

Crystal View Estates Association Rules

Amended July 2023 and Adopted by the HOA Board of Directors

The Covenants, Conditions and Restrictions (CC&Rs) of Crystal View Estates, Sections 4.10, 6.3 and others, describe the authority of the Board with regard to creating, adopting, and enforcing Association Rules. Some rules are described in the CC&Rs, and others are described below. The following rules have been reviewed and adopted by the Board in order to insure the enjoyment of all owners.

I: General Rules:

1. The Common Areas are for the exclusive use and enjoyment by members of the Crystal View Estates Homeowners Association, and their approved guests.
2. Owners are expected to accompany their guests when using the facilities, when feasible. Guests must have the express permission of the owner each time they use the facilities. Owners are responsible for the conduct of their guests.
3. Violation of any of the provisions of the CC&Rs, Association Rules or Design Guidelines may result in loss of use of common areas, and/or special assessments as provided for in the CC&Rs.
4. Regular assessments are due in full by June 1st of each year. Late fees and interest will be applied to past due accounts. In addition, access to the common areas will be disabled until assessments and penalties are paid in full.
5. The HOA has developed fire safety/weed abatement rules to help prevent wildfires in the development and protect your investment. All Owners must comply with the following rules, which apply only to the non-landscaped portions of your property.
 - a) A vacant lot needs a 5' to 30' buffer zone around the entire perimeter of the property. Grasses and weeds within the buffer zone should not exceed 4 inches tall.
 - b) A 5' to 30' buffer zone is needed beyond the landscaped portion of your property. If your property is landscaped to a wall, but the property extends beyond the wall, a 5' to 30' buffer zone is needed beyond the wall and around the

perimeter of your non- landscaped property. The buffer zone needs to be maintained between your property and adjacent houses. Grasses and weeds within the buffer zone should not exceed 4 inches tall.

- c) Noxious weeds need to be **removed** from your property, not just mowed down. Please refer to www.nwcb.wa.gov to identify the noxious weeds on your property. The Chelan County Noxious weed Control Board can be contacted for further information. All knapweeds are noxious weeds which must be removed because they will eventually become tumbleweeds that blow through the neighborhood. You may also receive an infraction letter from the Chelan County Noxious Weed Control Board.
 - d) Weed clearance deadlines are May 1 , June 15 , and August 1 . Properties must comply with the above guidelines by those dates. Owners are responsible for maintaining their own property.
 - e) If a property does not meet the compliance guidelines described above by each of the three dates listed, the HOA may hire a contractor to complete the work and levy a special assessment. If that assessment is not paid, access to the common areas may be removed.
6. Rental of any portion of a residence for a period of less than 30 days is prohibited by City Ordinance, and in violation of the CC&Rs. Violation may result in loss of use of common areas, and/or special assessments.

Pool Rules:

State imposed requirements:

1. No running or participating in horseplay.
2. No use of pool facilities by anyone under the influence of alcohol.
3. No use of pool facilities by anyone with a communicable disease or anyone who has been ill with vomiting or diarrhea within the last two weeks.
4. No food or drink is allowed in the pool water.
5. Everyone is required to have a cleansing shower before entering the pool.
6. Anyone in diapers must wear protective covering to prevent contamination. Diapers are to be changed at a designated diaper change area.

7. Anyone refusing to obey pool rules is subject to removal from the premises
8. All users of the pool should know the location of the nearest telephone and first-aid kit for emergency use.
9. All patrons with seizures, heart, or circulatory problems should be advised to swim with a buddy.
10. No animals are allowed in the pool area, except service animals.
11. If a child twelve years of age or less is using the pool, a responsible adult eighteen years of age or older must accompany the child and be at the pool or pool deck at all times the child uses the facility.
12. If an individual between thirteen years of age and seventeen years of age is using the pool, at least one other person that age or older must be at the pool facility.

