

Jennie's Meadow



Renter's Handbook

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I. Introduction

Welcome to Jennie's Meadow! We are a subdivision within the City of Sequim, Washington with 89 homes divided into 51 Townhomes, on the upper section, and 38 Single-Family Residences on the lower section. The subdivision also boasts a variety of open spaces for recreation and wildlife protection throughout.

Jennie's Meadow is managed by the Jennie's Meadow Homeowner Association (JMHOA), which oversees the Covenants, Conditions, and Restrictions (CC&Rs). The CC&Rs are a legally binding set of standards that serve to protect the quality, infrastructure, legal integrity, and value of the overall development. Our CC&Rs also incorporate requirements placed on the development by the City of Sequim. The homeowners elect members of the JMHOA Board, and the Board conducts monthly meetings to identify and address community issues and maintenance needs, with the assistance of several committees.

Everyone who owns property within Jennie's Meadow has rights and responsibilities under the CC&Rs. As a renter, you have certain responsibilities to the owner of your home, as well as rights to the same quiet enjoyment of the property and common areas as other residents. It is very important to ensure that the owner, or property manager, of your rental is kept informed of maintenance and landscaping issues so that they can stay in compliance with the CC&Rs. The owner, or property manager, is responsible for communicating and coordinating with the JMHOA when issues arise.

Although renters are not eligible to attend meetings or vote in elections, we welcome you to participate in community events such as the community garage sale, emergency preparedness training, and holiday celebrations. The JMHOA newsletter and website are available sources of information about community activities.

II. Top 10 Rules Renters Need to Know

These are the most important. A more complete listing can be found on the pages following.

1. Parking. Because of our narrow streets, on-street parking must be limited to 4 hours in any one day. This includes the cul-de-sacs which need to be kept clear to enable emergency and delivery vehicles to maneuver. If parking is needed for an extended period of time, a parking area is provided by the mailboxes near the entrance to Jennie's Meadow. However, parking in this area is limited to 24-hours.
2. Trucks, Trailers, Recreational Vehicles, Campers, Boats. None of these vehicles may be parked or repaired on any lot within Jennie's Meadow. However, this is permitted if said vehicle can be parked within the garage, out of sight of the neighboring property. Parking an RV for a short amount of time to load/unload is permitted. In this case, please ensure that ample clearance is allowed in the event an emergency, or delivery vehicle, needs to pass.
3. Motor Vehicles. Repair, construction, reconstruction, or rebuilding of any motor vehicle is not allowed on any property within Jennie's Meadow. Inoperable or unlicensed motor vehicles may only be stored, or parked, in the garage out of sight of the neighboring properties. Emergency vehicle repairs that require less than 8-hours to complete are allowed.
4. Garbage. Except for the evening before, and the day of, garbage pick-up, garbage and recycling receptacles must remain out of sight. Garbage pick-up days are on Wednesday in Jennie's Meadow – with recycling pick-up every other Wednesday.
5. Pets. Your pets are not be permitted on any property within Jennie's Meadow, except for your rental lot, unless controlled on a leash or similar device. You may not house or confine your pets outside. You are responsible for removal and disposal of all solid animal waste your pet may create. Pets are not allowed to make an unreasonable amount of noise or to become a nuisance.
6. Landscape Maintenance. Yards in Jennie's Meadow are contracted by the Home Owners Association (HOA) to be maintained by a landscape maintenance company, except for the rear yards of the single family homes. Please do not approach the employees, or try to interfere with their work in

any way. The landscape maintenance company operates under a strictly contracted scope of work. If there is an issue with landscape maintenance, please contact your Property Manager with your concerns.

7. Nuisances. Nuisances, such as debris accumulation; foul odors; loud noises; are not permitted to arise or emit from any property within Jennie's Meadow so as to render any other property, or any part of the property to be unsanitary, unsightly, offensive or detrimental to any other property, or occupants of property within Jennie's Meadow.

8. Hazardous Activities. No other nuisance, unsafe or hazardous activity will be permitted to exist or operate upon any property within Jennie's Meadow. This includes discharging firearms and storage or discharge of explosives of any kind. No open fires will be lighted or permitted on the lots, except in a contained outdoor fireplace or barbecue unit while attended.

9. Lighting and Outdoor Ornamentation. Artificial outdoor lighting on lots shall be arranged so that the light is shaded and otherwise directed away from adjoining properties and so that no more than one foot candle of illumination leaves the lot boundaries. Outdoor ornamentation at the front of the dwellings is strictly controlled and requires HOA Landscape Committee approval. Signs are not permitted except for those required by legal proceedings, or political election, and must be removed immediately after the election, or the legal proceeding expires. They may not exceed 18"x24" in size.

10. Communication. All communication in regard to Jennie's Meadow must be addressed to the owner of the property and/or their representative.

III. Jennie's Meadow Detailed HOA Rules for Renters

Renters are expected to adhere to the Jennie's Meadow governing documents, and any failure of the renter to comply with the terms of the Jennie's Meadow governing documents will be addressed with the homeowner. These documents are available by request or through the Jennie's Meadow website: www.jenniesmeadow.com¹

Renters are responsible for maintaining rental property in good working order and neat appearance consistent with the neighborhood. Any maintenance issue or concern must be reported promptly to the owner of the property and/or their representative.

