

## COMMUNITY RULES

Updated: June 2021

The Community Rules apply to all residents, guests, and other persons whose job requires entrance to Beachcrest.

- (a) All residents and guests are responsible for control of their animals. Animals will not be allowed to roam free, but must be contained on the member's property or otherwise controlled.
  
- (b) All members are responsible for the general appearance of their lots. No dumping of garbage or junk on vacant lots is allowed. Unsightly accumulations of rubbish, garbage, scrap materials, junk cars, etc., are not permitted in open view on member's premises.
  
- (c) Established picnic areas are free to be used by all members and their guests and the member will remain present and is responsible for cleaning up the area after use. All garbage or litter shall be removed from the beach or playground area after use. Members are financially liable for all damage incurred during use. Additionally, members may be assessed for failure to clean up after use. The Board shall have the authority to collect any such assessment in the same manner as provided in Article IX of the Bylaws.
  
- (d) Picnic areas shall not be reserved for the exclusive use of any one individual or group. The property members will announce their intention to use a picnic area on a specific date by an appropriate method voted upon by the Board. All individuals and/or groups in the area shall respect each other's right to a reasonable degree of privacy and fair use of the area.
  
- (e) The beach and cabana areas are, in regards to group activities, restricted in practice to daytime use. It is recommended that group activities be concluded by 10:00 PM. The Board of Trustees may grant permission for staying later (even including camping overnight), but only on a case-by-case basis. All groups must be accompanied by at least one Community Member at all times. Creating a nuisance, disturbing the peace, excessive loud music, and any discourteous behavior may be cause for the immediate withdrawal of the granted permission. The Sheriff may be called to check on any disturbances.

Beachcrest Community Association  
8846 - 51st Ave NE Olympia, WA 98516-2287  
(360) 350-3610 | beachcrest.org

(f) Operation of motor vehicles on Community streets and property shall conform to licensing and operating statutes of the State of Washington. Posted speed limits shall be observed. The maximum speed limit is twenty (20) miles per hour on all Beachcrest streets unless otherwise posted.

(g) No vehicles of any kind will be permitted to operate on the tidelands. Motorcycles are restricted from use of the beach roads except as transportation to and from the picnic areas and the marina.

(h) All members are responsible for ensuring that the beach gates remain closed. Gate cards and keys are issued and controlled by the Secretary.

(i) Permission to have fires on the beach is subject to any county or state restrictions. If permitted, beach fires may be made only in designated areas and must be put out after use.

(j) Harvesting of shellfish on Beachcrest tidelands shall be limited to members only, in accordance with the State laws and regulations. Community shellfish farms will be respected and left alone.

(k) (Adopted 1/6/2021) For the purpose of safety for people and property: 1) There will be no discharge of fireworks allowed at the beach or on any other community owned property. 2) Private residences are expected to comply with current Thurston County fireworks ordinances. (see attached website links)

[Fireworks - WSP \(wa.gov\)](#)

[Thurston County Firework Ordinance 6.68.055 – Consumer Fireworks](#)

[RCW 70.77.136 – Definitions – Consumer Fireworks](#)

(l) Parents are responsible for supervision of parties hosted by their children on Community property. Illegal drinking of alcohol is not permitted. The Sheriff may be called if illegal drinking is involved.

(m) No yard debris, such as vegetation, stumps, brush, grass clippings or garbage and trash shall be burned or dumped on Beachcrest common property, including the beach area without written permission from the Board of Trustees specifying the location and disposition of said materials.

(n) No signs or notices shall be posted on mailboxes, shelters or Beachcrest rights-of-way. Property for sale or rent signs are to be placed on the subject property only. Notices or any other types of signs will be posted on the Community bulletin board.

---

(o) Parking Rule (Adopted April 1, 2020)

Purpose: The primary purpose of this rule is to keep our narrow, paved roads (traffic lanes) clear and unobstructed for the use and safety of our residents. A secondary purpose is to enhance the appearance of our neighborhood.

Terms:

(a) Community Roads: The paved road (traffic lanes) plus Community Roadside Areas. The paved road is about 20' wide throughout our neighborhood. However the community owns more than just the paved Community surface. Most of our community roads are 40' wide. Some community roads are 25' wide (Crestview) and some are 60' wide (50th, 51st & Beach Way).

(b) Community Roadside Areas: The unpaved area on both sides of the paved road (typically gravel) that belongs to the Community.

