

Alasund Meadows HOA Community Guidelines

(Derived from the Declaration of Protective Covenants, Conditions & Restrictions recorded May 2003)

These guidelines summarize the key rules that apply to all lots in the Plat of Alasund Meadows (Lots 1–40 and Tracts A & B). They are intended to promote a well-maintained, residential neighborhood. Full legal text is contained in the recorded CC&Rs. The Architectural Control Committee (ACC) and Homeowners Association (HOA) enforce these standards. The City of Poulsbo is a third-party beneficiary and has enforcement rights related to plat conditions of approval.

1. Residential Use & Structures

Lots may be used only for residential purposes.

Only one detached single-family dwelling (maximum two stories) plus a private garage is permitted.

One additional structure (typically a garden/tool shed) is allowed: maximum one story and 120 square feet. It must meet City of Poulsbo permitting and construction standards.

Temporary structures (trailers, tents, basements, shacks, barns, etc.) may not be used as residences, temporarily or permanently.

No oil, mining, quarrying, or related operations of any kind are permitted.

2. Architectural Standards & Approval

No building may be erected, placed, or altered until construction plans, specifications, and a site plan have been approved by the ACC. Approval considers quality of workmanship/materials, harmony of external design, and location relative to topography and grade.

The ACC is formed by homeowner vote once 90% of the homes are occupied.

Minimum living area (exclusive of one-story open porches and garages):

One-story dwelling: 1,300 sq ft ground floor.

Multi-story dwelling: 600 sq ft ground floor.

Plywood is not allowed on any exterior surface that fronts the street (except exposed soffits).

Building setbacks and height limits follow City of Poulsbo requirements. Eaves, steps, and open porches are not counted as part of the building for setback purposes, but no portion of a building may encroach on another lot.

Satellite dishes larger than 24 inches in diameter (or any other exterior antenna/receiver) require prior written ACC approval.

3. Fencing & Perimeter Treatments

Fencing must be cedar board or another product approved by the Declarant or HOA. Chain-link fencing is prohibited.

Property owners are responsible for maintaining all fences (except the City-owned detention pond fence) and landscaping to a standard consistent with the subdivision, as determined by the ACC.

Perimeter lots must have either:

A 5- to 6-foot fence along the full length of the plat boundary line, or

A 15-foot-wide landscape buffer (with specific planting requirements: 4–6 ft minimum-height conifers at ~12 ft spacing intermixed with 2 ft minimum-height native shrubs).

Specific rules apply if a fence is removed or a landscape easement is modified (recording of easements/extinguishments with Kitsap County and notice to the City is required). Certain lots (15, 16, 21, 22, 34) are exempt from perimeter buffer/fence requirements.

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4. Parking & Vehicles

On-street parking is limited to reasonable guest parking only.
Recreational vehicles (motor homes, campers, boats, etc.) may not be parked on the street.
RVs stored on a lot must be screened by wood fencing or evergreen plantings (screening requires ACC approval).
No RV may be parked within 25 feet of a front property line or within side-yard setbacks required by the City of Poulsbo.

5. Pets & Animals

Only common household pets (dogs, cats, canaries, parakeets, etc.) kept solely as household pets are allowed. No livestock, poultry, or other animals.
Pets that become a nuisance must be removed.
Dog houses, runs, or kennels must be screened from neighboring properties and streets and must not create a nuisance.
Dogs must be kept inside the house or garage at night to prevent barking disturbances.
Residents must comply with City of Poulsbo leash laws.

6. Appearance, Maintenance & Nuisances

No noxious or offensive activity is permitted that may become an annoyance or nuisance to the neighborhood.
Woodpiles/wood supplies may not be stored in front or side yards or be visible from streets.
Lots may not be used as dumping grounds. Trash, garbage, and waste must be kept in sanitary containers. Garbage cans may be placed in public view only on collection day.
No trash piles, refuse, underbrush, compost piles, or other unsightly growth/objects may accumulate so as to create a detriment, annoyance, or fire hazard. The Declarant (or successor) may enter and remove such materials at the owner's expense.
Property owners adjacent to streets must maintain sidewalks and the portion of the right-of-way between the street edge and the property line per City codes.
Owners are responsible for landscaping within existing and proposed rights-of-way (except roadway, storm drainage facilities, and traffic signage).
All runoff from roofs and yard drains must be directed so it does not adversely affect adjacent properties.
Maintenance of private drainage systems within easements (not dedicated to the City) is the responsibility of the benefited property owners.
No dumping of any material on Tracts A or B or in utility/drainage easements. No disturbance or removal of trees/vegetation from any tracts without prior written approval of the City Engineer.
Utility connections (sewer, water, power, telephone) must be installed as required by the utility provider. No owner may encumber lawful access over utility easements shown on the plat.

7. Signs

Only the following signs are allowed:
One professional sign $\leq$ 1 square foot.
One sign $\leq$ 5 square feet advertising the property for sale or rent (or builder signs during construction/sales).

8. Storm Drainage Tracts & Landscaping

Tract A (detention pond) and Tract B (bioswale) are owned by the City of Poulsbo.

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The HOA is responsible for landscaping and maintenance of landscaping along the exterior of the fence on Tract A and on the surface of Tract B (except within the bioswale perimeter). The HOA retains access easement rights for this purpose.

The developer maintained the landscaping until the HOA was formed; the HOA then assumed responsibility.

Any landscaping disturbed by maintenance/operation of the facilities must be restored.

9. Assessments & Association

Annual assessments for maintenance, special assessments for capital improvements, and emergency assessments may be levied (do not apply to City property).

The HOA is formed once 90% of the homes are occupied.

Property owners are responsible for the items noted above once the HOA is established.

10. Enforcement & Amendments

Enforcement may be by legal proceedings (restrain violation and/or recover damages).

Invalidation of any single covenant does not affect the remaining provisions.

The City of Poulsbo may enforce any provision if necessary to ensure compliance with plat conditions of approval.

No provision of the CC&Rs may be amended, revoked, or removed without the express written consent of the City of Poulsbo.

In any City enforcement action, the prevailing party is entitled to recover costs and reasonable attorney's fees.

Notes for Residents

Always check with the ACC before making exterior changes, installing fencing, screening, antennas, or similar items.

Maintain your property, fences, landscaping, sidewalks, and drainage so the neighborhood remains attractive and functional.

Questions about interpretation or current HOA procedures should be directed to the current HOA board or ACC.

These guidelines are a practical summary only. In the event of any conflict, the recorded Declaration of Protective Covenants, Conditions & Restrictions controls.