



Greetings neighbors!

The board has received several requests for some clarity around Article 6 of the CC&R's. The board has worked to put together a document that reflects the standards that have been applied but not provide enough detail within Article 6. It's important to note that these are NOT new rules. The purpose of this document is to remove the ambiguity in Article 6. The document reflects the standards that have been applied for the past few years when the management company comes through to perform inspections in our neighborhood.

The board encourages homeowners to provide feedback and/or questions. The board is in place to work for the betterment of our neighborhood. We want to preserve the beauty and integrity of our neighborhood as well as quality-of-life.

Your HOA board email: hoa@mccormickcreek.com

Management company email: TParker@jandmmanagement.com

Respectfully,

McCormick Creek HOA

McCormick Creek Homeowners Association

COMMUNITY RULES

The Board of Directors (the “Board”) of the Homeowners Association (the “Association”) has set forth the following Rules for all Owners. They are intended to help the neighborhood stay a pleasant, inviting and friendly community.

These rules are not a replacement for the Covenants (officially called the “Declaration of CC&Rs for McCormick Creek,” which you received at the time you purchased your home). They are intended to provide amplifying information as a supplement to the Conditions and Restrictions listed in Article 6 of the CC&R’s and explain how the Covenants may affect you and your neighbors in our development.

These Rules are designed to preserve the beauty, integrity, and quality-of-life of our neighborhood.

Please check with the Property Account Manager if you have questions regarding these Rules.

COMMUNITY RULES

1. Property Improvements. The Board of Directors must approve all changes to the outside of any home or property. For example, to make any of the following types of changes you must first file a Home Alteration Request form:

- i. Fence
- ii. Shed
- iii. Carport
- iv. Deck
- v. Patio
- vi. Impervious Path or Surface
- vii. Hot Tub or Spa
- viii. Shutters
- ix. Change of Paint Color
- x. Dog Run
- xi. Addition
- xii. Play Structure
- xiii. Tree House
- xiv. Pool
- xv. Major Landscaping
- xvi. Wall

- xvii. Hedge
- xviii. Trellis, Arbor or Gazebo
- xix. Water Feature
- xx. Satellite Dish
- xxi. Clearing, Grading and Filling
- xxii. Awning
- xxiii. Air Conditioner
- xxiv. Other Buildings or structures

2. Satellite Dish and Antennas. You may install one antenna or satellite dish outside your home, if it is no more than one meter in diameter or diagonal measurement and is visually shielded from the view of people traveling on community streets. It may not be mounted on the front porch. You must request and file a Home Alteration Request for Permission to install an antenna larger than one meter on a “mast” or pole, more than one dish or antenna or one that would be visible from a street. Permission for such a variance will be granted if required by FCC regulations; for example, if the installation you propose is necessary for you to receive signals and no alternate placement of the antenna or dish is available.

3. Landscaping. The appearance of your yard affects your neighbors as well as your own property. All residents of are required to maintain their landscaping in good order.

a. Lawns will consist of grass such as Hard fescue, Kentucky bluegrass, Perennial ryegrass or Chewings fescue. Unkept lawns that contain significant brown spots, are not mowed or have invasive species or weeds that include but are not limited to clover, crabgrass, dandelions, chickweed or moss, will be cited for non-compliance. Homeowners may apply to the board for a temporary exemption from lawn inspection if the homeowner has a plan to bring the lawn up to standard and free of invasive plants and weeds.

b. Grassless yards and artificial turf installations must be approved by the Board and need to be maintained at a high level to appropriately reflect the overall landscaping beauty of the community.

c. Responsibility of the Association: The Association is responsible for maintenance of the landscaping in all Common Areas.

d. Responsibility of the Owners: You are responsible for watering and fertilizing your lawn and any trees in front of your home. You must weed plant beds regularly and keep the plantings in the beds trimmed and in good health. You must rake and remove leaves and storm debris within a reasonable time.

e. Activities limited to the front yard: You may not store firewood, bicycles, toys, trash containers, equipment, and other items in the front yard. Clean up pet waste promptly. No vegetable gardens are permitted in the front yard.

f. Landscaping approval: You must apply to the Board for approval by submitting a Home Alteration Request before you expand planting beds, install large shrubs or trees in your yard, construct anything in your yard or wish to move to a grassless yard or artificial turf.

