

TREASURE ISLAND COUNTRY CLUB

(“TICC” or “Association”)

TICC RULES AND REGULATIONS

Amended 12.7.22

TICC COMMON COURTESY
GUIDELINES

TICC POLICIES

TREASURE ISLAND COUNTRY CLUB
RULES & REGULATIONS

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A. Common Areas of Treasure Island

The Common Areas of Treasure Island County Club (the "Association") consist of all of the property owned, or otherwise maintained, repaired or administered by the Association including those areas listed in Article 1(D) of the Bylaws or reflected in the recorded plat maps for Treasure Island, including but not limited to:

- A1.** The TICC bridge onto the island, including the sixty (60) foot wide property over which it spans, including the upland, tidelands and shell fish beds.
- A2.** The forty (40) foot wide right-of-way around the island including the road, stubs, and turnarounds. The right-of-way includes the two-lane, sixteen (16) foot wide paved roadway in addition to the twenty-four (24) feet that encompasses the road shoulders on either side. The official record is at the Mason County Auditor's Office.
- A3.** The boat dock/moorage facility, Lot 58 and the south 1/2 of Lot 57.
- A4.** The beach/picnic area, Lot 88 and the south 1/2 of Lot 89.
- A5.** The Water System and supporting properties: Well #1 (Tract B), Well #2 (Tract D), Well #3 (Tract C and Lot 255), the water storage tank (Lots 184 and 187); all fire hydrants, sample stations, and the buried and above ground water main/pipes up to and including residence service connections, the inner island access/fire road (Tract E) and the northerly twenty (20) feet of Lot 36.

Common Areas are for the exclusive use and enjoyment of Association members, their families, tenants, and guests, which use is subject in all regards to these Rules and the other Governing Documents of the Association.

B. General Rules

B1. Firearms. Discharging firearms, air guns and BB guns on Treasure Island is prohibited. (Amended 6/2/2021)

B2. Pets. (Amended 6/2/2021)

- **a. Leash Law.** No pets of any kind shall be permitted on the Common Areas unless securely leashed except for service animals accompanying their owner. Dogs off-leash on private property must be supervised or fenced in. (Added 6/2/2021)
- **b. Pet Behavior.** Pets may not create a nuisance by excessive barking or exhibiting threatening behavior. (Added 6/2/2021)

B3. Pet Waste. Owners must clean up after their pets. Dog poop must be disposed of at the pet owner's residence. Pet waste disposal bags may be provided at the north and south end of the island, and near the water tank for your use as a courtesy but does not relieve pet owners from responsibility if dispensers are empty. (Added 6/2/2021)

B4. Clam Digging. When clam digging on Common Areas, always fill in holes and dig away from bridge pilings. Failure to do so may damage Association property, result in injury, and subject such person to fines or other damages.

B5. Drones. Unless the prior written consent of the Board is obtained, the use of remotely controlled flying devices, which shall include all remote controlled "drones," air planes, helicopters and similar devices are prohibited in, on or above Common Areas. The Board may grant permission to an Owner to use a remotely controlled flying device in or over Common Areas for certain limited purposes, such as to take pictures of the Owner's home to prepare sales materials.

B6. Tenant Contact Information. Any Treasure Island Country Club owners who have tenants living on their property are required to provide TICC or its manager with the names, phone numbers and email addresses of all such tenants. Owners must provide updated information to TICC immediately upon any change in tenancy. (Added 6.2.2018)

B7. Tenants Provided with TICC Rules. Any TICC owners who have tenants living on their property are required to provide their tenants with a copy of the current TICC rules and the owner and tenants must complete and sign a form to be returned to TICC confirming that this action has been accomplished. Any owners using their homes for short-term rentals shall be required to post a copy of the TICC Rules in a visible location on the premises. (Added 6.2.2018)

B8. Fireworks. Use of fireworks on Treasure Island must comply with all federal, state, and local laws. See also Rules and Regulations C3., G1.d. and Hc. (Added 6/2/2021)