Rule:

1. In general, vehicles may not be parked on any portion of Beachcrest paved roads/traffic lanes.

Allowed temporary exceptions:

- a. Police, fire, EMT/medical, security;
- b. Utility vehicles (phone/internet/electrical/etc);
- c. Moving trucks;
- d. Construction vehicles; and
- e. Any other Board designated vehicles.

2. Parking of permissible vehicles (see prohibited vehicles below, #3) is allowed on Community Roadside Areas if the vehicle does not encroach in any way on the paved road/traffic lanes. The following conditions also apply:

- a. All tires must be off the paved road, and no part of the vehicle may occupy any space over the paved road.
- b. Parked vehicles may not impede visibility for safe driving purposes.
- c. Owners of vehicles parked on the community roadside are responsible for maintenance and general upkeep of the area.
- d. Vehicles may not be parked on any Community Road that serves as stormwater drainage or in areas designated a "no parking" area.
- e. Parking on Roadside Areas may not impede access to mailboxes.
- f. The Community Roadside Area remains the property of the Community at all times. The

Board may require that the roadside area be cleared of all vehicles when the need arises, as detailed in #4 below.

3. Prohibited vehicles: At no time may the following vehicles be parked on community roads (which includes the community roadside):
    - a. Unlicensed vehicles;
    - b. Inoperable vehicles;
    - c. Abandoned vehicles; and
    - d. Motorhomes.
  4. Board Authority and Enforcement. The Board of Trustees (or its designee) may:
    - a. Direct that any portion of Community Roads, including Community Roadside Areas, be cleared of all vehicles when the need arises for the maintenance of community property or for any other community or emergency purpose.
      - i. In non-emergency circumstances, the Board will provide at least 24- hours' notice to the owner(s) of the home associated with the vehicle/object occupying the community road;
      - ii. In emergency circumstances, vehicles/objects may be towed or moved without notice, at the owner's expense.
    - b. After 24 hours' notice, tow any vehicle parked in disregard of this parking rule, at the owner's expense. Notice may be given by email, phone/text, in person, attaching a written warning to the vehicle/object, or any other method that reasonably provides notice. Notice by certified mail is not required. All towing fees/costs/damages are at the vehicle owner's expense.
  5. This parking rule replaces any prior parking rule and is effective prior to issuance of this rule. However, for 1 year after the effective date, only warning notices will be issued in order to ensure that all residents are fully informed of the rule change.
- 

(p) Use of pesticides or other chemical treatments is prohibited on all Community- owned property, unless otherwise approved by the Board of Trustees at a regular monthly meeting.

(q) The entrance park, known as Forest Bay Park, and the 51st Avenue park, known as the Children's Playground Park, shall be designated as Alcohol-Free areas.

Beachcrest Community Association  
8846 - 51st Ave NE Olympia, WA 98516-2287  
(360) 350-3610 | beachcrest.org

*Community Rules – Noncompliance  
Adopted by the Board on June 2, 2021*

***Violations:*** *Community Rules (Rules) must be followed at all times. Members (owners of record) are responsible for their guests and renters, and Rules violations by members' guests, renters and renters' guests are attributed to the members ("responsible member").*

*The Board may impose the following restrictions and/or fines for violation of one or more Rule within a 12-month period:*

*First Violation: Beach gate access fob (fob) is disabled for 21 days.*

*Second Violation: Fob is disabled for 45 days; in addition, a \$50 fine is assessed.*

*Third Violation: Fob is disabled for 90 days; in addition, a \$100 fine is assessed.*

*All Subsequent Violations: Fob is disabled for 180 days; in addition, a \$200 fine is assessed.*

*Violations of multiple rules during the same event/incident may be treated collectively as a single violation or as separate/multiple violations, at the discretion of the Board.*

*If a violation results in a monetary fine imposed against a member, the Board shall send a letter describing the violation and fine to the responsible member within 14 days of the Board's determination that a violation occurred. Letters shall be sent to the responsible member in all cases, including those cases in which the violation was committed by a renter, guest or guest of a renter. Fines shall be assessed against the responsible member's property.*

*The Board may choose to waive all or a portion of a fine and/or fob restriction in exchange for community enrichment efforts/projects completed by the responsible member or noncompliant party, which must be approved in advance by the Board.*

*In addition to the above restrictions and fines, the Board may impose costs, including attorney fees, incurred by the Association to enforce compliance with the Rules and to repair damage resulting from Rules violations. Those costs will be assessed against the responsible member's property.*

*Failure to pay annual dues assessments or marina slip fees are subject to separate delinquency fines, fees, and restrictions, including the disabling of fobs, per separate Board policies.*

Community rules may be amended at regular meetings of the Association.