



Lakemoor Community Club Rules and Regulations

As Amended August 2024

*(Drafted in conjunction with community review multiple times in 2019 and again in 2024,
and with extensive legal review by the HOA attorney in 2019.)*

The following rules and regulations clarify the 2008 Amended Covenants pursuant to RCW 64.38.020(1).

Failure to comply with the LCC Covenants and Rules and Regulations may result in fines, suspension of community privileges, or both.

COMMUNITY APPEARANCE

I. General Home and Yard Maintenance (Covenants Article III §§I, K & O)

1. Residential properties shall be properly maintained. All aspects of the property, including residence, driveway, and yard, must be in good repair.
2. Property visible from the street shall be neatly maintained at all times. Grass lawns shall be mowed regularly. Yard waste shall be disposed of within 30 days of creation.
3. Yards or driveways visible from the street shall not be used for storage of materials or mechanical items.
4. Covering of home areas visible from the street for more than 60 days with tarps or other coverings is not permitted.
5. Residents shall minimize the growth and spreading of noxious weeds (as listed on the Thurston County Noxious Weed list) through proper lawn care, while limiting the use of pesticides. Noxious weeds should be properly disposed of, using methods encouraged by the Thurston County Noxious Weed Control.
6. Drainage pipes shall not visibly extend across a lawn or yard into the street.
7. Per Olympia City Ordinance 18.40.040E, containers scheduled for municipal pickup shall be stored behind the front line of the house or in an enclosed or screened area. All containers shall be placed and removed within 24 hours before and after scheduled pickup. Exceptions can be made for those traveling, unable, or incapable of performing this task. Commercial yard and garbage waste containers must be removed within 30 days of delivery.

8. Introduction of toxic materials, such as cleaning compounds for automobiles and moss removal chemicals for roofs, into drains feeding into Ken Lake, any drains on city streets, and any drains on LCC owned property is prohibited. Baking soda is considered a non-toxic compound that is an effective and approved method of moss prevention.

II. Dock and Float Maintenance (Covenants Article VIII §§ B)

1. No dock or float of any kind shall be constructed or installed unless plans have been submitted to, and approved by, the Architectural Control Committee.
2. Flotation materials used in the construction of floats and docks shall be totally encased, both above and below the water line, such that no materials are visible or subject to release onto the water surface or the surrounding shoreline.

III. Trees and Vegetation (Covenants Article III § V)

1. "In any 12-month period, a lot owner may, without prior approval, remove up to 35% of existing trees on the owner's lot, including any dead, damaged, diseased, or hazardous trees. Written notice must be provided to the Architectural Control Committee within two weeks of cutting, showing the number of trees on the lot and the number removed."
2. Failure to advise the Architectural Control Committee within two weeks according to Section III (1) above will result in a \$50 fine.
3. "In any 12-month period, a lot owner may remove more than 35% of the existing trees on a lot after securing written approval from the Architectural Control Committee. Approval will be based on an acceptable submission of a "Tree Plan" showing the lot's outline, location of improvements, location of existing trees, and an indication of which trees are to be removed. This plan will include an evaluation of the impact of tree cutting on neighborhood trees and a plan for re-landscaping of the lot, including the species and location of trees, shrubs and other plantings to be added."
4. Cutting in excess of 35% of existing trees on a lot within one calendar year without complying with the requirements in Section III (3) above will result in a \$500 fine.

IV. Motorized Vehicles (Covenants Article III §§ K, L & R; Article VIII § C)

1. Vehicles and utility trailers may not be parked on lawns or in yards, except on a paved or neatly maintained, uncluttered, weed-free graveled area.
2. Vehicles parked on streets and within community cul de sacs shall not inhibit ingress or egress of service or emergency vehicles or pose a safety hazard.
3. Per Olympia City Ordinance 18.40, non-operational or unlicensed motor vehicles, appliances, and any other mechanical equipment must be removed within 30 days.
4. Large Commercial / Industrial vehicles and equipment, whether motorized or not, may not be parked or stored on residential properties.
5. No mobile home, recreational vehicle, travel trailer or boat shall be used as a living quarter on any lot.
6. The parking of such vehicles on any of the streets within the subdivision is allowed for up to 24 hours in accordance with Olympia city ordinance 18.40.060E, as amended.

7. Recreational vehicles, travel trailers, or watercraft shall not be stored in yards. Such vehicles may be stored behind the front line of the house on a separate side parking area, or behind a barrier, or well shielded by shrubbery. In all cases, vehicles shall be parked and maintained so as to minimize the visual impact upon the neighborhood. Pick-up trucks with canopies or 'shells' not designed for occupancy are not considered to be recreational vehicles.
8. Recreational vehicles, travel trailers, or watercraft may be temporarily parked on driveways visible to the neighborhood for no more than 72 consecutive hours.
9. No driveway or publicly viewed area of any lot shall be used for the long-term storage or maintenance of any inoperable vehicle for any purpose. Motor vehicle repairs must be completed within 72 hours of initiation or the vehicle must be stored away from public view.
10. Per OMC 10.16.220, vehicles may not be parked on the side of the street facing traffic.
11. Vehicles parked on the street shall not intrude diagonally onto property.

