

Quailwood Homeowners Association
RULES AND REGULATIONS OF THE QUAILWOOD TOWNHOUSES

The Board of Directors (the "Board") of the Quailwood Homeowners Association (the "Association") adopts the following Rules and Regulations for the Quailwood Townhouses (the "Rules and Regulations") pursuant to the Amended and Restated Declaration of Covenants for the Quailwood Townhouses (the "Declaration"), dated JANUARY 15, 2016.

These Rules and Regulations will be amended or updated, as necessary, by the Board to incorporate additional understandings and interpretations of the intent and requirements contained in the Declaration.

1. Scope

The following Rules and Regulations apply to Quailwood No 1 Lots 1 through 5 and Quailwood No 2 Lots 1 through 8 as identified and described in Section V of the Declaration.

2. General

- a. These Rules and Regulations summarize and supplement the covenants, requirements, and restrictions in the Declaration and in no way supersede or negate the requirements and restrictions contained in the Declaration.
- b. The remedies and fines discussed below and specified in Schedule 1 of this document apply to noncompliance with the requirements and restrictions contained in the Declaration and/or these Rules and Regulations.
- c. The owner is accountable to the Association for complying with, and ensuring that all residents and guests on his/her property comply with, the following Rules and Regulations and the Declaration. As such, all fines and other remedies herein discussed and specified for noncompliance by the said owner, residents, and guests shall be applied to said owner.
- d. Refer to the Declaration for definitions of terms.

3. Property Use

Properties shall be used as single-family residences only. Temporary structures shall not be used as for residence.

4. Property Modifications

Any changes to the external lot and structures of the townhouse that are visible to the public must have prior written approval from the Architectural Control Committee (ACC). This includes but is not limited to the exterior of the townhouse, exterior free-standing walls and fences, landscaping, patios, shade covers and gazebos, and driveways and walkways.

5. Property Maintenance

Lots, structures, and any improvements thereof shall be maintained in overall good state of repair and appearance.

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6. Vehicles and Parking

Resident vehicles shall not be parked permanently on the street. At times, with board approval, temporary parking on the street may be necessary. No vehicle shall be parked in the golf cart/fire access lanes, the mail box access lane, or the turnaround area. No unattended vehicle shall be parked in a manner that would obstruct access to the townhouses or mail boxes by residents, guests, emergency, delivery, service, or contractor vehicles.

7. Nuisances and Other

Owners shall not create, or allow development of, nuisances to other residents and/or the public on his/her property. This includes, but is not limited to, visual, noise, smell, and resident or guest activity nuisances.

Owners shall not create, or allow the development of, conditions that are detrimental to the welfare and comfort of other residents; to the value of other properties; or to the public perception of Quailwood Townhouses.

8. Fines, Costs, and Legal Fees

In the event that the Association takes any enforcement action arising from a violation of these Rules and Regulations, the owner of the lot in violation of these Rules and Regulations shall be liable to the Association for all fines levied by the Association, and for costs, fees, and expenses incurred by the Association as a result of the violation and any enforcement action.

9. Remedies

No remedy or fine provided for in Schedule 1 of this document shall be deemed an exclusive remedy for violation of the Declaration or of these Rules and Regulations. Enforcement may in all instances be by injunction or other equitable remedy.

The Association shall have standing to enforce the Declaration and these Rules and Regulations and, in any such proceeding, the prevailing party shall be entitled to recover its reasonable attorney fees and costs.

10. Notification, Fines, and Enforcement Actions

The Association will use the owner notifications, fines, and enforcement actions specified in Schedule 1 of this document to address violations of the Declaration and these Rules and Regulations. The Board may, by majority vote, delegate the function of determining violations of the Declaration and Rules and Regulations and imposing fines to any Board member or member in good standing of the Association.

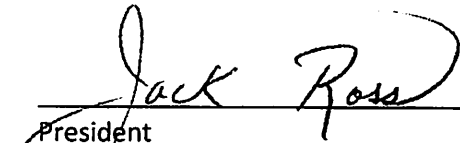
Notices of violation shall be in writing and mailed to the owner-in-violation by first class, certified mail, with return receipt requested to the address on file with the Association for such owner. If a return receipt is not received, the notice shall be deemed to have been "provided" to the subject owner seventy-two (72) hours after it is posted with the USPS. Notices of violation involving parking in restricted areas, may be put on the vehicle's windshield if the vehicle owner is unclear.

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Notices of violations will include the specifics of the violation and, as determined by the Board, a period in which the violation can be corrected without fine and, if uncorrected in that period, the fine that will be imposed. The Board may, if deemed reasonable, impose a fine with no period for the owner to correct. The Board may also, subject to the notification requirements of this provision, further fine the subject owners for non-correction or repetition of the violation.

IN WITNESS WHEREOF; the undersigned Board Directors of Quailwood Homeowners Association represent and affirm that the foregoing Rules and Regulations were duly adopted following approval of 75% of the Members and executed in Richland, Washington on the date indicated below.

Date the 15 day of JANUARY, 2016



President



Vice-President



Secretary-Treasurer