

Revised January 1, 2026

## **MOUNTAIN VIEW ESTATES**

### **RULES, REGULATIONS, and GUIDELINES**

The attached pages identify the associations' rules, regulations, and guidelines for all Homeowners' and Renters in Mountain View Estates. Current revisions are effective immediately.

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2. POOL AND SPA RULES
3. RULES AND REGULATIONS
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**MOUNTAIN VIEW ESTATES HOMEOWNERS' ASSOCIATION**  
**1-PARKING REGULATIONS**

1. No more than one passenger vehicle shall be parked in front of each owner's/renter's garage. To ensure smooth traffic flow, caution should be employed in parking vehicles in front of garages.
2. (Buildings 1-7) No parking in front of the garage should extend beyond 20 feet. If parking space in front of one's garage affords less than twenty feet, that owner/renter may use space equivalent to the allowable amount in any common property suitable for parking on an unreserved basis.
3. All RV's and additional vehicles over 2 possessed by the owner/renter residing at Mountain View Estates should be left in the fenced in, RV parking facility.
4. The open common area located across the road from the swimming pool may be used for temporary parking of passenger cars while the driver is using the pool.
5. Common parking areas are reserved for visitors with exceptions noted below. No vehicle shall be permanently parked in the common area reserved for visitors.
6. Designated NO PARKING zones should not be used. Individual buildings may have additional parking restrictions.

**PARKING EXCEPTIONS**

- |             |  |
|-------------|--|
| Building 1: | No exceptions  |
| Building 2: | No exceptions  |
| Building 3: | No exceptions  |
| Building 4: | No exceptions  |
| Building 5: | No exceptions  |
| Building 6: | No parking in front of garages or blocking any garages.  |
| Building 7: | No parking in front of garages from building 7 except the group of 6 garages across the roadway from the unit entrances. |
| Building 8: | No exceptions  |

Visitor parking:

If the owner/renter's garage and the single parking spot in front of it are occupied, visitors or the owner/renter may park passenger vehicles:

- A. In front of the owner's/renter's garage with their permission.
- B. In any common area otherwise suitable for parking except the limitations referenced.

**MOUNTAIN VIEW ESTATES HOMEOWNERS' ASSOCIATION**  
**2-POOL AND SPA RULES as of May, 2025**

**POOL and SPA:**

1. Sign User Log giving: **Name, Address, Unit # and the number of people in your party**, each time a person or group enters the pool/spa area.
2. A shower is required before entering pool or spa.
3. **ALL persons using the pool and/or spa must be an adult resident or accompanied by an adult resident of at least (18) eighteen years of age. Anyone at the pool without an owner or tenant present may be ask to leave.**
4. **Minor children MUST** be supervised by an adult resident at ALL times.
5. Limit of 4 guests at any given time unless previously authorized by Pool Mgr.
6. No drinking, smoking or eating while in the water.
7. **NO GLASS containers allowed inside the fenced area of the pool and spa.**
8. **NO ANIMALS** allowed in the pool or spa area.
9. No Running, Horseplay, loud noises or music.
10. Residents are responsible for clean up after themselves and their guests.
11. Rules specific to Health & Safety, as required by the County Health Department are posted in the Pool and Spa area.
12. The key to the Pool and Spa is to be retained by the resident and keys CANNOT be duplicated. There is a fee for the replacement of a lost or stolen key.
13. Those using the facility are to show respect to other users of the pool and/or spa.

**POOL:**

14. The pool is to be covered and uncovered only by the direction of manager or by the pool company. During inclement weather the decision to open or close the pool is the responsibility of the manager. **IF THE POOL IS COVERED IT IS CLOSED.**

**SPA:**

15. **Children under 12 are not allowed to use SPA, those between 12 and 17 must be supervised by an adult.**
16. **Spa cover is to be replaced upon leaving the spa. Bubble side DOWN!**

**For exceptions to any of the above rules, such as having more than four guests at one time, permission must be given by the Pool Mgr.!**

**Failure to comply with these rules may result in forfeiture of POOL/SPA privileges. It can also result in additional action being taken by the MVE Homeowner Association including eviction.**

**Certified Pool Operator: Jacob Stout 509-760-1741; Jacob\_Stout@live.com**

## **POOL AND SPA**

### GENERAL INFORMATION

The pool and spa were built in 1977.

The pool type is gunite and the spa is concrete-tile.

The pool is approx. 55,000 gallons and the spa is 760 gallons.

