

Gleneagle Villas III, a Condominium

RULES & REGULATIONS

EFFECTIVE May 13, 2026



Gleneagle Villas III, a Condominiums is a planned community of 18 residential units bordering the golf course in Semiahmoo Resort Association. We are governed by standards and conditions for each Owner/Resident that ensure harmonious living and protect our property and the residential right to its enjoyment.

HOUSE RULES FOR GLENEAGLE VILLAS III, a Condominium

Pursuant to authority granted its Board of Directors in the Declaration and Bylaws for GLENEAGLE VILLAS III, a Condominium, the following house rules for GLENEAGLE VILLAS III, hereinafter "House Rules," are adopted. Each Resident and Guest (as these terms are hereinafter defined) shall observe and perform these House Rules and see that all his or her licensees and invitees comply with these House Rules.

1. The capitalized terms used herein shall have the same meanings as given to them in the Declaration and Bylaws, and as supplemented by the below, to the extent they do not conflict with the aforementioned controlling governing documents:

- (a) "Agent." Any real estate broker, corporation, firm or individual empowered to act on behalf of any Unit Owner.
- (b) "Article." The relevant Article of the Declaration for Gleneagle Villas III.
- (c) "Bylaws." The relevant section in the Bylaws of Gleneagle Villas III.
- (d) "Guest." A person who temporarily resides in or visits the property at the invitation of a Resident.
- (e) "Managing Agent." The Manager appointed by the Board of Directors, whose responsibilities and duties are outlined in the Bylaws of the Association.
- (f) "Nonresident Owner." An absentee Unit Owner, residing away from Gleneagle Villas III, including those residing seasonally.
- (g) "Resident." A person living at GLENEAGLE VILLAS III including, without limitation, a Unit Owner, assignee, sub-lessee, or tenant.
- (h) "SRA Article." The relevant section of the Covenants, Conditions and Restrictions for the Semiahmoo Resort Association.
- (i) "SRA Community Rules." The relevant section of the Community Rules & Fee and Fine Schedule of Semiahmoo Resort Association.

GENERAL RULES

2. Except as otherwise provided under applicable state law, no commercial or business activities shall be run from any Unit without written approval from the Board of Directors. Such approval shall not be unreasonably withheld in the case of low-impact commercial use. Articles 9.1.1, 9.1.2

3. The Condominium and Units therein shall be used as single-family residences for associated recreational, common social or other reasonable purposes. Article 9.1.1

4. The Common Elements, and Limited Common Elements shall not be obstructed or used for any purpose other than entry or exit, or other uses authorized by the Declaration without the written approval of the Board. Article 5.8

5. No sign, signal, or lettering shall be inscribed or exposed on or at any window or other part of the Units, nor shall anything be projected out of any window, except as shall have been approved in writing by the Board of Directors. (The Board of Directors may grant variances on a case-by-case basis, or give deference as may be required in matters governed by local, state

or federal law.) Only complete flags of national origin are permitted to be displayed on a flag holder mounted in a Board-approved location; if displayed during hours of darkness, the American flag should be properly illuminated. Article 9.1.4; SRA Community Rules No. 23; U.S. Flag Code

6. No awnings, air conditioning units or other projections shall be attached to the outside walls of the buildings or to the exterior of any door, window or on the balconies/patios, without the prior written approval of the Board of Directors. Article 4.7.3

7. No bicycles, scooters, mopeds, or motorcycles shall be left or allowed to stand anywhere in the Condominium property overnight, other than within the confines of a Unit or its garage. Article 9.1.3

8. No Resident shall engage with or direct the efforts of any employee hired by the Board of Directors or its Managing Agent during the hours that such employee is working on behalf of the Association. Maintenance personnel employed by the Board of Directors shall not be asked to do work within any Unit during the time allotted for work authorized by the Board except in an emergency which endangers other Units, the safety of Residents or Guests or the Common or Limited Common Elements. Article 8.7.

9. Any planting and/or placing of items of decoration in the Association Common Elements is not permitted without prior written permission first obtained from the Board of Directors. Violations will result in fines being levied in accordance with these House Rules, and removal and disposal of same at the Unit Owner's expense. Textile items, including clothes, shall not be hung on any balcony, railing, patio or porch or from any balcony, railing, patio or porch railings for any purpose whatsoever. Clothing or laundry shall not be hung in the doorways or windows in such a manner as to be in view of a person outside of the Units. Article 9.1.10

