

Lake Forest Estates Homeowners' Association
Park and Sports Court Rules
(Revised & approved by the BOD on 3/21/2025)

The Lake Forest Estates Homeowners' Association Park and Sports Court are owned by and maintained for the enjoyment of the current homeowners and their resident family members at Lake Forest Estates. Conditions of use and responsibilities are contained within our CC&Rs.

Authorized Users

Homeowners and their resident family members.

Homeowner's parents, children, and grandchildren not currently residing within Lake Forest Estates may obtain use privileges if the homeowner notifies the HOA, indicating names, relationship, indicates that non-residents agree to abide by these rules and the homeowner agrees to be liable for any damages caused. LFE keys checked out to the homeowner may be used by the registered non-resident family members for unaccompanied use of the Park and Sport Court. No keys will be issued to non-residents. Guests will be limited to two (2) per key. Privileges may be revoked if problems develop.

Renters/lessees and their resident family members within Lake Forest Estates may obtain use privileges if the homeowner notifies the HOA Secretary with the name, phone number and e-mail address of the renter. The Secretary will contact the renter and issue keys upon the renter making a key deposit and agreeing to abide by these rules. LFE keys are to be returned prior to vacating residence. Non-resident family use privileges will be granted to renters according to the previous paragraph. Privileges may be revoked if problems develop. Homeowners are not to pass LFE keys to renters.

Hours:

- Gated park and lakefront - Dawn to Dusk.
- Sports court - 9 AM to Dusk.

LFE Park and Parking Lot keys:

- Contact the Secretary for new or replacement keys.
- Keys are issued to homeowners and renters and are for the use of resident family members only.
- Keys are not to be given out to any other individuals, except as allowed above.
- LFE keys must be used to enter or exit the park and parking lot.
- A key must be in the authorized user's or their family's possession while they are in the park.
- Persons without an authorized key or as authorized by these posted park rules will be asked to leave or may be referred to Maple Valley Police.
- Keys found in the possession of unauthorized people will be confiscated.

Parking:

- All vehicles should park in the HOA parking lot.
- No parking on the private drive adjoining the park, King County Trail or on park access roadway.
- If the parking lot is full, please be considerate of homeowners living adjacent to the park by observing the “No Parking” signs posted on the adjoining streets.
- Parking lot and park entrance gates are to be closed and locked immediately after entering or exiting.

Supervision of children:

- Children under 12 years of age should be accompanied by an adult.

Alcoholic Beverages:

- The consumption of alcoholic beverages is permitted in the park in accordance with Washington State liquor laws, i.e., persons must be 21 years of age or older.

Fireworks:

- No fireworks of any kind permitted in the park, beach, dock, sports court or parking lot.

Guests:

- The park and sports court are intended for use by residents of Lake Forest Estates.
- LFE residents must be in possession of approved/current lanyard.
- Guests must be accompanied by an authorized user with a LFE key at all times.
- The authorized user is responsible for opening and closing gates for their guests.
- In the park, authorized users under 21 years old are limited to two guests each unless accompanied by an authorized user over 21 years old.

Homeowner's Responsibility:

- The homeowner will be responsible for adhering to these rules and for any damages caused by members of their household, authorized non-residents, guests or pets.

Pets:

- Dogs must be kept on a leash and be with the dog's owner or an adult family member of owner in attendance at all times.
- Pet owners are to clean up after their pets in the park and sports court areas. A dispenser for plastic bags for this purpose is located on the restroom building.
- Owners shall at all times exercise complete control over their dog(s) to prevent any aggressive behavior towards other owners, their family members or guests, and others' pets in the park.
- Dogs may not be tethered in the park and left unattended.
- Repetitive and/or frequent incidences of excessive barking, howling or other unreasonable levels and frequency of noises by an owner's dog(s) or other pets are detrimental to the reasonably expected peace and atmosphere of the park. Owners must take all necessary steps to prevent excessive and/or frequent episodes of noise generated by their dog(s) or other pets.

- The Board may require removal of a dog from the park, and permanently ban the dog from being in the park if the Board determines the dog is unreasonably disturbing other owners or has exhibited aggressive behavior to other owners or other owners' pets or has exhibited any behavior which shows that the dog poses an unreasonable risk of injury or danger to other persons or their pets in the park area after investigation and verification.
- In the event a dog has more than two (2) occurrences of vicious or aggressive behavior or more than one (1) occurrence of harming a person or another person's pet within the park, the Board shall permanently ban the dog from being in the park at any time.
- These Rules regarding Pets are supported by and adopted to supplement Article XI, Sections 3 and 10 of the Association's Declaration of Covenants addressing, respectively, noxious and offensive behavior and animals.

Violations of these Rules are subject to fines being imposed and enforced pursuant to the Rules and Regulations of the Association.

Sports Court:

- To preserve the surface of the sports court –
 - Athletic shoes are required.
 - No bicycles, rollerblades, skateboards or wheeled vehicles are permitted.
 - No fireworks.
- Court use is on a first come – first served basis; no reservations. One-hour time limit if others are waiting.

Fires and BBQ's:

- No campfires are allowed.
- Fires are permitted only in the BBQ's.
- Use only charcoal briquettes in the BBQ's.

Beachfront and dock:

- Swim at your own risk. No lifeguard.
- Children under 12 should be supervised.
- No climbing on or diving from the dock handrail.
- No bicycle riding on the dock.
- No swimming under the dock (there are mooring chains under the dock)
- No glass containers on the beach or dock.

Picnic Shelter Reservations:

- The picnic shelter can be reserved by LFE homeowners and renters for private events.
- Reservation requests for groups larger than 50 need to be submitted to the Board for approval.
- A reservation covers only the picnic shelter and immediate area. The remainder of the park is open to all homeowners.
- Reservations should be made with the LFE Secretary at least two weeks in advance:

- First come, first served.
- The reservation form may be downloaded from our web site:
www.LakeForestEstatesHOA.com.
- The name and phone number of the Secretary can be found on the Association Website.
- A completed reservations form and a refundable \$50.00 cleaning deposit is needed to confirm your reservation. This deposit will be refunded if the area is cleaned up and your trash removed from the park immediately after the event.
- The HOA Secretary will provide the homeowner with a “Picnic Shelter Reserved,” notice to post on the day of the event.
- Out of respect for your fellow homeowners, the picnic shelter and surrounding area should be left in the condition that you found it.

Enforcement

- Any LFE homeowner or resident may ask users to show LFE key or proof of residence. Homeowners are encouraged to escort unauthorized users out of the park and/or report inappropriate activity to the Maple Valley Police.

Safety issues or items needing maintenance:

- Please report any safety problems or facilities needing maintenance to a HOA Board member. The LFE e-mail address is LFEHOA.POBx782@gmail.com.

Please enjoy and help maintain our facility.