

SILVER

c/o JCHiggins&Associates

PO Box 731029

CREEK

Puyallup, WA 98373

April 23, 2018

Greetings Silvercreek Community Members,

The spring season is finally here!! There are a few reminders that we like to point out at this time of the year so that the transition of seasons - and all the work that comes with it - is easier and more enjoyable for everyone who lives in the community. Spring is the best time to start addressing these items so we can all enjoy the beautiful summer ahead. The Silver Creek Governing Documents are posted on the HOA's official website located at www.silvercreekwa.com. The Master and supplementary CC&R's tell you what the community rules are and the Enforcement Procedures make you aware of consequences for not following those rules. As you know, rules are in place to help assure that everyone can live harmoniously in the community together. Please make yourself familiar with these documents and their contents if you haven't already done so.

Here are some *key points* to remember;

- Vehicles and Parking: Supplementary CC&R's section 2.5.4 plus SCHOA Parking Policy
 - No parking is allowed on the streets of Silver Creek. There is an adopted parking policy posted on the website. Repeat offenders will receive notices and may face having their cars towed. Please park in your driveways and garages. For the safety of everyone, sidewalk parking will never be tolerated. Utility trailers, Recreational Vehicles (including but not limited to boats, travel trailers, motor homes etc. - unless either parked in the garage or screened from view behind a fence), may ONLY be parked in the driveway for a period of up to 48 hours for loading and unloading. Should there be a reason your recreational vehicle needs to be there more than 48 hours please email membercare@silvercreekwa.com to request a temporary variance (subject to board approval).

- Maintenance of Lots: Master CC&R's section 6.14
 - Landscape maintenance: Getting started on your lawn maintenance routine now will make keeping up on it during the summer months much easier. Keeping your lawn mowed and watered helps maintain property values and is required by the association's governing documents. In addition, it is important that the entire lot be kept free of weeds, clover, and moss. This includes flowerbeds, 'parking strips' (grass area between sidewalks and streets), side yards and driveway concrete expansion joints too.

---Over Please---

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- Building Maintenance: This is a great time to be looking at the paint on your home. Some homes appear to be in need of complete repainting or at least touchup. If you will be painting or staining the same colors there is no need to submit an ACC form. If you are changing the existing color, please submit an ACC form along with color chips as instructed on the form prior to scheduling painting. If your home has vinyl sidings please evaluate its condition and clean as necessary. (For any other exterior changes, i.e.: landscaping, building additions or changes etc. you will also need to submit an ACC application prior to starting work). The ACC form is on the website.
- Rental Homes: *Master CC&R's section 6.3*
 - Leases must include a statement that 'renters must abide by the SCHOA governing documents'. It is exclusively the responsibility of the owner to forward and make clear all rules and regulations to your renters.
- Garage Sales:
 - While participation in Silver Creek's annual community wide garage sale is not mandatory, those dates (first full weekend in June that includes Friday) is the only officially sanctioned sale time in Silver Creek.
 - In 2018 the dates are June 1, 2, 3. Silver Creek will place ads and signs.

Note: On the website there is a Q&A section which will give you answers to some other questions such as; who do I call if neighbors are making too much noise? What can be done about barking dogs? How to handle property line questions, policies for use of the clubhouse, ball fields, etc.

***And finally, if you should notice anything in the community that needs attention please make a report (remember your neighbor may have seen it and did not have time to report it...) we would rather have many report what they see than no-one.
(reportaviolation@silvercreekwa.com)***

We thank you in advance for your cooperation and understanding. If you have any questions, please contact our office via email membercare@silvercreekwa.com or you can call us 253-841-0111.

Sincerely,

Don Campbell, Association Manager
Rebecca Arroyo, Administrative Assistant