**DRAFT – NOT BINDING – FOR CONSULTATION**

**Greenwood Point Homeowners’ Association**

**Use Restrictions and Maintenance Policy**

Last updated: July 25, 2024

**1. Purpose**

This policy outlines the use restrictions and maintenance requirements for Greenwood Point homeowners to maintain community standards and property values.

**2. Structures and Construction**

a. No temporary structures may be used as residences.

b. Construction must be completed within nine months of commencement.

c. All exterior modifications require ACC approval.

**3. Vehicle Storage and Parking**

a. Boats, trailers, RVs, and inoperable vehicles must be stored in garages or screened from street view (such as behind a fenced area with neutral-colored covers).

b. No overnight street parking of large commercial or other unsightly vehicles is permitted.

**4. Landscaping and Yard Maintenance**

a. Lawns must be mowed regularly.

b. Gardens and planted areas must be kept free of weeds.

c. Trees and shrubs must be pruned to maintain a neat appearance.

d. Dead plants and trees must be removed promptly, in accordance with the City of Issaquah's Tree Removal Policy where applicable.

**5. Trash and Recycling**

a. Containers must not be visible from the street except on collection days.

b. Containers should be placed at the curb no earlier than the evening before collection and removed by the evening of collection day.

**6. Exterior Maintenance**

a. Paint and siding must be maintained in good condition, free from peeling, fading, or damage.

b. Roofs must be kept in good repair, free from visible damage or significant moss growth.

c. Fences must be maintained in good condition and painted or stained as needed.

**7. Nuisances**

a. No noxious or offensive activity shall take place upon any lot.

b. Noise levels must comply with local ordinances.

**8. Enforcement**

Violations of this policy will be subject to the Schedule of Association Actions and Penalties for Violations.