4. Sports and Children's Play Equipment. Front yards cluttered with oversized, unused or broken toys or sports equipment create an unattractive appearance in the community. All Owners or Residents are encouraged to keep their front yards neat by storing unused toys and sports equipment out of sight. Trampolines are not permitted if they can be seen from any street. You must file an application before installing a trampoline. Portable basketball hoops may be used on driveways only; hoops should never be placed in the street as it is a safety hazard. Unused hoops and all other toys and sports equipment must be stored out of sight in backyards or garages. Hoops may never be left lying on their sides in a visible place.

5. Holiday Decorations. You must remove all outside holiday lights and decorations within 21 days (three weeks) after the date of the holiday.

6. Unsightly Conditions or Nuisances. For the benefit of everyone, the Association requires that all property Owners be responsible for keeping their property clean and in good order.

a. This includes removing all litter, trash, junk or other debris, and removing inappropriate, broken or damaged furniture, plants or other such items. Please consider the standard of the community when selecting furniture for your front porch. For example, camping equipment is not appropriate.

b. Trash and recycling bins must be moved off the curb and stored out of sight of the front yard by 9 am following pickup day. Do not leave trash bags outside your can. The garbage collection company will not take them as it attracts birds who will spread trash around the area.

c. Please respect your neighbors: quiet hour guidelines are from 10:00 pm to 7:00 am M-F and 11pm to 7am on weekends and holidays.

d. Fireworks and/or firearms of any kind may not be discharged within the neighborhood at any time.

7. Common Area Use. Common Areas, including parks, are for the use and enjoyment of all Residents in McCormick Creek. They are maintained by the Association.

a. Trash pickup. With the exception of the Phase 3 parking lot, there is no trash service for the Common Areas. Everyone must pick up their trash, especially pet waste, in the Common Areas.

b. Animals must be on-leash. Animals are not allowed to roam off-leash in McCormick Creek.

c. Activities limited to Common Areas. You may not plant, prune or cut trees, shrubs or any other vegetation in the Common Areas. No personal items may be stored in the Common Areas. Open fires are not permitted.

8. Parking.

a. Parking is limited to your garage, driveway and the public streets where parking is allowed. Parking is not allowed in your yard. Boats, trailers and other recreational vehicles must not be parked or stored for longer than 48 hours (City of Gig Harbor streets is 24 hours). These must be parked either in a garage or off site.

You may request a three-day pass from the Board to allow for longer parking of vehicles, boats, trailers and RV's (need description of vehicle & license plate number).

b. No outdoor parking is permitted for commercial vehicles, RVs, boats, trailers, inoperable vehicles, etc.

c. Commercial vehicles defined. The Association considers any vehicle with dual rear axles, or which exceeds ten thousand (10,000) pounds gross vehicle weight to be a commercial vehicle. Any vehicle displaying a name and/or phone number for a business is considered a commercial vehicle.

9. Signs. Only one sign, no more than five (5) square feet, advertising a home for sale, a yard sale, a graduation, or other similar event, may be temporarily posted in your yard. Hand-painted signs or plastic signs with hand-written words or numbers are not permitted. No business signs may be posted in your yard or visible from the street (unless approved in advance by the Board). During political campaigns, you may post up to three signs for a time period of 30 days prior to the election and until five (5) days after the election. Signs may not block streets or sidewalks or be posted in planting strips along the side of the road. Signs may not be posted in Common Areas unless approved by the Property Account Manager.

10. Business Activities. McCormick Creek is a residential community. You may conduct business activities inside you home ONLY if:

a. There is no visible evidence that there is a business operating inside the home, whether by sight, sound, smell or visitors

b. The activity of the business conforms to all zoning requirements

c. The business does not involve excessive visits to the home by clients, customers, suppliers or other business invitees

d. The business does not involve door-to-door solicitation of Owners of McCormick Creek

e. The business activity is consistent with the residential character of and does not constitute a nuisance or a hazardous or offensive use or threaten the security or safety of the other homeowners.

Any other business activity, including moving sales and garage sales, must be approved by the Board. Garage sales will only be approved between June and September. The Board has the sole discretion to decide whether any proposed business violates these rules.

11. Environmental Resources Protection. The Association is committed to maintaining the quality of the local environment including the quality of streams and groundwater. Your good stewardship practices will make a major positive impact on the community. Please ensure safe disposal of toxic materials -- you may not dispose of paint, motor oil or any other toxic material in storm drains or elsewhere in the community. Grass clippings or any other material may not be dumped on or in Common Areas.