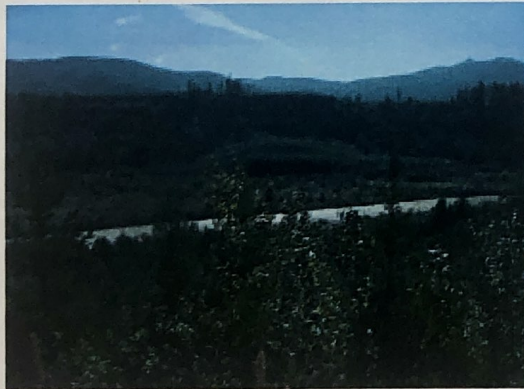


Nisqually River Forest Reserve Communities

Pierce County, Washington

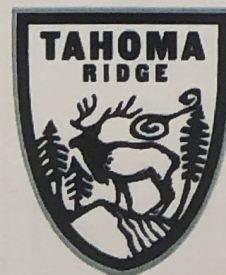
Association Covenants Overview



NISQUALLY



HIGHLANDS



Weyerhaeuser Real Estate Development Company
November 2004

Association Covenants - Overview

Nisqually River Forest Reserve Communities

PURPOSE: To provide the user with an overview of the basic organizational structure of community's various associations in addition to providing each owner with an overview of particular provisions that currently have the most impact on the initial management of the overall association. The general intent of this overview is to simply be a guide to the community and keep owners aware of their shared responsibility to follow their association CC&Rs in addition to using common sense in applying them as well.

General Association Organization	Development Activity Notification	Site Clearing	Right-of-Way Zones	Driveways	Signage	Fencing
<p>Nisqually River Owners Associations</p> <p>All three neighborhoods are part of the Nisqually River Owners Association that includes a set of covenants, conditions, and restrictions otherwise known as CC&Rs or protective covenants. The association has its own board of director and is responsible for community feature related oversight, maintenance, and assessments.</p>	<p>Each owner is encouraged (and required) to provide the Nisqually River Owners Association with notification of their future activities. The purpose of this is not only to check for compliance of any applicable association CC&R's but also to collect a deposit for road use during any development activity.</p> <p>The deposit is intended to engage the community members in being responsible to their neighbors in taking care on one of the primary assets of the community – the roadways. Most of each deposit will be returned provided an owners development activity has taken care of the road during its use. Examples: driving slowly, filling any potholes related to activity, and grading as necessary during and after work is complete.</p> <p>If notification is not provided, the association may place a recordable lien on the violating owner's property. Existing mortgages can be affected by such a lien.</p>	<p>Timber Management: All timber harvesting must be in compliance with WA State FPA rules. Owners must notify respective board and McKenna Council members of upcoming logging activities.</p> <p>A road maintenance deposit will be required before harvesting is started. All logging landings and slash abatement shall be further than 100' from community roadway ROWs.</p> <p>The Nisqually River Owners Association manages the trees within the community roadway. All timber having commercial value remains the property of the respective owner.</p>	<p>Defined: Rights-of-Ways or ROW's are the roadway corridors that provide access throughout the Nisqually Reserve Forest Reserve. The ROW zone is that area between the physical road and the legally defined edge. Community signage, features, and trails can be found in this zone along with trees and other vegetation. It is intended that this area remain vegetated with trees to maintain an attractive visual and sound buffer.</p> <p>ROW Width The ROW width for all of the Nisqually River Forest Reserve is 100 feet.</p> <p>Management of ROW The community association manages this zone and owners must get permission to work within their respective ROW zone.</p>	<p>Defined: Access to your land from the community road for vehicles. The neighborhood association's documents or CC&Rs outline the specifications that driveways must be built to as a minimum. Please refer to your respective neighborhood documents for exact wording.</p> <p>Width: 10 feet travel lane</p> <p>Vertical Clearance: 15 feet in height. Unobstructed along its entire length.</p> <p>Ditchline Connection: a minimum <u>18" diameter culvert</u> is required where the driveway crosses the community's ditchline as it connects to the community roadway.</p> <p>Load Bearing: capable of supporting 40,000 pounds</p> <p>Turnaround: the driveway must have a hammerhead or turnaround to enable fire truck sized vehicles to easily return to the community roadway.</p>	<p>Defined: Any material posted within the community to advertise or otherwise direct an audience. Each association's documents or CC&Rs outlines the requirements of any allowable signage within the community along with graphic standards for the same. Please refer to the respective neighborhood documents for exact wording.</p> <p>Land Sales: Are allowed provided the total size is less than 6 square feet (2'x3') and must comply with the graphic standards found in your association documents.</p> <p>Site Services: not allowed</p> <p>Owner Businesses: must get permission from the Nisqually River Owners Association Board of Directors</p> <p>Address Signage: Use 8" by 16" placard placed on 5' treated post (6"x6"). See the Signage Standards and Guidelines located in your association documents</p> <p>Community Signage: See the respective association documents for details.</p>	<p>Defined: The intent is to avoid fencing or other barriers that are inorganic or inconsistent with the surrounding area. Natural materials and colors are highly encouraged in addition to using fence style that enable the local wildlife to move freely about the community. More restrictive fencing is allowed provided it is configured to the specific purpose and is practical in the area that it isolates. Examples include a 1/2 acre dog run close to a main residence and/or a 4 acre paddock.</p> <p>Frontyard: The edge of the community roadway ROW is considered to be the frontyard boundary line. No metal fencing is allowed and fence height is restricted to 4'. These restrictions do not apply if the fencing is placed 25' or further from this line.</p> <p>Sideyard: Some types of metal fencing are allowed. Open fencing is required.</p> <p>Internal fencing: No restrictions if fencing is placed at least 25' from perimeter fencing.</p>

Association Profile & Benefits

Nisqually River Forest Reserve Communities

Board Membership	Annual Meetings	Annual Assessment	Homesite Count
Three (3) seats 1: Scott Dahlquist 2: Marlene Voss 3: Brad Johnson	November	Based on annual budget \$700-\$800 (estimated) due February Budget available	77

What do your annual dues pay for at the Nisqually River Forest Reserve?

- ↑ Maintenance of the electronic gate and entry area off of Roedomsky Road entrance
- ↑ Landscaping and maintenance of structures at 7 community areas
- ↑ Upkeep of all footpath and multi-purpose trails
- ↑ General primary road maintenance, including grading twice a year
- ↑ Insurance coverage for all Owners Association maintained areas, including roads, trails and community areas
- ↑ Administration expenses such as postage stamps, mailings, etc.