Screening may include,

without limitation, relocation of Any Vehicle to another part of the lot, an enclosure, wall, or landscaping.

- Screening Plan: An application submitted by an owner to the ACC for approval of Screening.
- Architectural Control Committee (ACC): The committee appointed by the Board pursuant to Article Four of the Declaration. If no separate ACC is appointed, the Board shall serve as the ACC.
- Passenger Vehicle: A currently licensed, operable vehicle that is designed to carry people on highways and streets.
- Non-Passenger Vehicle: A boat, trailer, multi-axle truck, camper, recreational vehicle or other equipment or device other than a Passenger Vehicle. A Non-Passenger Vehicle includes a Sprinter-type van regardless of the manner of use of such vehicle.

iv) Authority.

- The ACC shall make all determinations in this Section 2(d) using its reasonable discretion. This includes, without limitation, whether Any Vehicle is being Stored on any lot, whether Screening is required, what Screening is adequate, and what Screening is approved or disapproved.
- The ACC's determinations shall be final unless the Board disagrees on appeal pursuant to Article Nine, Section Ten of the Declaration.
- In any given situation, the ACC may determine whether and to what extent it is not reasonably practicable to prevent Any Vehicle from being visible to any degree from any location outside the lot on which Any Vehicle is located, and may on that basis determine what Screening will be required in that given situation.
- The ACC's decision regarding Screening with respect to Any Vehicle does not have any bearing on future decisions so long as its decision-making is not arbitrary or capricious.
- All ACC approvals must comply with restrictions in the Declaration regarding hedges and heights of plantings, including without limitation Article Nine, Sections Twenty-One (as amended) and Twenty-Six, except to the extent the ACC determines that it would not be reasonably practicable for an owner to so comply.

v) Screening Approval Procedures

- If an owner would like to Store a Non-Passenger Vehicle outside of a garage, the owner may apply to the ACC for approval of a Screening Plan. Only owners may submit a Screening Plan. (Non-owners may submit a Screening Plan through the owner of the lot.)
- The Screening Plan must provide a map showing the approximate location of all Screening. It must also include all materials, dimensions, specifications, and colors of any Screening. All plantings proposed for Screening must be identified with the type of plant and eventual height of the plant. The ACC may ask for additional information if it determines a Screening Plan is incomplete such that the ACC cannot make a fully informed decision about the Screening Plan.
- The ACC shall endeavor to approve or deny any Screening Plan within 30 days after receipt of the Screening Plan. Until a Screening Plan is approved, it is expressly denied under this Section 2(d).

- The ACC shall provide a decision to the owner in writing.
- If the owner would like to appeal the decision, it may appeal the decision to the Board (even if the Board also served as the ACC) by notice to the Association's manager received within 10 days after the ACC's decision is delivered. The request for appeal should include any additional documentation or information the owner would like the Board to consider.
- The Board shall consider the appeal and endeavor to approve or deny any Screening Plan within 30 days after receipt of the request for appeal. Until a Screening Plan is approved on appeal, it is expressly denied under this Section 2(d). The Board may schedule a meeting with the owner to discuss the appeal in the Board's discretion.
- The Board shall provide a decision to the owner in writing.
- If a Non-Passenger Vehicle is modified in a manner that increases height or length, a new application must be submitted to the ACC for approval of an updated Screening Plan.

vi) Compliance Procedures.

- If the Board becomes aware of any Non-Passenger Vehicle in need of Screening, or any other violation of this Article 6, Section 2(d), it shall direct management to send the owner a courtesy reminder and an invitation to submit a Screening Plan within 30 days. The courtesy reminder may require the owner to remove the vehicle within 30 days and until approved Screening has been installed.
- If the owner does not restore compliance after the 30-day deadline above and/or does not timely submit a Screening Plan, the Association may move forward with the fining procedures set forth in Article 1, Section 3 of this Policy.
- The Association may charge back any costs incurred by the Association to restore compliance with Article 6, Section 2(d) of this Policy.
- In addition to fining, the Association may enter a lot and remove Any Vehicle parked or Stored in violation of this Policy at the vehicle owner's expense. Such removal will not occur until after the owner has received a courtesy notice and the 30-day compliance deadline has passed, unless the Board determines in its reasonable discretion that it would not be reasonably practicable to wait until that deadline has passed in any given situation.
- In addition to fining and/or vehicle removal, the Association may take legal action and charge back the costs incurred to the lot and/or vehicle owner(s).
- With prior notice in writing, the Association may enter the lot to inspect to confirm whether a vehicle has been removed and/or Screening has been installed.

[This Amendment to Good Neighbor Policy Regarding Vehicle Screening was duly adopted by the Board, acting both as the Board and the ACC, on September 2, 2025 pursuant to the Resolution Amending Good Neighbor Policy Regarding Vehicle Screening.]