

Kahler Glen Rules and Regulations

(Important information for all owners)

KGCA Board and Roster¹

- Board members are elected at the annual owner's meetings and serve two year terms. The Board is composed of up to 7 members. Further information regarding the Board's duties can be found in the KGCA bylaws.
- The Kahler Glen Community Roster was created for the express purpose of conveying information from the KGCA Board and authorized delegates (Manager and Bookkeeper) to the KG community using email, conventional mail, text messaging and phone calls. The roster is for KGCA members use only and cannot be shared or sold without prior written consent of the KGCA board. The roster can be used for community members to contact each other for social purposes only. Use of this roster for any other purposes is a violation of the Rules and Regulations Policy. All exceptions to this policy require prior written approval from the KGCA Board.

Roadways, Parking, Vehicles^{2, 3, 8}

- Follow posted speed limits and watch for pedestrians and golf carts.
- Off road vehicles, such as snowmobiles and all-terrain vehicles, may not be operated on Kahler Glen property except as authorized by the Board.
- No owner of a home shall store or allow any occupant to store any trailers, boats, motor homes, recreational vehicles, motorcycles, trucks over two tons, or any disabled or inoperable motor vehicle unless such vehicle is completely enclosed and hidden from view within a garage or other enclosure approved in advance by the KGCA Board. If permitted by the Condominium Association, condominium owners may store golf carts, boats or trailer in their carports.
- Trailers, boats, motor homes, recreational vehicles or motorcycles may be temporarily parked on a property for up to 72 hours. Camping or temporary residence is prohibited.
- Vehicles may not be parked on residential streets for more than twelve (12) hours without written approval from the KGCA Board. Vehicles may not be parked in such a way that restricts traffic flow or snow plowing, or creates a safety issue.

Golf Course – Summer^{2, 17}

- The golf course property is leased to Kahler Glen Resort during golf season and is not for the personal use of homeowners at Kahler Glen.
- Use the golf course only when you have paid for a round and checked in at the Pro Shop. Please advise family and friends using your home that unauthorized activities on the golf course are not allowed.

- The practice golf hole by the Conference Center may be used by the Resort as one of the 18 active holes, during which time it cannot be used for practice. Please check with the Pro Shop to make sure it is available prior to use; repair all ball marks on the green.

Golf Course - Winter²

- The cross country ski trails are for skiing only. No walking, snowshoeing or sledding is allowed on any part of the groomed the trails. No dogs are allowed on the trails.
- Snowshoeing is allowed on the golf course. Cross country ski trails should be crossed only as needed.
- Sledding is allowed on the golf course except on ski trails. No walking on groomed trails to access sledding hills.
- Ice skating is only allowed when the ice rink is open; hours are dependent upon conditions. Skaters are responsible for following all rules associated with the ice skating rink.

Property Maintenance, Trash Removal^{4, 5, 6}

- Homeowners must keep all trees, hedges, shrubs, lawns and flowers in an attractive, neat, trimmed and pruned condition.
- Home and lot owners shall not allow their lots to become overgrown or unkempt so as to create a visual nuisance or fire hazard.
- Properties must be kept clear of noxious weeds. Further information on noxious weeds can be found on the KGCA and Chelan County websites.
- Leaves, clippings, dead plants and other yard waste shall be placed in a compost pile or appropriate containers for disposal.
- Each owner shall be responsible for the prompt and regular disposal of all of garbage, trash, junk and yard waste from the owner's property.
- Except as established and communicated by the KGCA Board or Manager, no lot or Common Area shall be used as a dumping ground for rubbish, trash, garbage, litter, junk and other debris.
- Place refuse in the garbage dumpster and recyclables in the recycle container. No hazardous materials, electronics, furniture, appliances or other large items allowed in either in the dumpster or recycle container. Break down all boxes. Review the recycle information (available for viewing or printing on the KGCA web site) and only put acceptable materials in the container.
- Each owner shall be personally liable for any damage to any Common Areas or any other area maintained by the Association or to any other property of the Association, whether real or personal, caused by the owner or the owner's family member, guest, tenant, agent, workman, contractor or other licensee or invitee.