B9. Maintenance of Property. Members shall maintain their properties in a manner that respects the TICC community and their neighbors. This includes removing garbage, inoperable vehicles, junk cars or boats, vessels, construction debris or equipment, and other unsightly or unhealthy clutter and debris. (Added 6/2/2021)

B10. Trash. Trash must be removed from your property on a weekly basis and kept in proper trash cans. If trash services are not paid for, trash must be removed when owner leaves. (Added 6/2/2021)

C. Club Property

- C1.** No member, resident or other person shall, without the approval of the Board:
- a.** Construct, install, alter, modify or remove any improvement situated on a Common Area or any Association easement;
 - b.** Remove, add to or modify any plants, trees, rockery or other landscaping improvement on a Common Area or Association easement;
 - c.** Obstruct or interfere with the Association, the Board, its agents, managers, employees or volunteers in the performance of any of their duties, including but not limited to Association maintenance, repair, replacement or improvement of Common Areas or Association easements.
- C2.** Members will be held responsible for damage they cause to Common Areas or Association easements, and members are responsible for their agents, tenants and guests.
- C3.** The discharge of fireworks is strictly prohibited on the following Common Areas: the boat dock and associated parking area, paved and unpaved (access/fire) roads, the bridge, all well (water) properties and the water tank property.
- C4.** No overnight camping on any Common area.

D. Building

- D1. Water Service.** Water service to a Lot shall be connected upon written request to the Board, scheduled by the Water Commissioner and the required fee paid in full.
- D2. New Construction.**
- a.** Lot Owners must obtain building permits for any new construction, mobile and modular homes, alterations, additions and/or beach front improvements as required by Mason County Building Planning and/or Health Department. All work shall comply with the Washington State Shorelines Management Regulations and all applicable county, state or federal laws and rules.
 - b.** No construction work can be done by a Lot Owner and/or their contractor on the roadway easement or any Common Area without prior written Board approval. Owners must "Call Before You Dig, dial 811." The Lot Owner is responsible for any breaks or

damage to the water system or any Common Area caused by their digging or the digging of their contractors or subcontractors.

- c. A Lot Owner is responsible for notifying contractors of Association policies, rules, and regulations, such as Island speed limits, chemical toilet requirements, and any other project-specific approvals, specifications, or standards. The Association has a detailed form letter that Owners may use to inform contractors of related policies, rules, and regulations; it can be requested by contacting Association's management company, HOA Community Solutions. If further clarification is required by either Owner, or Contractor, requests can be submitted to the Board of Trustees or HOA Community Solutions. For contact information, see the Association's web site. (Amended 6/2/2021)

D3. Culvert Specifications and Standards. Culverts are used wherever controlled drainage is required. They provide cross-drainage to a roadway ditch system on either side of a driveway paralleling the Treasure Island road system. The following specifications and standards apply to culverts installed and/or modified within the Treasure Island road right-of-way after the date of this document. (Existing culverts are grandfathered as-is unless the Association deems there is a need to improve ditch drainage system; at which time the current specifications and standards would apply.)

- a. All culverts installed on Treasure Island Drive or Treasure Island Road on Treasure Island must meet the following specifications:
 - i. Minimum ten (10) inches in diameter.
 - ii. Any length of pipe must have six (6) inches exposed at each end making sure the limits stay within Owners' property lines.
 - iii. A culvert can be made of aluminum corrugated metal pipe, zinc coated (galvanized metal pipe, aluminum/zinc alloy coated (galvalume) corrugated steel pipes, or ABS pipe.
 - iv. Culverts being installed must have no less than one-half (1/2) inch of fall per ten (10) feet of run.
 - v. Culverts must be in line with existing drainage ditch.
 - vi. The back-fill around and above a culvert will be three quarters (3/4) inch to one and one half (1 1/2) inch crushed rock. Three quarter (3/4) inch or finer (smaller) crushed rock, dirt, asphalt, or pavement may be used for final grade.