Crystal View Estates Homeowner Association imposed pool requirements:

13. No glass containers allowed anywhere inside the fenced pool area.
14. No diving into the pool.
15. Take your trash with you when leaving the pool area.
16. When leaving the pool area for the day, take all swim aids and toys with you; those left behind will be discarded.
17. Violation of pool rules may result in loss of use of common areas and/or special assessments.

Sport Court Rules: (as of 7-11-2023)

General

1. Hours of Operation 8am until 9pm. (Gate lock will be programmed as such)
2. Restrictions on Court Use.
 - a. Tennis and Pickleball Only-No other Uses Allowed.
 - b. Court Use is limited to Two Courts **on Thursday, Saturday**. Sunday and **the** Memorial Day, July 4th, and Labor Day Holidays. The net for the second court will be locked up on Monday, Tuesday, Wednesday and Friday.
3. CVE Sport Courts are for the exclusive use of CVE members, their immediate family and their invited guests.
4. All guests must be accompanied by a member at all times, if feasible.
5. A maximum of 3 guests per member is allowed.
6. If others are waiting to play, limit playing time to 60 minutes.

Noise Restrictions

7. No Music.
8. Avoid overly loud behavior.
9. Only “Green **Zone**” **approved** paddles may be used. (**ref. Grand Pickleball Sound Study**)

Other Restrictions

10. No glass containers.
11. Gates must be locked.
12. Age 12 and under requires an adult to be in attendance for supervision.

Marina Rules and Regulations: (as of 7-11-2023)

1. Marina Use
 - a) The Crystal View Estates Marina is for the exclusive use of slip Licensees, Lessees, All vessels moored in the marina must belong to a property owner in Crystal View Estates. Prior to any vessel being moored in the marina the owner must provide to the Marina Committee a completed CVE registration form, a copy of current vessel registration and proof of insurance with Crystal View HOA named as an insured. Registration and proof of insurance must be provided to the Marina Manager on an annual basis. There is no temporary moorage allowed in the Marina.
 - b) Water craft not requiring state registration may be kept in a Licensees or Lessees slip as long as the water craft is owned by the Licensee or Lessor. Non-registered water craft are canoes, kayaks and any boat 16’ or less powered by 10 horsepower or less.
 - c) Each Licensee/lessee must have a placard on the slip with boat registration number and emergency contact information. The marina committee will have the placards printed when boat and contact information is received.

Marina rules must be read. By signing the registration form you agree to abide by the rules.

2) Fees for Use of Marina - Licensees will be charged an annual fee that covers marina Insurance, lease fees, maintenance and reserve fund. The amount will be determined on an annual basis and approved by the CVEHOA Board as provided for in the Article XI of the Amendment to Bylaws of Crystal View Estates Homeowners Association.

3) Liability/Insurance – Licensees and Lessees must maintain liability insurance with limits of \$300,000 per occurrence and property damage insurance at all times their boat is in the marina. Marina users are responsible for any damage to their boat for any reason. The CVEHOA is not responsible for any damage suffered as a consequence of use of the marina. The user's insurance policy must name Crystal View Estates Homeowners Association as an insured.

4) Living Aboard- Living aboard is not allowed. A vessel is deemed lived aboard if a person occupies a vessel in excess of 48 hours over a 2- week period.

5) Smoking – Smoking is not allowed on the docks or finger piers.

6) Seasonal use –Some slips in the Crystal View Estates Marina are a seasonal use due to annual fluctuations in the water level of Lake Chelan and the location of the slip. It is up to each slip Licensee and Lessee to determine safe operating depth for their vessel. CVEHOA is not responsible for damage done to boats operated or moored in low water conditions.

7) Open flames – No open flames shall be used for maintenance or repair of any boat or vessel while moored in the marina. Portable barbecues or cooking devices are not to be used on the dock. Properly mounted marine propane barbecues may be used on vessels if not left unattended.

8) Pets must be under owner's control at all times. Please clean up after your pet.

