

Doc	no.	Description of Requested Change	Reasoning	notes	Requestor/contact	theme
DCR	1	Propose changing the limitations around animals for the lots. I agree that the clause for no commercial use should stay but I would like the consideration to remove the stipulation around having pigs of any number and the limit on foul per tract.	submitted by email. No reasoning provided.	email submission	Assoc Member (email)	Pets/Livestock
DCR, BL	2	Add rule about residents containing animals (pets) to their owner's property	concerns about repeat offenders, animal control, animal escape, that's not what I have issue with. I am talking about the repeat offenders. Surprised that this County has no animal control, no leash laws, nothing to be done about animal hoarders, abuse, etc. Legally, I am not sure what can be done in regards to adding something into the bylaws when there are no laws in the County. However, if multiple people are making complaints about this, I think there could be some warnings sent out, and then some fines issued if needed. See photos on facebook about roaming animals. It makes it difficult for one to use and enjoy their own property when they have issues with neighborhood dogs and livestock causing chaos. My trash cans have been attacked by some new dogs I don't recognize. I have had issues with my dog being attacked on our own property. Constantly cleaning up doggy piles that aren't from mine, all while wondering if these animals are up to date on their shots because I don't want my animal getting sick. I have had some dogs repeatedly run out in front of my car. I have reached out to owners and have gotten nowhere. They don't take accountability. Can we fine and use their irresponsibility to bring in more revenue for the road?	by email	Assoc Member (email)	Pets/Livestock
DCR	3	stipulation on if have pigs or livestock, how far they are from a common use well if there are run-off concerns associated with their waste	Thought the pig limitation was due to concerns about potential well contamination	May need to check county requirements	general discussion	Pets/Livestock
DCR	4	change to not allow pigs with exception of 1 or 2 pet pigs or not allow pigs that are kept as livestock per the Mason County code	concern that if pig farm issues become a problem, what remedy do we have to address the problem	check Mason County wording regarding livestock	general discussion	Pets/Livestock
DCR	5	Nuisance - update wording to Mason County code or refer to Mason County Ordinance 4.08.030	align with Mason County for enforcement capability		general discussion	Nuisance, County Code
DCR	6	Refer to Mason County Ordinance 4.08.050 regarding animals at large including dangerous dogs	have had issues with dogs in packs coming from areas outside BATA and where power lines are		general discussion	Pets/Livestock

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DCR	7	Exempt Nigerian dwarf goats from limits of wandering around	They add color and aesthetic value to the community. Maybe say it is okay for them to wander if get permission from neighbors.	Item added with humor but neighbors have been okay with them and if there was ever an issue owners would work with the neighbor to fix the problem.	Assoc Member (mtg)	Pets/Livestock
DCR	8	If going to put stipulations on one type of animal should put it on all or none.	Different people have different views on which animals are okay or not	If use County ordinance allows enforcement by County	general discussion	Pets/Livestock
DCR	9	Update business restrictions to Mason County	Check on types of businesses and zoning. Don't want people coming and going on roads to a place of business at a residence.	Online business that doesn't add traffic to the roads or similar may be okay if within County regulations. Primary concern is Association having to maintain roads if impacted by excessive traffic from people who don't live here and don't have consideration for neighbors when driving.	general discussion	Business Zoning, County Code
DCR	10	Remove limit on number of fowl or increase the limit.	some have chickens to keep layers when they retire. Shouldn't tell others how to raise animals to feed their families		Assoc Member (mtg)	Pets/Livestock
DCR	11	Have limits on fowl only if nuisances such as smell or issues that cause problems with other properties (commercial use as defined by County ordinance)	Check wording to align with County ordinances and let people work it out in coordination with County		general discussion	Pets/Livestock
DCR	12	Mini bikes, small motorcycles, quads should have muffler to reduce sound	noise concern. Live 600 ft off the road and have had times when can't hear the TV	Okay with people having fun but they need to have mufflers	Assoc Member (mtg)	Noise, ATVs/Motorbikes

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DCR	13	Require bikes and motorcycles to have spark arresters?	fire concern	Should meet laws for emmissions and	general discussion	ATVs/Motorbikes
DCR	14	Check wording on excessive noise to make sure it aligns with the County ordnances on noise nuisance	address bikes, music, etc		general discussion	Noise
DCR	15	Have violations taken out and insert reference to the County and have people contact County if see issues	Real Estate agents didn't always give covenant information. If people have violations it may not be safe for the Board to try to enforce. County handles. If Board doesn't apply rules equally to all, can be held liable for discrimination. Board members still have to be neighbors	Neighbors should deal with it through the County vice requiring the Board to try to enforce. Have had people threaten others.	Assoc Member (mtg)	General Comment/Restrictions overall/enforcement
DCR	16	If keep rules in, what is the enforcement?	Need to look at how to enforce if try to put in a rule that is more restrictive than the County Ordnance	civil suit? How would Board members enforce? Should they?	general discussion	General Comment/Restrictions overall/enforcement
DCR	17	Once let a rule be broken can you then come back and try to enforce it later?	Need to check on legalities of trying to enforce after have let people violate. May not be able to.	Issue with how the Realtors are communicating the presence of an HOA and covenants	general discussion	General Comment/Restrictions overall/enforcement
DCR	18	Take much of items out and include County references	Many of the items are very outdated. If primary reason is for the road keep focus on that.	Need to be mindful of not trashing property so not devaluing neighbors property	general discussion	General Comment/Restrictions overall/enforcement
DCR	19	Look at the language on capital improvements	Does it align with road maintenance and projects?		general discussion	Home/Property Improvements
DCR	20	ADU language (additional dwelling unit) that people may add to their properties	Update to current types of building like tiny homes, mother-in-law additions, campers		general discussion	Home/Property Improvements