10. Only propane, natural gas or electric barbecues are permitted, and for insurance purposes, must be a minimum of ten (10) feet from any structure or overhang while in use. No open flame barbecue or firepits are permitted; grilling time should be kept to a minimum. Barbecue smoke should be controlled and not unreasonably drift to neighboring Units. Only furniture, no more than five, street-facing, in-season plants in pots of modest scale, preferably placed on wheeled trays, and outdoor accessories common to balconies/patios/porches may be used thereon. Empty, unplanted pots shall be stored in the Unit garage during winter months. Nothing may be placed upon the patio railings. Other items shall be removed from balconies/patios/porches upon the written request of the Board of Directors. Articles 9.1.10

11. No additional lighting fixtures, infrared porch heaters or like electrified devices may be placed with, about or upon any deck or patio structure without prior written approval of the Board of Directors. Unit penetrations must be limited to protect the integrity of paint and siding. No penetrations shall be made to the Unit siding, belly bands, fascia, porch/entryway ceilings or railings, excepting TWO [2] penetration each on the underside of the patio and entryway fascia boards for permitted hummingbird feeders or planted hanging pots. Article 9.1.10; SRA Community Rules No. 7

12. Except as necessary for purposes of scheduled disposal, no garbage cans, household supplies, storage containers or similar or other unsightly items shall be stored or

placed outside the confines of a Unit, except as approved in writing by the Board of Directors. Properly mounted, fully-enclosed hose reels are acceptable. Article 9.1.10

13. All themed holiday displays and decorations must be removed within fifteen (15) days of the end of the pertinent holiday. No displays or decorations may be installed earlier than four weeks before the holiday. Inflatable, animatronic or outsized holiday decorations are not permitted; similarly, bright flashing lights should be avoided in the interest of safety and out of consideration to Unit neighbors. All such decorations are subject to the Association's noise restrictions. SRA Community Rules No. 9; Gleneagle Villas III Holiday Décor policy

14. No Resident or Guest shall make or permit to be made any unreasonable noise anywhere in the Condominium by himself or herself or his or her family or the licensees or invitees of himself or herself, or his or her family which will annoy or interfere with the quiet enjoyment, rights, comforts and convenience of other Residents or Guests. Wind chimes reasonably deemed to be generating noise heard beyond a Unit's Limited Common Elements area are prohibited. Hours of construction within the Condominium include Monday through Friday, 7:00 a.m. to 7:00 p.m., and Saturday, 9:00 a.m. to 6:00 p.m. No work is to commence on Sundays or holidays, excepting in an emergency. Article 9.1.6; SRA Article 10.06.09

15. No radio or television antenna shall be erected or maintained outside the physical confines of a Unit. Satellite dishes may be installed in accordance with application federal regulations, provided every effort is made to place them out of view from Gleneagle Drive. Article 9.1.9

16. Soliciting of goods, services, or religious activities shall not be permitted on the premises by a Resident, Guest, or other person. Garage sales, estate sales and moving sales are similarly prohibited. Article 9.1.7; SRA Community Rules Nos. 25, 27

17. The Board of Directors or the Managing Agent shall not be responsible for personal property or deliveries left in Common Elements or on any other place on the premises. So as to discourage theft, Nonresident Unit Owners or seasonal Residents should arrange for prompt package pick-up by neighbors or third parties.

18. Water usage is separately metered; however, this same water is used to provide irrigation to the Common Elements, and certain Units bear more cost than others due to the legacy irrigation system design. Therefore, Unit Owners are required to submit a request to the City of Blaine to have a copy of their monthly utility statement provided to the Association's Managing Agent. An average household water usage will then be calculated annually, and the balance of the water usage will be designated as Common Elements irrigation. The cost of such irrigation water will then be apportioned equally amongst the eighteen (18) units and either refunds will be remitted or charges levied. Article 10.8.2

RENTALS

19. The buildings and units of GLENEAGLE VILLAS III were established by their founding documents for residential purposes only. Article 9.1.1. The following rules are designed to maintain primarily the owner-occupied status of the Units in Gleneagle Villas III, to ensure continued investment value to Unit Owners, to allow potential buyers to obtain favorable mortgage financing, and to foster the sense of community growing from the shared values of owner-occupied residences.

General Lease Restriction: All the terms of required Unit lease agreements are subject in all respects to the provisions of the Declaration, Bylaws, and House Rules for Gleneagle Villas III AND the Community Rules for its master homeowners association, Semiahmoo Resort Association. Failure by any lessee or subtenant to comply with these provisions will be a default under the lease or sublease and entitles the Association to enforce the provisions as a real party in interest. Any Resident of any Unit is considered to have assumed all the responsibilities of a Unit Owner.