The pool is usually opened for operation about the end of May and is closed in September. The decision when to open and close the pool in its daily operation is left up to the manager. The pool is covered with a solar cover every night.

Each night when closing the pool and spa check the restrooms, showers, mechanical room, lights, empty all waste baskets etc.

Each morning when opening the pool and spa, check the chemical levels and record them on the pool/spa log sheet. The county health department requires that this be done each day.

The filter systems for the pool and spa run 24 hours a day when they are in operation.

Water level should be kept at the center of the skimmer openings for both the pool and spa.

All chemicals are to be stored in the mechanical room and the room is to be locked when the pool or spa is open.

**MOUNTAIN VIEW ESTATE HOMEOWNERS' ASSOCIATION**  
**3-RULES AND REGULATIONS**

**A. MAINTENANCE AND REPAIRS:**

1. Each resident shall keep such owner/renters residential unit and limited area including the garage in a good state of preservation and cleanliness.
2. Every resident must perform all maintenance and repair within their unit. Each resident is expressly responsible for any damages and liabilities that failure to perform may cause.
3. In order to maintain a uniform and compatible appearance, no unit resident shall substantially change or alter the exterior appearance of a unit without the express approval of the master association architectural committee.
4. No building, fence, wall, or other structure shall be constructed. Nor shall any exterior addition, change, or alteration thereto be made without the express approval of the master association architectural committee.
5. No resident shall paint the exterior of residential units, patios, fences, garages, storage areas unless such painting is normal maintenance.
6. No personal articles may be allowed to stand in common areas.

**B. RULES OF CONDUCT:**

1. Residents will be responsible for the actions of members of their families and their guests.
2. No resident shall make or permit any noise that will disturb or annoy the occupants of any residential unit or permit anything to be done which will interfere with the rights, comfort, or convenience of others.
3. Pets are not allowed in any part of the common areas. Pets kept in the living unit shall not disturb any owner. Any damage, disturbances, or mess caused by any pet shall be the responsibility of the owner of the said pet. The board may order the removal from the project, any pet which in the opinion of the majority of the board is creating a disturbance. **Buildings may have additional restrictions like NO Animals.**

**MOUNTAIN VIEW ESTATE HOMEOWNERS' ASSOCIATION  
RULES AND REGULATIONS (cont)**

4. No television aerials shall be attached to or hung from the exteriors of any residential units. Satellite dishes NOT EXCEEDING 24" are allowed with express approval as to unit locations placement by the master association prior to installation.
5. No signs, advertisements or posters may be installed without the express permission of the Mountain View Estates Master Association.

**C. RESIDENTIAL AND COMMON AREAS:**

1. The green areas, walkways, and entryways to the resident units shall not be obstructed or used for any other purpose than entering and exiting of the residences.
2. All units are to be used for residential purposes only. No day care or commercial services allowed.
3. No immoral, improper, offensive or unlawful use shall be made of the property or any part thereof. All valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be observed.

**D. RULE AMENDMENTS/MANAGEMENT:**

1. Managers are employed by and report to the board of directors of Mountain View Estates Master Association only.
2. Complaints shall be made in writing to the building president.
3. Any consent or approval given under these rules and regulations is revocable at any time.
4. Rules and regulations may be augmented, modified or repealed at any time by action of the board of directors of the Mountain View Estates Master Association.

**MOUNTAIN VIEW ESTATES HOMEOWNERS' ASSOCIATION**  
**4-GENERAL GUIDELINES**

**A. HEALTH SAFETY AND MAINTENANCE:**

1. Chimney sweeping is the responsibility of each owner and is essential to security of adjacent units.
2. Fire extinguishers are mounted at each entrance hallway. It is suggested residents store one within the unit. Check the smoke alarm periodically to ensure continued operation.
3. Use of security systems within units is the responsibility of the resident. Residents should keep them in working order to protect both the residential unit and garage.
4. The garbage dumpster lid should be closed after each use. Compact and tie all large cartons for disposal. Use plastic bags for all wet and odor causing garbage.
5. Heat Pumps and A/C unit's maintenance and service are the responsibility of the owner of the unit.
6. To properly maintain heat pumps and furnaces, lubrications once yearly is recommended.
7. Buildings with remote Heat Pumps are responsible for the maintenance of that immediate area including: Privacy fences, support structures and revetments. Fencing should be maintained in a presentable condition, as it reflects aesthetically on the surrounding area.

**B. ASSESSMENTS:**

1. Assessments are due quarterly and are **due on the 1<sup>st</sup>** of the month (**January, April, July, and October**) following the beginning of each calendar quarter.
2. Each building will provide a notice advising the amount to pay, due date, and the person to whom the payment should be forwarded.