E. Sanitation

El. Chemical Toilets. Chemical toilets are not permitted on the TICC road right-of-way or easements.

F. Roads and Vehicles

F1. Parking (amended 12/07/22)

(a1) No Person shall park in such a way that would interfere or hinder emergency vehicle access at any time. The road right-of-way is not to be used for daily parking. The roads are narrow, and our island members' and guests' safety is a priority. Intermittent parking on the road right-of-way (no more than two (2) wheels slightly on pavement) is permitted at the Owner's risk. Island common areas are highly encouraged as a first option. No vehicle, boat, trailer or any other thing shall be parked or kept on the-road right of-way for more than 3 days in a month without Board approval.

(a2) No person shall park on the utility lane easement.

(b) Temporary parking for members/tenants and guests is available on a first-come, first-serve basis at the north and south end of the island, at the upper boat dock parking area, and at the public beach. Parking is allowed for no more than 3 days in a month without Board approval.

F2. Roads. The speed limit is 15 MPH on all Common Area roads, including the bridge.

F3. Bridge. No parking on the bridge. No fishing, jumping or diving from the bridge.

F4. Vehicles and Drivers.

- a. All persons operating motorized vehicles on Association roadways are required to have a valid driver's license or instruction permit.
- b. Vehicles (including a car, truck, golf cart, all-terrain vehicle, 4-wheeler, or motorcycle) may be driven on the paved roads. Use of unpaved easement down center of the island is intended for limited use by those residents with adjoining property and service vehicles. All vehicles with combustion engines must have mufflers and be covered by insurance.

G. Boat Dock and Boat Dock Parking Area (Lot 58 & S 1/2 Lot 57)

G1. Boat Dock.

a. General space on the Common Area dock is limited, so its use is strictly on a first-come, first-served basis. There is absolutely no saving space when you leave the dock. Saving spaces with kayaks, dinghies, or recreational floats is prohibited. A member, tenant, or guest who docks their boat of the Common Area dock must use their boat daily. No boat may be docked for more than 24 hours without being used. Sitting on or fishing from are not considered “use”. There are limited spaces; therefore, rafting is expected and is permitted up to two boats deep. Boats must be registered daily during the Memorial Day, Fourth of July and Labor Day weekends (refer to Section G2., below). Be considerate of others and, if possible, use alternate moorage during the crowded holiday weekends (i.e., beachfront or buoy). (Amended 6/2/2021)

b. During the summer months (Memorial Day through Labor Day), moorage is restricted to seventy-two (72) hours per stay in a single week. The remainder of the year, moorage is restricted to one (1) full week in a single month. At no time, shall the dock be used for long-term moorage or storage of vessels without prior written approval from the Board.

c. Boats may be repositioned due to overcrowding only with the permission of the boat owner.

d. Fires of any sort, including grills, barbecues, and fireworks are prohibited on the boat dock and in the parking area.

e. All boats must have current registration if moored at dock.

f. Loading Zone is for loading and unloading ONLY!

g. PACK IT IN- PACK IT OUT. Take all garbage with you

G2. Registration for Boat Moorage.

a. Boats moored at the dock, day or night, MUST be registered using the Dock Log-In Book which includes:

i. Date and Time.

ii. Member's Name, or if the boat belongs to a tenant, the tenant's name or guest of member.

iii. Boat Registration number or description of boat (i.e. 16 foot Bayliner).

iv. Phone Number of boat owner and Member, Tenant or guest if not the same as boat owner.

G3. Boat and Trailer Parking.

- a. The boat dock parking area is for members, tenants and their guests. Parking of boat trailers or trailers with boats is permitted up to seventy-two (72) hours in a single week. The Association encourages overflow parking at the boat dock instead of on the road right-of-way. Absolutely no vehicle, trailer or boat & trailer may be parked in a way that blocks traffic or emergency vehicle ingress and egress.
- b. You must have a current license on your boat trailer to park at the boat dock parking area.
- c. Do not park in the driveway or the entrance to the gangway except for immediate load/unload of vehicle. Due to limited parking at the entrance of the boat dock, after you unload your vehicle, you may park your vehicle in upper lot.
- d. Any vehicle parked in the spaces designated for disabled parking must display a valid disabled vehicle parking placard.
- e. No overnight camping in any Common parking area.

