

**White Water Estates
Board of Directors**

2 October 2009

NOTICE

Guest Privileges and Associated Lot Owner Responsibilities

- 1. REFERENCE:** This notice is established under the authority of the following document:
 - a. RCW 64.38.020 (6), Subject Association Powers.
 - b. White Water Estates Declaration of Covenant, Conditions, and Restrictions (CCR), Article IV, Section 2, Para (g), dated April 20, 1989.
 - c. By Laws of White Water Estates Country Club, Article VI, Section 3, dated 25 May 2006.
 - d. White Water Estates BOD Notice, Subject: Fine Process and Schedule for White Water Estates, paragraph 3.b., dated 9 April 2008

- 2. AUTHORITY:** Reference a. above grants the association power to regulate the use of common areas. Reference c. above grants the Board of Directors the authority to conduct the business of the association and establish rules and regulations not inconsistent with the law. Reference b above binds the lot owner to the By Laws. Reference d. above establishes fines that may be imposed for actions of invited guests.

- 3. PURPOSE:** This document provides White Water Estates (WWE) Board of Director (BOD) interpretation and guidance pertaining to privileges of guests within WWE.

- 4. DEFINITION:** For the purpose of this document, guests are defined as non-resident (WWE) persons invited by a WWE resident to their property within WWE.

- 5. GUEST PRIVILEGES:** Two general scenarios are envisioned with guests accessing WWE:
 - a. WWE Lot Owners may invite guests to their personal property, and there is no requirement for the WWE lot owner to be present. In this situation the guest is granted access to WWE for the express purpose of transiting to and from the WWE home they were invited to. Since WWE is a Community Watch neighborhood, it is recommended that if you are inviting guests to your home and you will not be present, to let your neighbors know, in order to eliminate undue concern.
 - b. WWE Lot Owners may invite their guests to utilize WWE community property. There are two requirements associated with this privilege however. A WWE household member must accompany an invited guest when the guest is using WWE community property, and the guest or WWE lot owner can not be utilizing WWE community property for the purpose of receiving material gratification from a third party (i.e., receive compensation to allow non-residents of WWE to use the horse arena or trails).

- 6. WWE LOT OWNER RESPONSIBILITIES:** WWE Lot Owners are reminded they are responsible for the actions of their invited guests while they are within the confines of WWE.

- 7. BOD ACTION FOR NON-COMPLIANCE WITH NOTICE:** WWE Lot Owners who fail to comply with this notice may be required to return any keys or gate openers at owners expense when they are allowing non-resident third parties to use for unauthorized access to WWE.

This notice will remain in effect until retracted or modified by the BOD, or until the current CCR have be revised and properly ratified by the community.

**White Water Estates
Board of Directors**

Sincerely,

Ron Lunderville
BOD President