Lease Duration: Unit leases must be for a minimum period of ninety (90) days or longer. SRA Article 3.11(b)

Written Approvals and Copies: A copy of the signed lease or sublease agreement must be submitted to the Board or the Managing Agent for Gleneagle Villas III, along with an information sheet on the lessees, subtenants, and all Occupants. The Unit Owner or their agent must also provide the lessee's or subtenant's signed acknowledgement that they have received copies of these House Rules, the Declaration for Gleneagle Villas III, its accompanying Bylaws and the SRA Community Rules.

Timeshare: Timesharing is not permitted in the Condominium, and no Unit may be held out as part of a timeshare plan or online marketplace for short- and long-term homestays. Article 9.1.13

COMMON/LIMITED COMMON ELEMENTS AREAS

20. No items of personal property shall be left or allowed to stand in any part of the Common Elements for more than a reasonable amount of time or in any case, overnight, except as approved in writing by the Board of Directors. Articles 5.8

21. Residents or Guests shall not use on the Condominium premises, or bring onto the Condominium premises: (i) any hazardous fluids, such as gasoline, kerosene, naphtha, benzene, or other hazardous chemicals except those associated with common everyday household use; (ii) or fireworks, explosives or items deemed especially hazardous to persons or property. Individual exceptions may be made for small quantities of such fluids stored in airtight containers or hazardous items at the discretion of the Board of Directors. SRA Community Rules No. 22

22. Residents shall turn water off to their Unit if planning to be away for 72 hours or more. (Turning water off at the meter will adversely affect in-season Common Elements irrigation.) Similarly, nonresident/seasonal Unit Owners shall: (i) arrange for a neighbor or trusted third party to check their Unit every 14 days, and (ii) maintain a minimum heating temperature of 60 degrees during winter months to avoid frozen pipes. Cabinets housing water pipes should also be left open.

23. Each Resident and Guest shall park his or her car only in his or her garage or paved Limited Common Elements parking area. Cars parked elsewhere on the Condominium may be removed summarily at the discretion of the Board of Directors. Only operable and licensed automobiles and other authorized vehicles may be parked in dedicated parking areas. Garage doors are to remain closed at all times unless for necessary ingress-egress. No overnight street parking is permitted. Article 9.1.3; SRA Article 3.16

24. Recreational vehicles, boats and trailers shall be parked only in Unit garages. Oversized recreational vehicles may be allowed to remain in the Unit Owner's driveway for a reasonable period of time for the express purposes of cleaning, preparation for a trip or returning from a trip. A reasonable period of time for these purposes shall be no longer than 72 hours unless approved in advance in writing by the Board of Directors. Article 9.1.3

25. Residents shall be responsible for the cleanliness of their respective Limited Common Elements, e.g., driveways, patios and porches, including the removal of any grease or moss buildup. This is not the responsibility of the Association. Article 6.2.1

26. No repairs to vehicles shall be permitted on the Common or Limited Common Elements, with the exception of minor emergency repairs. Oil changes are prohibited. Article 9.1.3

27. Except as may be provided in No. 10 of these House Rules, no personal property such as furniture, furniture covers, yard art, lumber, crates or any other items, including gardening containers or supplies, shall be stored in the Common Elements or the Limited Common Elements or elsewhere outside the confines of a Unit. Articles 5.8 & 9.1.10

28. No modification to the landscaping of the Common and Limited Common Elements shall be made without Board of Directors' written approval. Pruning of plants and trees is not permitted without Board of Directors' written approval. Limited modifications and limited pruning may be approved by the Landscape Committee head and member of the Board of Directors also serving on the Landscape Committee. Articles 5.8 & 9.1.10.

29. Areas abutting the golf course are not to be disturbed in any fashion without Board of Directors' written approval. For the most part, these areas belong to the Semiahmoo Golf and Country Club (SGCC), not to the Association. Modification to these areas without the written approval of the Board of Directors AND SGCC could be construed as a trespass.

REFUSE

30. All garbage shall be wrapped or bagged before depositing into garbage containers. Garbage containers and recycle bins shall be stored inside the Unit garages at all times, subject to scheduled pick-up. Garbage containers and recycle bins may be placed at the pick-up site as early as noon the day before pick-up and must be removed by the end of the day of pick-up. Nonresident Owners must make arrangements to have their garbage containers and recycle bins returned to their garage no later than the end of the day of the pick-up.