A. Animals/pets

Renters who enjoy the privilege of keeping a pet must also accept the responsibility of preventing their pets from infringing on a neighbor's right of peaceful enjoyment. Therefore:

- Household pets are limited to two (2) and must be leashed at all times while outside the fenced area of the home.
- Animal waste must be removed immediately and disposed of in the residence's trash receptacle.
- Pets must not be housed or kept outside
- Pets must not be allowed to make an unreasonable amount of noise and become a nuisance to neighbors nor the community at large.
- Undomesticated animals and farm stock (goats, chickens, etc.) are not allowed to be kept on the properties within Jennie's Meadow.

B. Trash:

As scheduled by the waste disposal provider, trash collection is on Wednesday morning. Recycling is *every other* Wednesday of the month. Yard waste disposal may be arranged through the County waste disposal provider for collection on alternate Wednesdays.

- Trash and recycle bins must be stored in the garage or screened away

¹ When published.

from all neighbors' view.

- Trash and recycle bins may be placed at the end of the driveway no earlier than the evening before scheduled pickup.
- Trash and recycle bins must be removed from the driveway by the evening of trash/recycle pick up day.
- Trash or other debris shall not be placed or kept on any property within Jennie's Meadow except in approved bins.

C. Motor Vehicles (including bicycles)

- Automobiles, motorcycles, motor bikes or other vehicles shall not be repaired or rebuilt on any property within Jennie's Meadow, excepting emergency repairs under 8 hours, or within the home's garage.
- Inoperable motor vehicles shall not be stored or parked so as to be visible from a neighbor's property.
- Bicycles must be stored out of general view while not in use.
- Machinery or heavy duty equipment shall not be parked, operated or maintained on any lot, except as temporarily necessary for maintenance or construction activity sanctioned by the Owner.

D. Parking

Improperly parked vehicles can damage landscaping and block access to areas for residents, guests and emergency vehicles.

To allow for orderly appearance of roads, good traffic flow, and emergency vehicle access, it is the intent of the Jennie's Meadow HOA to restrict on-street parking to short-term, temporary need (fewer than 4 hours).

- All tenant vehicles are to be housed in the garage, driveway, or in the area near the mailboxes marked "parking".

NOTE: The designated parking near the mailboxes at the entrance to Jennie's Meadow property is for temporary use only. A vehicle may not be parked there for more than 24 hours.

- Boats, trailers, campers, 5th wheels, vans equipped for overnight use, and/or RV motor homes shall be housed in the garage with the garage door closed. These types of vehicles may not be parked outside of any residence except to load, unload or service, for a maximum of 24 hours per calendar month.
- Vehicles may not be parked on the street longer than 4 hours.

E. Landscaping/Maintenance

It is the homeowner's responsibility to ensure the landscaping of the property is within the Jennie's Meadow Landscaping Guidelines. Any request from a renter for a landscaping change to the rented property must be directed to the owner of the property. Renters must not make any changes to the property nor request a change directly from the Landscaping Maintenance Company or the Landscape Committee.

The crew of the Landscaping Maintenance Company must not be contacted directly during the performance of their work on the properties or grounds.

F. Wildlife Corridor

A designated Wildlife Corridor is located throughout Jennie's Meadow. Entering the Wildlife Corridor is discouraged, and household pets shall not be allowed within the corridor. Vegetation within the Wildlife Corridor(s) must not be harvested or otherwise disturbed. Birds, reptiles, and other animals within these spaces shall not be disturbed, harassed, hunted, or fed.

G. Nuisances/Hazards

- Nuisances (e.g., odors, loud music or engines, flood lights) that are an annoyance to others, as well as any unsafe or hazardous activities shall not be permitted anywhere within Jennie's Meadow.
- Per RCW 70.107 and 173-60WAC, any loud noise (>45dbA) affecting neighbors or the common areas is prohibited between 10 pm and 7 am.
- Outdoor lights should not illuminate neighboring property.

- Firearms or explosives of any kind shall not be discharged within Jennie's Meadow.
- No open fires shall be lighted or permitted except in contained outdoor fireplace or barbecue units. Barbecues and fireplaces must be attended at all times.
- Except for bird feeders, feeding wildlife on any property is prohibited.

H. **Miscellaneous**

- Temporary housing, subletting or short term rentals less than 6 months are prohibited.
- Outside clothes lines are not allowed on townhome lots.
- Playground equipment is not allowed on townhome lots.

IV. Local Resources

EMERGENCIES (Fire, Police, Medical)	DIAL 9-1-1	
Community Services (non-emergency human services assistance)	DIAL 2-1-1	https://www.unitedwayclallam.org/activities/support-2-1-1
City of Sequim (non-emergency)	360-683-7227	https://www.sequimwa.gov/
Clallam County Courthouse	360-417-2000	http://www.clallam.net/
Clallam PUD#1 (electric service provider)	360-452-9771	https://www.clallampud.net/
Olympic Disposal (waste collection)	360-452-7278	http://wcolympicpeninsula.com/
Regional Waste Transfer Station ("The Dump")	360-417-4875	https://www.cityofpa.us/247/Regional-Transfer-Station
Recycling Information	360-417-4874	https://www.cityofpa.us/247/Regional-Transfer-Station
Clallam Transit System (The Bus)	360-452-4511	http://www.clallamtransit.com/
Sequim School District	360-582-3260	http://www.sequimschools.org/
North Olympic Library System – Sequim Branch	360-683-1161	www.nols.org
Jamestown S'Klallam Tribal Library (open to the public)	360- 681-4632	http://library.jamestowntribe.org
American Red Cross	360-457-7933	
Domestic Violence Hotline	800-562-6025	
Animal Control	360-417-2459	
Dungeness River Audubon Center at Railroad Bridge Park	360-681-4076	https://dungenessrivercenter.org/