**MOUNTAIN VIEW ESTATES HOMEOWNERS' ASSOCIATION**  
**5-RV STORAGE RULES AND REGULATIONS**

1. RV storage is for Mountain View Estate Residents only.
2. "Unused" or non-operable vehicles, boats, trailers etc will not be stored in the RV area. We are running out of space and do not have room to store these units.
3. All spaces will be assigned by number or name on the fence. PARK ONLY IN YOUR ASSIGNED SPACE.
4. Spaces will be assigned by the manager.
5. Each person will be assigned "one" space extra spaces will be assigned if they are available.
6. All people using the RV storage will fill out a contact information card. Get this card from the manager.
7. No permanent covers or storage units will be built in the RV storage area.
8. No storage of wood, lumber, building materials etc.
9. The electrical outlets on the fence are to be used when working on a unit, getting ready to travel, charging a battery etc. Units are not to be left plugged in all the time. This will be checked and units will be unplugged.
10. ALWAYS LOCK THE RV STORAGE AREA WHEN YOU LEAVE.
11. Any vehicles, boats, canopies, car top carriers etc not claimed or removed by August 30, 2023 will be disposed of by the Association at the Owners expense.
12. Due to the increase usage of the RV electrical, all spaces will be access a fee. Small spaces will be (\$60.00 per year) and large spaces will be \$120.00 per year). These will be payable by a separate check on **January 1<sup>st</sup> of each year** - NO REFUNDS.

IF YOU NEED MORE INFORMATION OR HAVE ANY QUESTIONS PLEASE CONTACT THE MANAGER.

**MOUNTAIN VIEW ESTATES HOMEOWNERS' ASSOCIATION**  
**6-INSURANCE**

Mountain View Estates, Home Owners Master Association, contracts for and administers an insurance policy that covers all structures of Buildings 1-7 and common areas. The insurance covers every structure from the drywall out for Buildings 1 - 7 before you move in. Your individual policy will cover your private belongings from the drywall inside. This includes but is not limited to, appliances, cupboards, carpets, mirrors, drapes, fixtures etc. *THIS DOES NOT COVER NORMAL WEAR AND TEAR TO APPLIANCES, CARPETS, ETC.* **The single family homes will have their own insurance to cover their homes (structure and contents). Building 8 will participate in the common areas insurance, general liability, and directors/officers liability included in the master insurance policy.**

Each homeowner is responsible to insure their personal property. This is called a condo or renters insurance policy. **IT IS HIGHLY RECOMMENDED THAT EACH TENANT HAVE A PRIVATE POLICY THAT COVERS CONTENTS AND PERSONAL LIABILITY.**

All structures and buildings (1-7) are covered for 100% replacement cost. The policy has a \$25,000.00 dollar deductible for each occurrence. The deductible amount should be included in your individual insurance for property the master policy does not cover.

The higher deductible gives us a better rate and keeps our costs down, yet costs each unit very little per claim. There has not been a claim filed in 2001 or 2002. Prior to 2001 there were numerous claims filed that resulted in Mountain View Estates being put in a high risk category. This resulted in higher rates. Our insurance agent informs us that by 2004, with very few or no claims we can expect our rates to stabilize or start down. Due to an individual suing the HOA Liberty Mutual cancelled us 12/1/24. The result was we had to go to Surplus Lines for insurance. Terms are higher costs, no regulations by the State of Washington, 30% of the premium has to be paid up front, and the balance paid over ten months with interest up to 15%.

This policy also covers the Association, Directors, Officers, and Employees for liability in the performance of their duties for Mountain View Estates. Building 8 pays a share of this insurance.

How to File an Insurance Claim:

Contact your Building President/Director **FIRST** and they will contact the Executive Board. **DO NOT CONTACT THE INSURANCE COMPANY, LET THE ASSOCIATION DO THAT.** In the past, this has led to claims being filed that resulted in no payout to Mountain View Estates and showed as a claim on our record. This resulted in us showing

too many claims and was the main reason for us becoming a high risk.

Mountain View Estates is one of the very few Associations that carry the Homeowners insurance through the Association. This provides better premiums, better coverage, and uniformity for all people involved.

## **HOMEOWNERS INSURANCE REQUIREMENTS**

NEW REQUIREMENTS STARTED in 2025!!! - Discuss with your insurance agent.