Water, Sewer⁷

- Kahler Glen is on septic systems; if the systems are treated appropriately they should last for many years. In order to keep them in working order and avoid huge costs to the community should the systems fail, please follow all rules.
- Make sure your faucets, toilets and other water sources are in good repair and are not sending excessive flow of water in to the septic system.
- Use only septic safe toilet paper. Do not flush feminine hygiene products, facial tissue or non-biodegradable objects.
- Do not flush any toxic materials, including but not limited to drugs, antibiotics, solvents, paints, varnishes, weed killers and insecticides.
- Do not use powdered laundry or dishwasher detergent; liquids or gels only.
- Do not use bleach. If you rent your home and use professional cleaners, Washington State law requires professional cleaners to bleach linens. Therefore, after rentals your linens must be washed off-site from Kahler Glen.
- Garbage disposals are not allowed. If your home has one, please don't run anything down it. Place vegetable matter, grease or fat products, egg shells, coffee grounds and any other kitchen waste in the garbage. If you remodel, please eliminate the garbage disposal.
- Avoid using drain cleaners.

Nuisances⁹

- Noise restrictions apply to Kahler Glen. Quiet hours are from 10 p.m. to 8 a.m.
- Please be considerate of your neighbors at all times.

Lighting¹⁰

- The overall lighting plan for Kahler Glen is designed so as not to detract from the night view. All exterior lighting, including motion-censored lights, must be directed downward, be low intensity (i.e. 450 lumens or less), and not result in excessive glare to neighboring properties, roads or Common Areas.
- Please turn off all outdoor lights when not being used.

Animal Restrictions¹¹

- Dogs must be on a leash at all times they are outside of your property except when on another consenting owner's lot or condominium unit.
- Excessive dog barking is not allowed. Please put your dog indoors if it barks repeatedly.
- Clean up after your pets.

Tennis, Pickle Ball Courts¹

- The tennis and pickle ball courts are for homeowners and their guests' use.
- Use is on a first come basis; if another group is waiting, limit your court time to one hour.
- Wear non-marking shoes only.
- No glass containers, food or chewing gum on the court.
- No pets allowed on the court.
- No skateboards, bikes, scooters or in-line skates allowed.

Renting, Leasing¹²

- Post these Rules & Regulations in a visible place for your guests/renters/cleaners or rental agencies. If you are using an outside rental agency, please provide them with these Rules and make sure their clients and employees are aware of and following the guidelines.
- As owner you are responsible for making sure your renters are aware of KGCA Rules and Covenants since you may be at risk for fines if there are repeated violations associated with your property. You must also assure your renters are aware of the measures that need to be taken to protect the septic system.
- The Covenants restrict the rental occupancy of a home to two people per bedroom plus two to prevent excessive flow of water into the septic system. The Covenants also limit the number of bedrooms per home to three. Please do not have more people than the allowed number of people staying in your home as it may overload the septic capacity.

Construction, Remodels¹³

- Construction hours are limited to Monday through Friday, 7 a.m. to 6 p.m.
- Interior construction that does not cause noise affecting nearby homes or the golf course can be done on weekends during the same hours.
- Exceptions can be made in extreme emergencies with approval from the KGCA Board President or Manager.
- The KGCA Architectural Control Committee has oversight of new homes and landscaping. Before building and before making any changes to your house color, landscaping, lighting, etc., it is advisable to contact this committee. You can reach the committee by contacting the KGCA board.

Signs¹⁴

- No signs shall be displayed to public view on any lot, condominium, home or structure except:
 - 1) one professionally created sign of not more than two square feet displaying the resident's name;

- 2) two signs of not more than five square feet each advertising the property for sale;
 - 3) political signs as regulated by state law—such signs may not be placed more than 30 days prior to the election and must be removed within 15 days after the election to which they apply;
 - 4) address sign that meets emergency responder specifications
 - 5) for rent signs placed in windows; and
 - 6) other signs as specifically approved by the Board.
- The Board may authorize such signage as it deems appropriate on the Common Areas.

