

Colonial Forest General Overview of 2022 Rules & Regulations Changes

The Rules & Regulations (R&Rs) were last revised in 2015. In 2022, the Board of Directors thoroughly reviewed and updated the 2015 R&Rs, and an overview of changes is below. Updates to clarify previous wording and phrasing are not listed because the rule intent is unaltered. References to “Targa” are replaced with “the management company.” If a rule is not listed, there are no modifications.

RULE 2 - EXTERIOR APPEARANCE

- The clause regarding changes to exterior appearance to any building/unit was expanded to include grass, gardens, and common areas.
- A new clause was added regarding exterior modification requests and the details required for submitting the request to the Board of Directors.
- The two clauses regarding window coverings were expanded to clarify exactly what is allowed and what is prohibited.
- The clause that includes solar/yard lights was clarified.
- The clauses regarding Resident Gardens were expanded in terms of required distance from buildings/common areas, and what plants are prohibited. In addition, a new clause was created regarding resident yard debris that will be in effect when there is a fulltime groundskeeper.
- Railings may not be covered with any substance such as tape (decorative or otherwise).
- For security, 32” doors with ½ windowpanes may be replaced with a solid door, but the door must be a white 6-panel door. Outside doors may be white metal or fiberglass but must be 6-panel style.
- Head pumps of any classification or manufacturer are prohibited in Colonial Forest, both indoors and outdoors.

RULE 3 – DECKS AND PATIOS

- Strings of lights of any color are prohibited around any outside surface such as decks, porches, windows, or shrubs except for holiday decoration as specified in Rule 6.a.
- The clause regarding hanging baskets was expanded to clarify the number of baskets, location, and proper disposal. Storing empty hanging baskets or pots under decks, porches, or common areas, driveways, or sidewalks is prohibited.
- To comply with Colonial Forest master insurance policy mandates, “All Grills / BBQ’s / Smokers / Hot cooking sources, regardless of fuel type (charcoal, propane, gas, electric, etc.), are prohibited from use on all patios, porches, and decks. They can be stored in garages if cool. When they are in use, they are required to be 10 feet or more away from all buildings.” Storage of wood on decks and porches is prohibited unless it is in an enclosed container.
- Suet bird feeders are prohibited along with all seed bird feeders. Hummingbird feeders are allowed.
- Exterior roll-up shades on decks for sun protection or privacy must have prior approval by the Board of Directors. Each request will be reviewed on a case-by-case basis.

RULE 4 - SIGNS, BANNERS, AND FLAGS

- Real estate agent posts may be installed outside the front and back gates, but “flyer boxes” are permitted only at the back gate.
- The clause regarding flags was expanded to include “flags should not be stored on porches.”

RULE 5 – GARBAGE

- The clause was changed to clarify that residents must use Waste Management (WM) garbage service and WM containers.
- Receptacles designed for dog waste must be stored inside or in the garage.
- Storing waste or garbage on decks or porches is prohibited.
- Depositing waste or garbage into another resident’s garbage can without expressed permission from that resident is also prohibited.

RULE 6 - USE OF PROPERTY AND SAFETY

- Cigarette butts are not to be disposed of on any common or limited common areas, which includes any concrete or asphalt surface, flower beds, or planter boxes.
- Display of “free” or “for sale” items such as furniture or household items in common areas is prohibited.
- A clause was added stating, “Any tents or play items for children that are erected or used in common or limited common areas must be removed by the end of that same day.”
- The clause, “It is recommended that children playing on Colonial Forest sidewalks or traffic areas wear helmets and be monitored and/or supervised,” was deleted.
- Smoke and carbon monoxide detectors are required, and residents are responsible for always keeping the detectors operable.

RULE 7 – PETS

- The limit on size and weight of dogs was removed.
- Children who are allowed to walk dogs must be able to control the animal in all circumstances.
- Dogs may not be let out or off leash at any time, day or night.
- The new clause regarding receptacles designed for dog waste is repeated in this section.

RULE 9 – PARKING

- The clause was broken into two sections to clarify exterior parking, vehicles not frequently driven, guest parking, and to make clear that all vehicles must have current license tabs.
- General parking is not permitted in areas painted yellow or blue.
- The note that it is illegal in Washington State to wash pollutants and fluids into storm drains was removed.

RULE 12 – ENFORCEMENT

- The rule is completely rewritten by a condominium law attorney and is presented in three sections: 1) Fines; 2) Notices of Violation; and 3) Due Process/Opportunity to be Heard.