G4. Dock, Float, Pier, or Gangway.

- a. No swimming, jumping or diving in, from or around the dock, float, pier or gangway.
- b. No running.
- c. No bicycles, scooters, roller-skates, roller-blades, or skateboards. (Amended 6/2/2021)
- d. No rock throwing or hitting golf balls.
- e. No glass containers are allowed.
- f. Children age twelve and under must be accompanied by an adult at all times.

H. Beach and Picnic Area (Lot 88 & S 1/2 Lot 89)

- a. Picnic tables must NOT be moved.
- b. Climbing on the roof of the beach structure is PROHIBITED.
- c. No excessive noise between 10:00 PM and 8:00 AM Sunday through Thursday, or between 11:00 PM and 8:00 AM on Fridays and Saturdays with the exception of Independence Day celebrations when the discharge of fireworks is permitted by Mason County Codes.

- d. No overnight camping on the beach or in the parking lot.
- e. Beach fires are allowed in fire pit only. Do not burn garbage or cans.
- f. No glass containers are allowed.
- g. PACK IT IN - PACK IT OUT. Take all garbage with you.

I. Water System

I.1. Vandalism (refer to Bylaws: Article 2 Membership)

- a. Destroying, disturbing, breaking, defacing, vandalizing or otherwise damaging any component of the Treasure Island Water System (TIWS) is prohibited. This includes fire hydrants, water meters, valves, valve vaults, the storage tank, well houses, sample stations, work trailer and components inside the storage tank compound. Examples of prohibited conduct include, but are not limited to, damaging service connections, meters, cutting off locks, and spray painting graffiti on any portion of the TIWS.
- b. No one shall connect to, remove, alter, tamper with or otherwise disturb any TIWS component such as the fire hydrants, water service connections, standpipes, storage tank, etc.

I.2. Water Leaks.

- a. Owners are financially responsible for any breaks or damage to the water system caused by their digging or the digging of their contractor, family member, tenant, worker or other agent. Call 811 before you dig.
- b. Owners are responsible for water leaks downstream of the service box. If it is the Association that determines a water leak downstream from TIWS connection(s) exists, Association will notify Owner in writing of its concerns. Repairs to the water components and/or remedy of the water leak must be accomplished within thirty (30) days of leak being identified to Owner.

J. Water Service Connections (refer to Bylaws Article 6 (H))

- a. It is the responsibility of the Owner of a Lot to request a service hook-up (service connection installation) from the Board. There is a charge for a new hook-up which must be paid in full before hook-up will be scheduled for installation. Only one meter per lot is permitted.
- b. The components inside the meter box which include a meter valve, water meter and meter check valve are the property of TIWS. There shall be no modifications made, or components added, to the inside of the service connection box by anyone other than authorized Association personnel. This includes spigots, standpipes, etc.

- c. The Service Connection Box shall remain visible and accessible at all times. If, for any reason, the existing service connection is located or positioned in a driveway or parking area created by the Lot Owner, a concrete drive-over box may be installed by the TIWS at the Lot Owner's expense. A formal request for a drive-over box or any alterations to existing service connection must be submitted to the Board or Water Commissioner in writing, and approved in writing.
- d. If the water is shut off and supply locked, no one shall turn the water back on without permission of the Board or Water Commissioner.
- e. The Association reserves the right for direct access to any water meter, fire hydrant or any part of TIWS for maintenance or repair of the system.
- f. Additional offenses may be determined by action of the Board.

K. Violations & Assessment Collection

Each member is responsible for their own actions and compliance with these Rules & Regulations, as well as all Association Governing documents. Each member is also responsible for the actions and compliance of their guests, family members, tenants, hired contractors and workers.