Fire and Firearms ^{15, 16}

- No outdoor wood fires are allowed at Kahler Glen, except between November 1 and March 1, when attended fires are permitted using an enclosed, above-ground unit with a spark-arrestor.
- The KGCA Board and its Manager may approve other fires as needed for maintenance.
- The use of firearms, including air guns and archery, are prohibited.
- All fireworks and explosives are prohibited.

References

Article and Section references from the Fourth Restated Declaration of Kahler Glen Protective Covenants, Conditions & Restrictions (CCRs).

- 1 Article 3. HOMEOWNERS ASSOCIATION
- 2 Article 2. COMMON AREAS AND FACILITIES - Section 2.3 Use of Common Area
- 3 Article 6. USE AND MAINTENANCE OBLIGATIONS OF OWNERS - Section 6.28 Off Road Vehicles
- 4 Article 2. COMMON AREAS AND FACILITIES - Section 2.4 Delegation of Use
- 5 Article 6. USE AND MAINTENANCE OBLIGATIONS OF OWNERS - Section 6.1 Home and Yard Maintenance
- 6 Article 6. USE AND MAINTENANCE OBLIGATIONS OF OWNERS - Section 6.8 Garbage and Trash Removal
- 7 Article 5. ARCHITECTURAL CONTROL - Section 5.17 Septic Systems
- 8 Article 6. USE AND MAINTENANCE OBLIGATIONS OF OWNERS - Section 6.2 Restrictions on Storage
- 9 Article 6. USE AND MAINTENANCE OBLIGATIONS OF OWNERS - Section 6.5 No Nuisances
- 10 Article 6. USE AND MAINTENANCE OBLIGATIONS OF OWNERS - Section 6.26 Lighting
- 11 Article 6. USE AND MAINTENANCE OBLIGATIONS OF OWNERS - Section 6.9 Animal Restrictions
- 12 Article 6. USE AND MAINTENANCE OBLIGATIONS OF OWNERS - Section 6.12 Renting and Leasing
- 13 Article 5. ARCHITECTURAL CONTROL - Section 5.1 Construction and Exterior Alterations or Repairs
- 14 Article 6. USE AND MAINTENANCE OBLIGATIONS OF OWNERS - Section 6.11 Signs
- 15 Article 6. USE AND MAINTENANCE OBLIGATIONS OF OWNERS - Section 6.23 Outdoor Fires
- 16 Article 6. USE AND MAINTENANCE OBLIGATIONS OF OWNERS - Section 6.10 Firearms

Reference from the Golf Course Lease Agreement.

- 17 1. Definitions. (h) Responsible Community Use

Other Information

(Important information for all owners)

Golf Course - Summer

- It is dangerous for anyone, particularly children, to play on or near the course any time that golfers may be present; please keep them off the course.

Golf Course - Winter

- All skiers, skaters, snowshoers and sledders should beware of golf course water hazards.

Power Outages

- If the power goes out, the systems can't pump. In a prolonged power outage, if enough people continue to flush the toilets and run the water, sewage will back up into homes. If the power is out and it appears it will continue to be out for longer than a day, please consider temporarily leaving Kahler Glen, not only for your own comfort, but for the safety of the septic system and your home.

Water

- The Kahler Glen water is checked regularly by professionals. The annual water report is posted on the KGCA web site.
- If you are a full time resident or will be staying on after a busy weekend, please wait to do your laundry until after the weekend rush of visitors in order to protect the septic system.
- Avoid overuse of use of antibacterial, disinfectant or sanitizing products in the home. While the bacteria population in a septic system can recover from small quantities, large amounts can destroy both good and bad bacteria.