

ISSUE #1

Section 1: [Section 3.15] Lawn Maintenance and Drought/Wildfire Landscaping Restrictions

MARKUP #1 ->

Front and side yards must maintain at least sixty percent (60%) irrigated green turf grass coverage year-round. Brown or dormant lawns during summer months are considered a compliance violation, and replacement of front yard turf with gravel, rock, mulch, or drought-resistant native groundcover is prohibited.

Section 2: [Section 3.8] Electric Vehicle Charging Equipment

All electric vehicle charging equipment must be installed entirely inside an enclosed garage. Exterior wall-mounted or pedestal-mounted electric vehicle charging stations on driveways or parking pads are prohibited.

MARKUP #1 · SUBJECTIVE OR OVERBROAD WORDING

BOARD & COUNSEL REVIEW

Sec. Section 3.15 (p. 1): [FLAGGED FOR COUNSEL REVIEW - SAFE RESOLUTION GATE] Fining owners for dormant/unwatered lawns and prohibiting replacement of front-yard turf with drought-resistant or wildfire-resistant landscaping.

Statutory / Legal Reference: RCW 64.38.034(1)-(2) & RCW 64.90.518

Statutory Comparison: Under RCW 64.38.034(1), the governing documents may not prohibit the installation of drought-resistant landscaping or wildfire ignition-resistant landscaping, including the removal of lawn or turf in favor of drought-resistant plants and non-vegetative groundcover. Furthermore, RCW 64.38.034(2) prohibits fining an owner for failing to water or maintain a green lawn during a government-declared drought or watering restriction.

CURRENT WORDING IN DOCUMENT:

[Section 3.15] Lawn Maintenance and Drought/Wildfire Landscaping Restrictions - Front and side yards must maintain at least sixty percent (60%) irrigated green turf grass coverage year-round. Brown or dormant lawns during summer months are considered a compliance violation, and replacement of front yard turf with gravel, rock, mulch, or drought-resistant native groundcover is prohibited.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Amend Section Section 3.15 ([Section 3.15] Lawn Maintenance and Drought/Wildfire Landscaping Restrictions - Front and side yards must maintain at least sixty percent (60%) irrigated green turf grass coverage year-round. Brown or dormant lawns during summer months are considered a compliance violation, and replacement of front yard turf with gravel, rock, mulch, or drought-resistant native groundcover is prohibited.) to conform with RCW 64.38.034(1)-(2) & RCW 64.90.518 and the manual attorney audit recommendations for Klahanie Association.