



CONDOMINIUM OWNERS' ASSOCIATION

PO Box 4058, Federal Way, WA 98063, www.colonialforest.net

December 18, 2022

To: All Colonial Forest Homeowners

Re: Rules & Regulations Revision

Dear Homeowner,

At the Budget Ratification/Annual Meeting held 12/11/22, Val Krzyzaniak presented the 2023 budget. He explained that the substantial increase for the master insurance policy was based on an anticipated rate increase due to several large claims in the last year.

On 12/14/22, the insurance broker for Colonial Forest informed Targa that he was able to finalize an extremely reasonable quote from American Hallmark Insurance Company. The quote is several thousand dollars less than any other quote we received.

American Hallmark requires that "all Grills/BBQ's/Hot cooking sources be prohibited from use on balconies, patios, decks, etc." and that "owners and tenants grill 10 feet from the building."

American Hallmark will allow 30 days for all grills to be removed. They will also perform a loss control inspection of the property.

All Colonial Forest residents with grills, barbecues, smokers, etc. need to remove these devices immediately.

Enclosed are the revised Rules & Regulations (R&R's) and Change Document. The effective date of the R&R's is February 1, 2023.

If you have any questions or concerns, please contact Mark Pierovich, Community Association Manager, 253-754-6049 or via email at mark@targarealestate.com.

Sincerely,

Board of Directors
Colonial Forest Owner's Association