Some condos have an appraised value larger than others due to 2 bedroom vs 3 bedroom units, year built, square footage, etc.

1. \$100,000.00 FOR DWELLING (this includes the \$25,000.00 deductible)
2. WATER LOSS SAME AS DWELLING, THIS IS A RIDER TO YOUR POLICY
3. \$75,000.00 PERSONAL PROPERTY (if you have upgraded your condo make sure you have proper coverage)
4. \$50,000.00 LOSS OF USE
5. \$500,000.00 PERSONAL LIABILITY
6. DEDUCTABLE IS THE HOMEOWNER RESPONSIBILITY AND WILL BE PAID BY THE HOMEOWNER

EACH HOMEOWNER (**all 110 units**) SHALL PURCHASE AND **FURNISH PROOF OF INSURANCE** WITH THE ABOVE MINIMUM AMOUNTS, TO THE RESPECTIVE BUILDING PRESIDENT **ANNUALLY**, WHEN YOUR POLICY IS RENEWED. THIS PROOF OF INSURANCE SHALL BE FORWARDED TO THE MASTER ASSOCIATION (Joyce) BY THE PRESIDENT/DIRECTOR.

**MOUNTAIN VIEW ESTATES HOMEOWNERS' ASSOCIATION  
7-SNOW PLOWING AND SNOW REMOVAL**

1. Snow will generally be removed between the hours of 11PM to 8AM.
2. Snow will be removed when there is two (2) inches of accumulation or more.
3. The main roads will be plowed and sanded/de-iced by 6AM. Under extreme conditions this may not be possible.
4. Driveways, sidewalks, steps, parking lots etc. will have snow removed between the hours of 6AM to 12 Noon.
5. To help in the snow removal and stacking of the snow, when possible please park vehicles in garages or if not in use put the vehicle in the RV storage area. The snow plows will NOT plow within 3' of any vehicle and this may infringe on other residents ability to get in and out of their garages.
6. IF YOU REQUEST ADDITIONAL SNOW REMOVAL FOR SIDEWALKS, DRIVEWAYS ETC. THERE WILL BE A MINIMUM CHARGE OF \$150.00 PER REQUEST.
7. Ice melt will be provided at places where it is needed or upon the request of a homeowner. It is the responsibility of the building or homeowner to apply the deicer.