9) Refuse, waste, garbage – Licensee and sub-lessees shall not cause or permit any wastewater, garbage, sewage, or other debris to be discharged into the water of Lake Chelan from any boat or vessel moored or docked at the Crystal View Estates marina. All wastewater, garbage, and debris shall be properly disposed of in proper receptacles.

10) Fueling of vessels – Fueling of vessels moored or docked at the Crystal View Estate Marina is prohibited.

11) Swimming - Swimming is not allowed in the marina. Climbing on or swimming under or between the Wave Attenuator (Breakwater) is prohibited.

12) See Something/Say Something – Report suspicious activity to the Chelan County Sheriff (Call 911). If a boat appears to have been tampered with, is floating low in the water, is not secured properly or anything else that could harm marina users, the boat, other boats in the marina or the marina itself contact the owner immediately. If the owner cannot be contacted report the situation to the CVE Marina Manager.

13) Commercial Activity – Commercial activity within or from the marina is prohibited.

14) Guests – Licensees will be responsible at all times for the use of the Marina by their Guests. Guest moorage is not allowed.

15) Power Pedestals - Shore power hook-ups are to be used only by vessels with a proper shore power connection port on the boat. Any boat hooked to shore power must have a galvanic isolator and 30 AMP main breaker panel that includes a reverse polarity alarm. Temporary use of power for things such as a vacuum cleaner is permitted provided power is hooked up only while the appliance is being used. Automotive Battery Charges are prohibited. Power cords found touching the lake water will be unplugged. Improper use of electricity in a marina can cause damage to boats and outdrives. Stray electrical current can also be a cause of Electric Shock Drowning.

16) Boat Lifts – Boat lifts must be permitted by the State of Washington. 5 lifts were previously permitted and included in the new marina approval. These are maintained entirely at the 5 Licensees' expense. If additional lifts are desired the CVEHOA board must approve a group and sponsor the DNR application as the land owner.

17) Maintenance of Moorage Space – Each Crystal View Estates Licensee and Lessee shall at their expense, keep the moorage space and its equipment in a clean and sanitary condition, in good order, condition, and repair. The Licensee and/or Lessee shall be assessed for repairs resulting from that user's

negligence, misuse or neglect; other repairs to the marina shall be done by the CVEHOA.

18) Modifications to a slip – To maintain a uniform appearance nothing can be permanently attached to a finger pier or walkway without prior written approval of the marina manager. All fenders need to be attached to the boat or dock cleats provided. Lag bolts are not to be used to attach fenders or extra cleats to the dock. Licensees and Lessees may not modify, paint, erect signs, or otherwise decorate, or in any way alter their slips without prior written permission of the CVEHOA Board. Docks are to be kept clear of all personal items except when loading and unloading your boat.

19) Effect on Insurance – Nothing shall be done or kept attached to any moorage unit that will result in the cancellation or increase in the rate of insurance on the property without prior written consent of the CVEHOA Board, or that would be in violation of any laws.

20) Nuisances – The Crystal View Estates marina is for the enjoyment of all slip Licensees, Lessees and guests. No Licensees, Lessees or guests shall cause a nuisance that disrupts the use and enjoyment of the marina for other users. A nuisance can be but is not limited to; overly loud engine noise, loud music, loud voices, air pollution, water pollution, or any activity that disrupts the commonly held uses of the marina.

21) Fishing-Fishing from the marina is permitted by Licensees, Lessees and their guests only as long as such activity does not interfere with the ingress or egress of water craft from the marina. Those fishing are responsible for keeping the dock clear of any equipment that might cause an accident or injury to others and shall not leave equipment unattended. Those using the marina for fishing shall be responsible for cleaning, washing, and returning the dock areas from which they fish to a clean state.

22) Seaplanes - Seaplanes are not allowed in the marina.

23) Fire Systems – The marina fire system is only to be used in case of an emergency.