PETS & WILDLIFE

31. No livestock, domestic animals, poultry, insects, reptiles or exotic living creatures of any kind, shall be raised, bred or kept in any Unit or in the Common Elements or Limited Common Elements areas, whether as pets or otherwise. Exception is made to household pets such as cats, dogs and small caged pets such as hamsters, guinea pigs, fish or birds approved in writing by the Board of Directors and provided that they are not kept, bred or maintained for any commercial purposes; and, provided further, that any such pet causing or creating a nuisance or

unreasonable disturbance or noise, such as sustained barking for more than three (3) minutes, shall be permanently removed from the Condominium property upon the written notice from the Board of Directors or its Managing Agent. Residents must evidence proof of up-to-date pet vaccinations upon request of the Board. Article 9.1.5; SRA Article 3.13

32. No household pet shall be housed or maintained anywhere on the Condominium property except inside the confines of an individual Unit, without the written permission of the Board of Directors. Article 9.1.5

33. Pets shall be kept on a leash under control of Residents at all times when outside the confines of the Unit and Residents shall be required to clean up any residue deposited by the pet and properly dispose of it in the garbage. No dogs shall be curbed adjacent to the Limited Common Elements areas or close to any patio. Article 9.1.5

34. Any Resident who keeps and maintains a household pet in the Condominium property thereby expressly assumes any and all liability for any and all action by the pet so maintained, whether or not the Resident had knowledge, notice or forewarning of the likelihood of such action. Article 9.1.5

35. The owner of any pet that poses a threat of bodily harm to another person or pet shall be given a written warning. If a subsequent incident occurs, the pet must then be permanently removed from the Association community. Article 9.1.5

36. No pet shall be permitted to be tied or chained to a tree, stake or railing in the Common Elements or Limited Common Elements areas. The owner of a pet causing damage to the Common or Limited Common Elements areas shall be given a written warning, and the pet will be removed if subsequent warnings are necessary. Pets shall not remain on decks when unattended. All damage caused by pets to the decks shall be the pet owner's responsibility to immediately pay the Association the cost for repairs. Article 9.1.5

37. In the event of a dispute about a Unit Owner's or Resident's right to maintain a household pet, the Board of Directors shall be the absolute and final judge of this right; and allegations that a creature is domesticated shall not govern the Board's determination of whether the creature is one of those commonly and ordinarily considered a household pet. Any such pet causing or creating a nuisance or unreasonable disturbance or noise shall be permanently removed from the Condominium property subject to these restrictions upon three (3) days' written notice from the Board of Directors. The Board of Directors may at any time require the removal of any animal which it finds is or has become an unreasonable source of annoyance and may exercise this authority for specific animals even though other, like animals are permitted to remain. Except for events described in paragraph 36, mandatory removal of any pet will be required after the owner has been given two (2) written warnings and the third violation of these rules occurs. Article 9.1.5

38. Pets of Guests shall be governed by all the rules required to be observed by the Unit Owners/Residents. The Unit Owner or Resident shall ultimately be held responsible for the actions of their Guest's pets just as if they owned the pet themselves. Article 9.1.5

39. All Residents agree to indemnify, defend and hold the Association harmless from any claims and expenses, including attorney's fees, related to a Resident's violations of the Association's governing documents, and including these House Rules.

40. Bird and/or squirrel feeders are NOT permitted within Gleneagle Villas III Common Elements or Limited Common Elements areas (there is to be no dispensing of seeds, nuts, suet or any other form of feed). Hummingbird feeders are permitted, subject to No. 11 of these House Rules.

KEYS/ENTRY CODES

41. All Unit Owners should provide the Managing Agent with a key, garage keypad code(s) or security code(s) for an alarm system to their Unit so that access to a Unit may be gained in the event of an emergency. The Managing Agent shall keep these keys and/or codes in a secure location. If a Unit is monitored by a security company, the name and phone number of the security company should be provided as well. All efforts will be made to make immediate contact with a Unit Owner should emergency access to a Unit become necessary. Article 5.7

CURB RAMPS

42. Curb ramps may only be installed at the base of an owner's driveway in accordance with the master homeowners association Curb-Ramp Policy. SRA Community Rules No. 28

43. Only approved products may be used per the master homeowners association; the only approved product at present is the BRIDJIT Curb Ramp. BRIDJIT ramps must be fastened to each other with the included bolts and be placed such that water can flow freely underneath.

44. An exception may be granted by the Board of Directors for Unit Owners who wish to install specialty ramps for use with disability equipment, but again, Unit Owners must ensure water will flow under them and must meet the maintenance requirements.

45. Unit Owners must maintain the area around and under the ramps. This should include removal and cleaning at least monthly. In case of storms that spread debris and/or snow on the streets then cleaning should be right after the storm. Cleaning is best done by:

- a. Raking, sweeping, or blowing debris from top surface of ramps.
- b. Flipping ramps over and raking, sweeping, blowing, or hosing debris from bottom of ramps and from water channel.
- c. Flipping ramps right side up and positioning in curb such that the water channel is over the lowest elevation of curb for proper drainage.

