

## Exhibit B – Summary of General Suncadia Rules & Regulations for Owners, Residents, Tenants and Guests

**Suncadia is a master-planned community governed by special covenants, conditions, restrictions and rules. Residents, tenants, and guests must comply with these rules. Failure to comply can result in substantial financial penalties and other enforcement actions.**

1. We live in a forest. Please protect our valuable resource. Burning of open fires, wood or pellet fueled smokers, uses of charcoal fuels and discarding of smoking materials in vegetation is prohibited. Outdoor gas fueled fire pits and gas fueled BBQ's are discouraged, but may be permitted with prior Design Review Committee (DRC) approval.
2. No parking on streets between the hours of 10:00 pm and 7:00 am.
3. Permission is required in advance for temporary parking for a special event or party from Community Services during weekday business hours at (509) 649-6273 or after hours / weekends at (509)-649-6109 (Suncadia) or (509) 649-6459 (Tumble Creek).
4. From 7:00 am until 10:00 pm street parking is permitted subject to the following guidelines:
  - 4.1. No parking over or on any vegetation.
  - 4.2. During snow plowing operations, on street parking **is prohibited** until that particular street is plowed. Vehicles obstructing snow plows may be towed at owner expense
  - 4.3. No parking on unimproved lots, whether owned by you or not.
  - 4.4. Construction parking and temporary work site office trailers and storage areas will be designated by the Design Review Committee during the home building planning and approval process. Street parking for construction related vehicles is permitted **only** with advance DRC approval; however, temporary on-street deliveries are permitted when the designated parking and storage areas on the lot will not accommodate the delivery vehicle.
  - 4.5. Contractors, delivery services and vendors must use designated arterial road truck routes for deliveries, new construction and home improvement / remodel work within residential areas. Alternate routes must be pre-approved by the DRC for ingress and egress to work sites before construction work commences on any lot or existing structure. All speed limits and parking regulations must be observed at all times.
  - 4.6. Vehicles that compromise safety or impede emergency access, or are blocking an entrance or exit, or parked in a fire lane or within 15 feet of a fire hydrant can be immediately towed at owner expense.
5. For the safety of owners, guests and wildlife, all posted speed limits must be observed. Do not tailgate vehicles. Passing vehicles while travelling on roadways is prohibited. Stop for occupied or waiting pedestrians and golf carts at marked crossings.

6. Bicycles must be ridden in designated areas within Suncadia. Skateboarding and rollerblading are strictly prohibited within Suncadia unless an area has been expressly and officially marked as a skateboarding or rollerblading area. To preserve the surface of the sports courts, skateboarding, skates, or bicycles may not be ridden on the areas. No bicycles or motorbikes are permitted on grass, mulched, barked or landscaped areas, including parks.
7. Please keep our community beautiful. Bicycles, toys, skateboards and roller-skates, etc. are not allowed on Lodge patios, balconies, hallways, or stairways. Hanging of any items from decks, patios or windows is prohibited. Portable sports poles, hoops and related structures will only be allowed to the extent that they can be stored inside the garage. Portable sports equipment may not be left outdoors overnight or when not in use.
8. Washington State law prohibits driving of unlicensed golf carts, ATVs or snowmobiles on roadways. For the protection of pedestrians, no motorized vehicles including golf carts, scooters, ATVs may drive on any paved pathways or paved hiking trail.
9. For the safety of all, only golfers may be on the golf course or on the golf cart paths. Others must not walk or play on the golf courses or fish in the ponds. Unauthorized use of golf courses for sports games is prohibited.
10. Pets must be on a leash at all times, within Suncadia, except when within designated dog park location(s), accompanied by a person in control or custody of the dog.
11. Any person owning, having custody or control of a dog or pet shall at all times prevent the animal from attacking, biting or otherwise causing injury to any person or animal or from damaging personal property.
12. Any person owning, having custody or control of a dog or pet must not allow defecation on a private property or common areas and must immediately remove, place in a closable bag or container and deposit such defecation in trash receptacle designated for public use or in a private trash receptacle.
13. No person shall own or harbor an animal in such a manner that the peace or quiet of another person is unreasonably disturbed by any frequent or long continued noise or causes unreasonable annoyance or discomfort to any person of normal sensitivity in the vicinity.
14. Wildlife must not be fed or harassed. Violators will be reported to the Department of Fish and Wildlife.
15. Noise must be kept to a minimum volume, especially after 10:00 pm and before 8:00 am to ensure no complaints from neighbors.
16. For fire safety and in consideration of others, no smoking within the Inn, the Lodge or within 30 feet of any commercial building.
17. Trailers for boats or snowmobiles, RVs or commercial vehicles can only be kept on property for a maximum of 48 hours within a 30-day period, in designated areas only. Absolutely no trailer, boat or RV parking allowed on the roadways.
18. Sleeping in campers, RVs or vehicles is strictly forbidden.

19. Litter, trash, empty boxes or other debris must be disposed of properly in designated trash areas. Residential trash cans must be stored in designated enclosures and cannot be left on the street once they have been emptied. For residences with self-serve curbside pickup, trashcans shall be kept inside garages or enclosures except on collection day. The containers shall not be placed on the street earlier than sundown the day before pick up. If a resident plans to be away on garbage collection day, arrangements should be made with Waste Management or a neighbor in advance to remove the trashcans from the curb following collection.
20. Door to door or street solicitation, yards sale or other signs and banners are prohibited
21. Camping tents are not permitted to be erected on home sites or common areas.
22. Firearms (including air guns) or fireworks may not be discharged within Suncadia.