- a. Refer to **Attachment A** - *Enforcement Policy with Fine and Fee Schedule*.
- b. Refer to **Attachment B** - *Assessment Collections Policy*.

TREASURE ISLAND COUNTRY CLUB
COMMON COURTESY GUIDELINES

This page contains concerns brought up by members and are written as a courtesy to our neighbors on Treasure Island. **The Board does not issue fines for violation of these common courtesy guidelines** (unless a certain behavior is also covered by a rule), but Owners, tenants and guests are strongly encouraged to comply.

- 1 Do not leave dogs unattended or tethered outside. This applies to owners, tenants and guests.
2. To avoid boats and floats from drifting caused by currents and winds, all anchors for buoys and rafts/floats should be centered between owner's property lines. Staggering placement of buoys with your neighbor to keep boats from making contact during wind and tide change is advised.
3. It is courteous to operate motorized vessels outside the mooring buoys for the safety of swimmers. The Fair Harbor Marina, the TICC boat dock, bridge, and the island shoreline are all NO WAKE zones. This applies to all vessels, including Jet Skis, etc. Copies of regulations on the operation of boats and other motorized vessels on the waters of Case Inlet and Fair Harbor, may be obtained at Coast Guard Headquarters in Seattle, Mason County Courthouse in Shelton, the Belfair Sheriff Department substation, or go to <http://www.co.mason.wa.us/resolutions/1992/88-92.pdf>
4. Avoid "smoke out" with neighbors while burning brush, weeds, branches, etc.
5. Remind speeders in a courteous way to slow down.
6. Moved to Rules & Regulations - General Rule B9. (Updated 6/2/2021)
7. When placing chemical toilets on your property for temporary use, be considerate of your neighbors and consider the proximity of their home to the toilet. Please account for the following guidelines: (1) Chemical toilets should be placed a reasonable distance away from the property line and the roadway as determined by land contour and the proximity of neighboring buildings; (2) chemical toilets should be removed following completion of construction; and (3) chemical toilets should be serviced on a routine basis.
8. Members renting or leasing their property are asked to provide the Association's Governing Documents to their tenants. Because Owners are responsible for the behavior of their tenants, Landlords should consider incorporating by reference the provisions of the Governing Documents into their leases.
9. Practice good water conservation (also see Water Service Responsibility on the TICC website).
10. Garbage service to the island is provided by Mason County Waste Connections, Inc. Garbage containers and recycle containers should not remain at the roadside other than on the day of pick-up.

TREASURE ISLAND COUNTRY CLUB

POLICIES & OTHER IMPORTANT INFORMATION

1. Members/tenants and guests are responsible for their personal property left unattended in the dock parking area, beach/picnic area, or other Common Areas. The Association does not assume responsibility to protect such persons' personal property. Park at your own risk in these areas.
2. Members observing a vehicle traveling over 15 MPH on the roads or bridge are encouraged to report the occurrence to the Board in writing. Report must include a description of the vehicle, license plate number (if possible), location on island where speeding occurred, and exact date/time. Include name of person driving if you know it. Report can be emailed to stephanie@hoacommunitysolutions.com or mailed to the Association's P.O. Box.
3. Contact the Dock Commissioner or notify the Board member in writing if you witness violations at the boat dock and surrounding area.
4. Anyone wishing to reserve the picnic area for a large group or special event can inquire about doing so by contacting the Beach Commissioner. No reservations during the Memorial Day week-end, July 4th, or the Labor Day week-end.
5. Swim at your own risk at the beach area. No lifeguard is on duty.
6. Each property owner should have their own shutoff valve beyond the service connection box for repairs, to winterize, etc.
7. Members observing any violations of Association Bylaws or Governing Documents are encouraged to report the violation to the Board or its managing agent, in writing. Written report must include a detailed description of the violation (including where, when, who), and the inclusion of photographs (if available, and if applicable to the violation) is helpful. Reports can be emailed to stephanie@hoacommunitysolutions.com or mailed to the Management Companies P.O. Box.