**FOR QUESTIONS OR MORE INFORMATION CONTACT:  
WES at 509-994-3972 OR SCOTT at 509-723-7161**

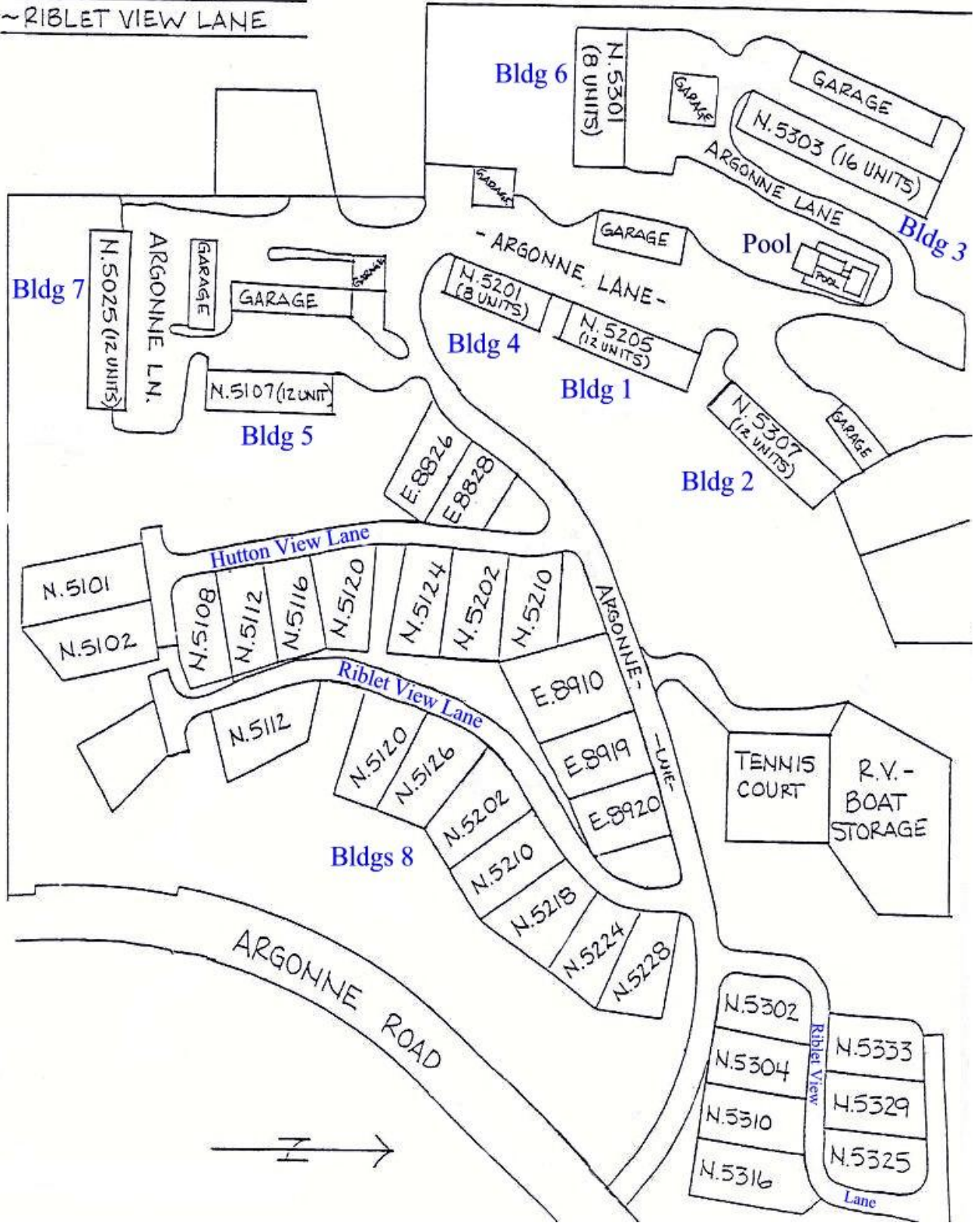
**THIS POLICY IS EFFECTIVE FOR THE 2024-2025 SNOW PLOWING SEASON**

**MOUNTAIN VIEW ESTATES HOMEOWNERS' ASSOCIATION**  
**8-TREES, SHRUBS, AND FLOWERS**

1. Flowers, plants etc. that are planted by a building, homeowner, or tenant of Mountain View Estates are the responsibility of the person planting them. **IF YOU PLANT IT, YOU TAKE CARE OF IT.**
2. Shrubs are trimmed twice yearly, in the Fall and Spring. If additional trimming is requested by a building or tenant it is their responsibility to pay for it.
3. Shrubs that are planted or removed by a building are the responsibility of that building. After that they will be maintained by the Association.
4. When flowers, shrubs, trees etc. are trimmed by a homeowner or tenant it is their responsibility to take care of the waste.
5. Trees are trimmed once yearly in the Fall. This is part of the contract. Additional tree trimming will be at the expense of the person or building making the request.
6. When a tree is diseased, dead, or a hazard to fall, etc. the tree will be removed by the Association. If a building or homeowner wants a tree removed or trimmed and it is on their property, it is at their expense. When a tree is on common area and a building or homeowner wants it removed or trimmed and the board agrees, the cost will usually be paid by the one wanting the work performed.
7. The Association wants to remove only those trees that are necessary to be removed or pose a hazard. However, unusual situations will be considered by the Board for resolution.
8. When a building wants landscape changes to an area in front of their building that is on common ground of the Association, the cost of the changes will be to that building. The cost to change the sprinkler system will be an Association cost.

# MOUNTAIN VIEW ESTATES CONDOMINIUM

- ~ ARGONNE LANE
- ~ HUTTON VIEW LANE
- ~ RIBLET VIEW LANE



MOUNTAIN VIEW ESTATES HOMEOWNERS' ASSOCIATION  
**10-RENTAL LEASE AGREEMENT**

1. ADDRESS AND/OR UNIT NUMBER \_\_\_\_\_
2. NAME OF LESSOR \_\_\_\_\_
3. NAME OF LESSEE/OCCUPANT \_\_\_\_\_
4. EFFECTIVE DATES OF RENTAL/LEASE \_\_\_\_\_
5. LESSOR IS RESPONSIBLE FOR ENSURING LESSEE HAS COPY OF AND WILL ABIDE BY MOUNTAIN VIEW ESTATES RULES, REGULATIONS AND GUIDELINES.

SIGNED:

LESSOR \_\_\_\_\_ LESSEE \_\_\_\_\_

DATE: \_\_\_\_\_

COPY TO:  
MOUNTAIN VIEW ESTATES TREASURER  
And the BUILDING PRESIDENT/DIRECTOR