

RULES OF STAR LAKE COMMUNITY CLUB, INC.
July 21, 2020

Each division has its own set of restrictions but cannot be less than these restrictions. These rules shall apply to all divisions of Star Lake Community Club, Inc.

1. No animals or pets may be kept in conditions or a manner which violates Washington State Law or Local Ordinances. Violation of any law may result in legal action against the violator both by the enforcement agency and by the Board of Directors. Any costs associated with such action shall be borne by the member/owner of the animal or animals.

2. No domesticated animal shall be allowed to roam freely throughout the park. Animals are not permitted on Star Lake Community property. All dogs shall be on a leash or at any time that the dog is not on the owner's lot. All owners are responsible for ensuring that their dogs have a secured, adequately fenced area for their animals if the animal is outdoors on the owner's property without a leash or chain or not under voice control. All property owners shall be responsible for their domestic animals and their renters or guests' domestic animals, if applicable. Pet owners shall be held strictly liable for their animals' interfering with the property of others, including tipping over garbage cans, digging in lawns, defecating on the property of others, biting or close-range threatening of people and/or other animals that are in a place where they have a lawful right to be, running in packs, excessive noise or barking, entering onto common properties or other areas that are strictly forbidden to animals. All owners will comply with Mason County Dog Ordinance No. 84-98. Noncompliance of the Star Lake Community animal control policies is subject to fines as assessed by the Board of Directors.

3. No hunting or target shooting shall be permitted on any Association property. These restrictions do not apply to licensed Nuisance Wildlife Control persons while performing their duty

4. No owner shall interfere with the reasonable use of the lake or the Association's amenities, or of any community areas for boating or pleasurable use by the community. This does not mean anyone is allowed to trespass on any owner's land in order to gain access to the Association's lakes, properties or amenities. Only electric motors are allowed on both lakes. Gas motors are permitted for maintenance use only. Gas powered model boats are not permitted.

5. Noise control shall be practiced at all times. There will be no loud noise permitted before the hour of 8:00 a.m. or after the hour of 10:00 p.m. This includes operation or use of lawn equipment, chainsaws, music, motor bikes, or any other loud equipment. All Washington State Motor Vehicle Regulations shall be complied with when operating any motor vehicle within the boundaries of Association property.

6. No unlicensed or inoperable vehicles may be stored or parked within view of the public on any lot or lots in the boundaries of the Association. If an inoperable vehicle is

not removed within 90 calendar days written notice from the Board of Directors, and permission from the Board of Directors of the Association for an exemption has been denied, such vehicle may be removed by the County at the owner's expense. The Board of Directors specifically requires that all members follow the Solid Waste and Biohazards policy of Mason County, as well as all applicable state and federal laws.

7. Each and every lot and community area shall remain free of junk, garbage, debris or hazardous material or items. The Board of Directors is empowered to take whatever action is necessary for the health, safety and management of the Association, including causing the removal of any item or article deemed to present a safety hazard, health hazard, or unsightly mess. All costs of such Board of Directors action shall be borne by the lot owner.

8. The curfew for the use of the small lake recreational areas (swimming pool, basketball court, the point, picnic area, and big toy area) is 9:00 p.m. to 9:00 a.m. or dusk to dawn.

9. Only single family dwellings shall be allowed on any lot or lots within the Association's boundaries. Multiple occupancy buildings are prohibited.

10. Recreational vehicles may not be used as residences for longer than 6 months unless granted a waiver by the Board of Directors. Waivers will not be granted to recreational vehicles being used as rental units.

11. All property owners must have property occupants name and phone number available at the Star Lake Community Club office. Any other person will be considered trespassers per Star Lake Community Club Bylaws.

12. Multiple residences on a single lot are not allowed. Multiple residences include, but are not limited to, multiple RVs used as residences, a RV plus a shed used as a residence, and/or a home plus a RV used as a residence. The Board may make an exception to this rule on a case by case basis when a second residence is needed to provide a place to live for a fulltime, on-site health care provider.

13. All residential RVs must have a signed waiver form filed in the Star Lake Community Club, Inc. Office. See Rule 10. All RVs must produce Mason County sanitary waste removal paperwork upon request showing that the RV is in compliance with acceptable waste removal practices such as having a functioning septic tank or having receipts showing that the holding tank of the RV is pumped on a regular basis.