

LENDEMAIN HOMEOWNERS' ASSOCIATION

New Owner / Tenant Quick Guide to the CC&Rs, Bylaws & Rules

DUES & ASSESSMENTS

- Regular HOA dues (annual assessment) are billed quarterly.
- Late by 30+ days: 6% annual interest begins accruing, plus a written warning letter after one full quarter past due.
- Late by 90+ days: the Association can file a lien on the property; unpaid assessments plus interest, legal fees, and costs become a lien against the lot.
- Delinquent accounts can lose voting rights and access to Common Area facilities until paid current.
- Owners are responsible for any assessments or penalties incurred by their tenants.

PROPERTY USE & ARCHITECTURAL CONTROL

- Lots are residential only. No business, trade, or commercial activity may be conducted on a lot or in any structure on it.
- Any exterior construction, addition, fence, or alteration needs written approval from the Board or Architectural Control Committee before starting. This includes roofing changes. The board tries to handle these requests within a few days, but some may have to wait for the next monthly board meeting.
- No temporary structures, outbuildings, or mobile homes may be used as a residence, even temporarily.
- Do not place anything on, or build anything on HOA property or common areas. Look at your property line on the county website so you know where your property line ends. No landscaping, paver stones or anything else is allowed to be placed on HOA property or common areas. This is strictly enforced.

VEHICLES, TRASH & COMMON AREAS

- Vehicles used for business, and any vehicle in disrepair, may not be parked/stored on a lot or common area. Vehicles in disrepair must be removed within 2 days of notice or the Association may tow at owner expense.
- Cul-de-sacs are common property: no parking over 48 hours, no boats/trailers/RVs, no double-parking, and entrances are fire lanes. Violations can draw a \$5/day penalty plus towing costs. Vehicles parked in fire lanes will be towed immediately at owner expense.
- Trash, rubbish, and yard debris left on HOA land may be removed by the Association and billed to the homeowner responsible.

PETS

- Pets must be leashed at all times on HOA property and common areas. Kirkland ordinance requires them to be leashed everywhere outside except when they are in a fenced yard.
- Owners must clean up after pets and are liable for any pet-caused damage; excessive barking/noise is not allowed. The HOA has provided dog poop stations, including bags. Use them.
- Complaints go to the Board or King County Animal Control. The Board can impose fines for repeat offenders.

CLUBHOUSE RENTALS

- To rent the clubhouse, you must be an Association member in good standing. Tenants can only rent with written approval from the owner.
- Facility must be vacated by midnight; amplified/live music and excessive noise are prohibited.
- A refundable deposit is required; it's returned within 10 business days if the space is left clean and all rules were followed.

POOL USE

- Only homeowners in good standing may use the pool. To get access, you will need a key. You will need to sign a liability waiver that lays out the pool rules and pay the key fee.
- Homeowners are responsible for the conduct of their visitors and tenants. No alcohol, smoking or drug use. No pets allowed in the pool or in the pool area.
- An adult capable of swimming must accompany all minors. Violations of the rules can result in fines and loss of pool access.

GOVERNANCE BASICS

- The Association is run by a 9-member volunteer Board, elected by owners.

This is a plain-language summary for orientation only. It is not exhaustive and does not replace the full recorded Declaration, Bylaws, and Rules & Regulations — consult those documents (and the Association) for complete, binding terms.