SPECIAL LIMITED COMMON ELEMENT INSTALLATION AGREEMENT

46. Approval in writing from the Board of Directors and completion and execution of the Special Limited Common Element Installation Agreement, to be filed with Whatcom County, shall take place PRIOR to the installation of the following items:

- a. Skylights and Solar Tubes.
- b. Central cooling systems.
- c. Window alterations/additions.

All such requests shall first be directed to the Association's Managing Agent, as well as the Association's master homeowners association, as may be required.

Replacement of Water Heaters to include Expansion Tank(s), Water Leak Detector(s), and assessment of a \$500 fines for non-compliance.

47. Each Owner is responsible for replacement of their unit's hot water tank(s) and expansion tank(s) **every ten years or sooner, if needed.** The Association Management Company will keep a schedule of when the hot water tank(s) and expansion (tanks) are due to be replaced. It is the Owner's responsibility to convey the installation information to the Association Management Company, once completed.

48. An Owner shall have their hot water tank(s) and expansion tank(s) replaced by a licensed and bonded plumbing contractor. Contracts are between Owners and the contractor. The City of Blaine typically inspects the work that is done by the contractor. The contractor generally schedules this as part of the installation procedure but it is the Owners responsibility to ensure this gets done.

49. Drip pans must be installed beneath all hot water tank(s) and a water leak detector must be placed in and/or near each drip pan. ***Water leak detectors are also required under all sinks.***

50. If the Owner does not replace the hot water tank(s) and expansion tank(s) in accordance with the adopted ten (10) year schedule, the Owner is subject to an IMMEDIATE fine of \$500 per hot water tank, with subsequent \$500 fines every three (3) months until the unit is brought into compliance.

51. The Association may cause the replacement of any hot water tank(s) not replaced by the Owner in accordance with the adopted ten (10) year schedule or in the case of a faulty hot water tank. Cost of this work will be assessed to the Owner pursuant to Section 4.6.2 of the Declarations of the Association.

ADDITIONAL ASSESSMENTS: FEES, INTEREST & LIENS

47. **General Overview.** All General and Special Assessments are due on the 1st, payable in U.S. currency by the 10th, and late fees of \$25 or 10% of the said assessment or installment are levied on the 11th of each month. After 30 days an interest charge of 12% per annum will be assessed on any outstanding balance. The Board of Directors reserves the right to place a lien on any Unit that is in arrears for thirty (30) or more days. Residents shall be assessed a \$250 move-in or move-out fee, as may be appropriate, to offset landscape or other damage to the Condominium sustained in the moving process. Bylaws 7.5

ENFORCEMENT AND FINES

48. To ensure compliance with these House Rules, the Board of Directors, after giving written notice to the Resident and allowing reasonable time for abatement, may impose the below Schedule of Fines, as adopted by the Board of Directors as follows: (Bylaws 7.6)

First violation -- \$100.00.

Second violation -- \$150.00.

Third violation -- \$250.00.

Specific Immediate Fines:

Renting Unit for a period of less than ninety (90) days \$1,000.00

Hot Water Tank failure to replace after 10 year age notification \$ 500.00

An infraction which continues unabated shall be regarded as a continuing violation for which the fine therefore may accumulate at a rate of ten dollars (\$10.00) per diem. Fines are enforceable as Assessments. Bylaws 7.9

COMPLAINT PROCEDURE:

1. If you have an issue with a Resident/neighbor, please try to address the problem with the neighbor directly first.
2. All complaints must be submitted in writing to the Managing Agent via email or U.S. Mail. Anonymous or verbal complaints will not be accepted.
3. The Managing Agent sends all infraction notices.
4. Written notice to a Unit Owner will be deemed sufficient if dispatched by regular mail to their last known address. Written notice to a Resident will also be sent to their Unit address.

FINING POLICY:

With the exception of immediate fine penalties for the specific items noted hereinabove -

FIRST VIOLATION: Upon violation of any of the House Rules, a written notice shall be mailed by first class, U.S. Mail, postage prepaid, to the Unit Owner giving him/her notice of the violation and a reasonable period of time in which to make the correction(s).

SECOND VIOLATION: If correction is not made of the violation within the time specified by the first notice or if a second violation occurs, a fine will be imposed (in accordance with the Schedule of Fines).

HEARING REQUEST:

Once a Unit Owner receives a Notice of Violation, the Unit Owner may request a hearing before the Board of Directors. The request for hearing must be received in writing, within 14 days of the date on the Notice of Violation. A hearing date will be scheduled by the Board in accordance with the Bylaws of the Association.