COMMUNITY CONDUCT

I. Commercial Use (Covenants Article III § A & T)

1. Lots may be used for residential (non-commercial) purposes only. Exceptions for the following commercial purposes exist in so far as they comply with applicable state and local laws:
 - a. Garage/estate sales;
 - b. Small home offices;
 - c. Family child and adult day care homes
2. All home businesses must comply with the guidelines set forth by OMC 18.04.060(I).

II. Noise (Covenants Article III §§ J & K)

1. Noise levels from "outdoor equipment," parties, music, animals, etc. shall be in accordance with Olympia City Ordinance 18.40.080, as amended, unless sanctioned by the LCC board.
2. "Outdoor equipment" shall include any electric or gasoline powered engine.
3. Quiet hours shall be from 10pm to 7am weekdays; 10pm to 9am weekends.

III. Pets (Covenants Article III § K)

1. Pets shall be leashed or otherwise controlled when off the owner's property.
2. Pet waste shall be collected and disposed of in private or LCC designated containers

IV. Signage (Covenants Article III § M)

1. Signs shall be displayed according to the LCC Amended Covenant of 2008.

V. Fireworks (Covenants Article III §§ J & K)

1. The use of fireworks anywhere within the LCC community is strictly forbidden.

COMMON AREAS

I. Parks

1. Use of all common areas is restricted to LCC members **in good standing** and their guests. **Members in good standing shall not be delinquent in assessments.**
2. Guests must be accompanied by a resident. Exceptions to this rule may be granted by contacting the Ken Lake Corporate Clerk.
3. Park users must have LCC-provided identification or they will be asked to leave the common areas.
4. Non-RFID LCC-approved IDs provided by residents to guests during LCC visits shall be returned to the resident at the end of each visit. LCC-approved IDs may not be provided to non-household guests.
5. LCC RFID bracelets may only be used by residents. Providing LCC RFID bracelets to non-residents is not allowed.
6. Any LCC member or guest who exhibits abusive or disrespectful behavior, disregards common area rules, or engages in the destruction of common area property may be subject to disciplinary actions to be determined by the Board.
7. No pushing, running, or rough housing on the floats, docks, or beach areas. No vulgar or inappropriate language will be tolerated in any common area.
8. Football, soccer, baseball or other sports are allowed in the Sports Park and Tot Lot only, unless as authorized by the LCC board for a community-sponsored event.
9. The enclosed swimming area at Main Rec Park is primarily intended for use by young swimmers and their guardians. No kayaks, canoes, boats, or stand up paddleboards shall be allowed in the enclosed swimming area.
10. No dogs are allowed in any of the common areas except the designated dog park near the Sports Park, in the Urban Forest on a leash, or unless authorized by the LCC board for a community-sponsored event. This rule does not apply to service animals. Such service animals must be on leash and in the immediate control of the owner.
11. No motorized vehicles or bicycles shall be ridden on the grassy areas of any of the common areas.
12. Each resident is responsible for cleaning up after use of the common areas.
13. No open fires.
14. No smoking or vaping is allowed in any of the common areas.
15. No glass objects shall be allowed on the beach areas, docks, or floats.
16. Climbing of fences in common areas is not permitted.
17. Electronic audio equipment shall be limited to a volume where no park users or residents object, unless authorized by the LCC board for a community-sponsored event.
18. Common areas shall be available for use from dawn until dusk.
19. Drones and other radio-controlled aircraft are not allowed over common areas or the lake.

20. The carrying of weapons within common areas is prohibited.
21. Groups of more than 10 at any park must be approved by and reserved in advance with the LCC Corporate Clerk.

II. Urban Forest

1. Trail is open for LCC members and guests only.
2. Trail is open daylight hours only.
3. LCC identification must be visible.
4. No smoking.
5. No camping or fires.
6. No glass containers.
7. No motorized vehicles or horses.
8. Bicyclists yield to walkers.
9. Pets must be on leash at all times.
10. Pack out pet waste.
11. Trail must be kept clean and clear of debris.

III. Lake

1. Water shall not be drawn from Ken Lake for irrigation or any other private purpose unless authorized by the LCC Board.
2. No fishing is permitted while swimmers are utilizing the area.
3. No common area, including the lake, may be used for any commercial purpose whatsoever without the express written approval of the LCC Board.
4. Fishing is not permitted between the date the lake is restocked and the day of the fishing derby.
5. Residents with lakefront property are responsible for removal of dead trees, weeds, and debris in and around their waterfront.
6. No motorized watercraft, including radio-controlled devices, are allowed on the lake, unless authorized by the LCC board.