

POINTE WOODWORTH INFORMATION AND RESPONSIBILITIES

As homeowners we can protect our community from home value erosion. Our home values will continue to spiral downward if we don't pay attention to and follow the standards set up in our CC&R's. You can read them in their entirety on www.pointewoodworth.org. Select the CC&R's tab.

We all agreed to these standards when we moved into Pointe Woodworth. Here are a few excerpts from our CC&R's outlining some of the most common complaints. We are subject to fine implementation or additional expense if these issues are not resolved quickly. If you need help or have questions send an email to ptwoodworth@aol.com.

YARD UPKEEP

Maintain a healthy lawn and garden. Keep your weeds pulled in your lawn and gardens. Mow and hydrate your lawn regularly.

Section 7.2. Owners' Obligation.

(a) Each Owner shall have the obligation to maintain his or her Lot and any building or improvements located on the Lot to standards appropriate for a first-class residential community.

(b) Each Owner is also obligated to maintain any landscaping installed between the Lot boundary and the curb of adjacent streets.

REFUSE CONTAINERS STORED OUT OF SIGHT OF THE STREET

Containers are to be stored out of view of the street or in your garage. They are to be stored on a concrete slab and on pick up day should not be kept on the street for more than 12 hours before pickup and 12 hours after pickup.

Review Section 10.7. Garbage and Refuse Disposal. No garbage, rubbish or cuttings shall be deposited on or left on a Lot or anywhere on the Property. Garbage cans and recycling bins provided by the City of Tacoma shall be placed within each Owner's garage, unless that Owner has a concrete pad poured, at that Owner's expense, on the Lot in a place suitably screened from public view.... Garbage cans and recycling bins shall not be placed at the curb any earlier than twelve (12) hours prior to pick-up, and shall be removed from the curb no later than twelve (12) hours after pick-up...

ACC APPROVAL REQUIRED BEFORE YOU PAINT, BUILD, ADD OUTDOOR LIGHTING OR CHANGE LANDSCAPE (See sections 8 & 9)

Approval of Plans Required. Except as provided in Section 9.2 below, none of the following actions may be taken until plans and specifications for the same have been approved in writing by the ACC:

(a) The construction of driveways.

(b) The construction or erection of any building (including outbuildings), garage, sign, fence, wall or other structure, including the installation, erection, or construction of any solar collection device,

(c) The remodeling, reconstruction, or alteration (including the painting) of any building or other structure or driveway. [TA982660.041]

VEHICLES OFF THE STREET

Do not park your vehicles or the vehicles of frequent visitors on the street. If you have a visitor on a regular basis or carpool make sure they have a space in your driveway or garage to park. As the Board works on streamlining the vehicle tow process these vehicles will be towed if they are parked on the street on a regular basis.

Section 10.16, Vehicle Parking. Adequate off-street parking for at least four cars shall be provided on each Lot. At a minimum, a two-car garage will be provided, plus a driveway for two additional cars. No vehicle may be parked on any Lot, except on designated and approved driveways or parking areas, which areas shall be hard-surfaced. No Lot Owner shall park any vehicle on any street. Guests and visitors of Lot Owners may park cars on streets subject to the following conditions:

The car may only be parked on the street for a period not in excess of Twenty-four hours within the development unless the guest or visitor has specific permission to park longer from the Homeowner's Association.

PETS – NO MORE THAN 3 PETS (two dogs one cat/two cats one dog)

Section 10.6. Animals. No animals, livestock (including pigs) or poultry of any kind shall be raised, bred or kept on any Lot except dogs, cats, or other household pets may be kept, provided that they are not kept, bred or maintained for commercial purposes, provided further that no more than three (3) pets beyond the age of 4 months shall be allowed per household. Under no circumstances are more than two dogs and one cat, or two cats and one dog allowed per household. Under no circumstances shall any snakes or reptiles be brought onto or remain on the Property. Dogs shall be restrained to the Owner's Lot and shall not be allowed to run at large. Leashed animals are permitted within rights-of-way when accompanied by their Owners. No dog or pens or runs are permitted. Owners must pick up and carry waste left by their pets.

Also be reminded:

- **We are responsible for maintaining the trees and shrubs that line the sidewalk. Keep them trimmed back away from the sidewalk and street.**
- **The speed limit inside Pointe Woodworth is 15 MPH. Please remind all family members and guests.**



Thank you for taking pride in your home and our beautiful community. Your contributions toward maintaining the beauty and quality of our "First Class" neighborhood is appreciated.

Pointe Woodworth Communications

www.Pointewoodworth.org

Email: ptwoodworth@aol.com

Pointe Woodworth Communications
Rules and Enforcement