

EAGLE RIDGE REGULATIONS FOR EASEMENT ROADS AND COMMON AREAS

April 6, 1992

In response to the motion that passed at the September 28, 1991 Annual Meeting, this regulation and the enforcement procedure becomes the official Association rule that governs the use of our roads and common areas. This regulation and the suggested enforcement procedure was drafted by the Association attorney, Bruce Keithley and is as follows:

1. The speed limit on all easement roads except the river road shall be 25 MPH. The river road speed limit shall be 10 MPH.
2. The easement roads shall not be used by drivers who are not licensed to drive on the public roads of the State of Washington.
3. The easement roads shall not be used by vehicles that are not licensed to be driven on the public roads of the State of Washington. The only exception being the operation or transportation of properly marked agricultural implements.
4. No motor vehicle of any kind shall be driven on any portion of the Stillaguamish River beach below normal high water mark. (Note: This is also a Washington State R.C.W. that is typically receiving \$450 fines for first offenses at Cascade District Court.)
5. Each lot owner shall be personally and financially responsible for the use of easement roads by their children or their invites.
6. It shall be rebuttably presumed that the use of the easement roads in violation of these rules by children or invites of lot owners was with the consent and agreement of the lot owner.

The basis for enforcement comes from Article XI, Section 13 of the Covenants which reads "The Board of Directors may establish speed limits and other traffic controls and regulations", and Article XII, section 1 which states "The Association may charge the cost of preventing or abating a violation of these covenants to the offending owner and add the amount to his next regular or special assessment".

The enforcement procedure is as follows:

- A. An Association member observing an offense gives notice to any Board member stating the offending persons name, type of offense, and date and time of the occurrence. The Board will notify the offending lot owner that an offense has been observed and a complaint filed.
- B. After the second complaint the offending lot owner will receive a letter with a threat of going to court and the names of the offenders will be published in the next newsletter.
- C. After the third complaint, the Association will turn the case over to the Association's attorney for injunctive relief and charge court costs and attorney fees to the lot owner.