24) Boat Size Limits – Marina slips are 25 and 30 feet in length. Boats and equipment must be secured so as not to extend into the waterway beyond the finger pier or over the main dock. Boats should not extend over half the width of the combined slips. All boats (excluding those on a boat lift) must be secured with at least 3 (bow, stern and spring) lines with snubbers. Boat owners are responsible for damage caused by their boat to the Marina and other boats if not secured properly.

25) Marina Rules and Regulations- These rules and regulations have been established and approved for the benefit of the Licensees and Lessees of the Crystal View Estates Marina. These rules and regulations will from time to time be updated by the CVEHOA Board of Directors.

26) Slip Assignments

a) Slip trading – Slips can be traded from one Licensee to another. After initial recording with the county, Licensees are responsible for all costs associated with a trade and must use the forms provided on the CVE website if a slip trade is desired.

b) A list of slips available and/or wait list to lease will be maintained by the Marina Manager. A signed annual lease agreement between the Licensee and Lessee must be on file with the Marina Manager. It is the responsibility of the Licensee to manage the lease and provide the marina manager with registration form, boat registration and number, insurance information and signed copy of the Marina Rules. Leases are for a full season only and are available only to CVE property owners.

c) The CVE homeowners' association shall maintain a record of the owner of each moorage slip and lessee if leased. This record is to be maintained in perpetuity and shall be updated annually.

d) In the event that a Licensee no longer owns property in Crystal View Estates the slip must be sold to another property owner. CVEHOA must be notified of this change of ownership within 15 days. Use of slips by non-CVE owners is not permitted.

e) All Licensees and Lessees must, at the time of lease approval, sign a "hold harmless" agreement, which absolves the Association of responsibility for

damage to owner's watercraft. The agreement will also state that any damage to Association property by Licensees' and Lessees' watercraft will be repaired by the Licensee or Lessee.

27) Violations – Violations of marina rules may result in fines of up to \$100.00 per day, liens and/or special assessments. Failure to provide the required information prior to mooring in the marina may result in a fine.

Best Practices and boating laws.

Observance of Maritime laws – Please obey all established maritime laws including but not limited to right-of-way, passing and speed limits including no wake zones. All watercraft using the marina should meet Maritime Safety regulations regarding, fire extinguishers, personal flotation devices, and running lights.

Lake Chelan Speed Limits - When operating within 100 yards of the shore or a dock (regardless of the presence of No Wake Buoys) there is a **5 MPH Speed Limit within Chelan City Limits and 8 MPH outside the City.**

When entering the marina have lines and fenders deployed. Fenders should be on both sides of the boat if docking next to another boat in a double slip.

Boat hooks, paddles, arms and legs should not be used to fend off other boats. Fenders should be used for this purpose.

- Boater Education Card -
You are **required** to have a Boater Education Card if you fit the following criteria.
 - You operate a vessel with a 15-horsepower (or greater) motor.
 - You were born *after* Jan. 1, 1955.
 - You are 12 years of age or older.
- You are **exempt** if you fit the following criteria.
 - You were born *before* Jan. 1, 1955.
 - You are able to show a valid commercial license.
 - You are able to show a valid Coast Guard Marine Operator License.
 - You are renting a boat, have completed a watercraft safety checklist provided by the vendor and been issued a temporary card which you must carry with you.

- You operate a government vessel exempt from state registration.
- You are practicing or engaging in a permitted racing event, as long as permitting documentation is available upon inspection at the event site. 4
- You have a **60-day exemption** period if you fit the following criteria.
- You are visiting from another state or country and boating for less than 60 days. After 60 days you must have a Washington state Boater Education Card.
- You hold a valid boater education card from another state. You will need to contact us to confirm if it's valid.
- You have recently purchased your boat and can show the bill of sale with the date of purchase. After 60 days you must have a Washington state Boater Education Card.

The Crystal View Estates Homeowner Association Board of Directors approved these rules.