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DCR	21	Add requirements related to grading, etc for roads.	If within the current laws and regulations. If there are excess funds they should be required to be used for grading	Should be some form of maintenance plan. Have had issues where contractors won't work on roads due to community members running them off or yelling at them or being unsafe when working	Assoc Member (mtg)	Road
BL, DCR	22	Include something in documents that help the Board know what criteria or goals to use for maintaining roads (for example, how often to grade, what the slope or crown should be, etc.). Add reference to publications that have standards for road maintenance	Board members get elected but have no guidelines	Add road criteria somewhere in gov docs so Board knows what criteria to use when contracting for road work	Assoc Member (mtg)	Road
BL, DCR	23	Should also include that Board is not responsible for lack of funds?	for example if there are fees but people don't pay them	Shouldn't hold Board accountable for lack of road maintenance when insufficient funds sent in.	Board/Committee Member	Fees/Funds/Liens
BL, DCR	24	Board should also not be allowed to eliminate fees and not have funds to maintain roads or do things that damage the road (like shave the crown off the road)	Have to protect the homeowners so they have decent road to use		general discussion	Fees/Funds/Liens
DCR	25	Loosen requirements associated with Campers	Have folks on hard times but also don't want a bunch of abandoned campers		Assoc Member (mtg)	Campers
DCR	26	Assessment wording needs to be updated	Should align with current dues		Assoc Member (mtg)	Editorial/wording update
DCR	27	Remove references to Developer	No longer applies		Assoc Member (mtg)	Editorial/wording update
DCR	28	Exceptions approved by Board should be in separate paragraph and referenced rather than repeated in every section	It is repetitious as is.		Assoc Member (mtg)	Editorial/wording update
DCR	29	Unlicensed vehicles banned from use of our roads	Shouldn't be using road if not licensed	Some use parts of road?	Assoc Member (mtg)	ATVs/Motorbikes

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DCR	30	Look at short term rental laws related to zoning and business rules RCW 64.37	If remove some requirements could have people renting out parts of property as AirBnB or Verbo?	May want to keep in restrictions on not using property for business or commercial purposes. Need to differentiate from long term rentals	Board/Committee Member	Rental
DCR	31	Article 3 section 2 will have to be changed to match the bylaws (voting)	alignment of governance docs		Assoc Member (mtg)	Editorial/wording update
BL, DCR	32	Add clause that allows people who have more than one property to either not pay additional dues or pay discounted dues if there are no structures on the property and no one coming and going but they would also give up vote if not paying dues for multiple properties	If no added vehicles coming and going from the additional property than shouldn't have to pay additional road expense. But first property should have to pay regardless of whether vacant or not.	Need to be clear about how it is tracked and communicated to the Board. Need to be able to be consistent	Board/Committee Member	Fees/Funds/Liens
DCR	33	For ADUs if add that in put limit on number so not trying to add trailer park or tiny house village	Don't want people to think trying to add multiple dwellings		general discussion	Home/Property Improvements
DCR	34	If people rent their property, add that they complete background check on the prospective renter	Don't want predators living next door	How is Board notified?	general discussion	Rental
DCR	35	Any trees that are endangering the road or easement (dead, dying, may cause injury) have clause that Homeowner is responsible for removing the tree or reimbursing the Association for having to fix it.	Concern about potential damage from overhanging trees and limbs	Also safety issue if falls on someone on the road	Board/Committee Member	Road, Safety
BL	36	Terms for Board members (bylaws). Adjust to latest RCW language.	When have options for terms, put out to community in appropriate documents or at least explain		Board/Committee Member	Editorial/wording update
DCR	37	No aerial fireworks	Concerns about fires starting and risks to other's property	verbal to committee member after meeting	Assoc Member (email)	Safety, Fireworks
BL, DCR	38	Any bylaw that doesn't concern safety or road repair should be eliminated. Rather the HOA at least provide secure mail boxes rather than argue over gates or if someone has too many chickens.	This will never be a golf course or gated community	email submission	Assoc Member (email)	General Comment/Restrictions overall/enforcement
BL, DCR	39	Regarding Liens: Yes, understood it sometimes needs to happen but using the 30/90 day timeline to file a lien if late?	That's not going to build community or make people trust the board	email submission	Assoc Member (email)	Fees/Funds/Liens

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BL, DCR	40	The Bylaws should protect the residents	As it stands, the board could fine near every house up here. What's to stop some more new people coming in and go fine happy, pushing us all out?	email submission	Assoc Member (email)	Fees/Funds/Liens

BL = Bylaws
 DCR = Declaration of Covenants and Restrictions

11	Pets/Livestock
1	Nuisance, County Code
1	Business Zoning, County Code
1	Noise, ATVs/Motorbikes
2	ATVs/Motorbikes
1	Noise
5	General Comment/Restrictions overall/enforcement
3	Home/Property Improvements
2	Road
5	Fees/Funds/Liens
1	Campers
5	Editorial/wording update
2	Rental
1	Road, Safety
1	Safety, Fireworks