



Lake Marcel Community Club

31600 NE 106th St
Carnation, WA 98014

LMCC Rule & Regulations

I. Introduction

The Lake Marcel Community Club (LMCC) has established rules and regulations to preserve the integrity, safety, and harmony of our community. These guidelines help maintain property values, ensure responsible land use, and protect the natural beauty of Lake Marcel, providing a framework for all residents to enjoy a well-kept, respectful, and thriving neighborhood.

This document serves as a comprehensive compilation of LMCC's rules and regulations, drawn from our various governing documents. By bringing all relevant regulations together in an organized, easily accessible format, LMCC members and the Board can quickly reference community standards and expectations, ensuring clarity and consistency in governance and compliance.

II. Purposes

- 2.1 Objects and Purposes: To take any reasonable steps to do away with nuisances or eyesores or other things or occurrences which may detract from the value or enjoyment of the properties or community concerned. (Source: Articles of Incorporation – Article IV (12) – duplicated under Property Maintenance)

III. Nuisances

- 2.2 No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. Should any annoying or unsanitary condition develop, the Community Club Executive Committee shall have full power to enforce these regulations. Each lot owner, by accepting these covenants, agrees to abide by any decision of such Committee that an annoyance or nuisance exists. (Source: Covenants – Section 19)
- 2.3 No illegal, noxious or offensive trade, business or activity can be carried out upon any lot. (Source: Covenant Enforcement Policies #5)

- 2.4 Activities which are or may become an annoyance or nuisance to the neighborhood are not allowed. (Source: Covenant Enforcement Policies #6)
- 2.5 Illegal, dangerous, unsanitary or hazardous conditions or activities on a property must cease immediately following notification by regulatory authorities or the LMCC Board of Directors. (Source: Covenant Enforcement Policies #2)

IV. Property Maintenance

- 3.1 Objects and Purposes: To take any reasonable steps to do away with nuisances or eyesores or other things or occurrences which may detract from the value or enjoyment of the properties or community concerned. (Source: Articles of Incorporation – Article IV (12) duplicated under Nuisances)
- 3.2 It shall be the responsibility of each property owner to keep his lot in a pleasing park-like condition, free of brush, brambles, dead trees, piles of stumps and brush, or any condition that would be an eyesore. This provision shall also prevent the retention of unsightly piles or remnants of building materials after construction is completed. (Source: Covenants - Section 16)
- 3.3 All lots must be kept in a pleasing, park-like condition free of any conditions that are eyesores, health hazards, unsanitary, or illegal. This includes but is not limited to: piles of construction debris or building materials; piles of trash and garbage; excessive piles of grass clippings, tree trimmings or other yard waste, or other piles of debris; overgrown shrubbery or blackberries or unkempt lawns. (Source: Covenant Enforcement Policies #1)
- 3.4 Houses, garages, outbuildings and yards should be in good repair, e.g., no peeling paint, no overgrown yards, no broken windows, no excessive roof moss. Utilities to houses must be kept operable. (Source: Covenant Enforcement Policies #3)

V. Utility Easement Maintenance

- 4.1 Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. It shall be the responsibility of the owners of the lots adjoining the areas designated as utility easements on the recorded plat to maintain the area by keeping it free of rubbish and brush. (Source: Covenants – Section 18)

VI. Vehicle Restrictions

- 5.1 All cars, trucks, trailers, trailered vehicles, RVs and other vehicles must be parked in driveways, or paved or graveled areas. Vehicles cannot be parked on lawn areas. All vehicles must be running and all vehicles and trailers must be able to be

legally driven on the street. A total of 5 cars, trucks, vans, or other passenger vehicles are allowed per residence. (Source: Covenant Enforcement Policies #4)

VII. Lake Usage

- 6.1 No gasoline (internal combustion) motors of any horsepower will be allowed on the lake. Electric motors up to two (2) horsepower will be allowed. Each Club member, lot purchaser or tenant shall be responsible for any of his guests violating this covenant. (Source: Covenants – Section 22)

VIII. Community Beach Usage

- 7.1 The right of each property owner to use the common facilities of the Lake Marcel Community Club is hereby limited to twenty-five [25] persons at any one time. (Source: Bylaws Amendment 6 November, 1988 – Amendment 2.1)
- 7.2 Lake Marcel Community Club (LMCC) members may reserve space at Beach 1 or Beach 2 to sponsor private functions using the form on page 2 of this policy document. The park rules (page 3) must be observed. (Source: Policy 10 – please refer to the entire policy for all rules related to Beach reservations – available on the LMCC website at LMCC-_Policy10_Rev-4_Final-2-5-2020.pdf)

IX. Animal & Pet Regulations

- 8.1 No large livestock including but not limited to horses, cattle, pigs, sheep and goats. No roosters. No boarding, raising or selling animals as a regular commercial activity. (Source: Covenant Enforcement Policies #7)
- 8.2 Dogs or other pets are not allowed to roam through the neighborhood. Dogs must be on leash or under voice or physical control at all times. (Source: Covenant Enforcement Policies #8)

X. Rental Tenants and Guests

- 9.1 Residents, rental tenants and guests must comply with all applicable local and state regulations, including zoning, animal control, parking and public health codes and ordinances. (Source: Covenant Enforcement Policies #9)
- 9.2 Residents and guests must comply with Lake Marcel Community Club park regulations, pet regulations and fishing regulations. Violations may result in revocation of park privileges and/or fines. (Source: Covenant Enforcement Policies #10)
- 9.3 Property owners are responsible for the behavior of house residents (including rental tenants) and guests. (Source: Covenant Enforcement Policies #11)

- 9.4 Property owners may be held liable for the cost of repairs, replacement or other restitution for vandalism to or theft of LMCC property by house residents, rental tenants or guests. (Source: Covenant Enforcement Policies #12)

XI. I don't know where to put this one – doesn't fit any category and seems to defy categorization

- 10.1 No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently. (Source: Covenants – Section 17)

XII. Sanitation & Waste Management

- 11.1 No lot or adjoining area shall be used or maintained as a dumping ground for rubbish of any kind. Trash, garbage or other waste must be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. (Source: Covenants – Section 21)
- 11.2 No burning during burn bans. Limit outdoor burning at other times. Smoke can be dangerous to those with upper respiratory problems, like asthma, and to infants, small children and others who are sensitive to smoke. A burn permit may be required for outdoor burning. Call the King County Fire District at (425)788-1625 to check burn conditions and permit requirements. Call 911 to report burn complaints.

Violations of any of the following are prohibited under state law and can carry stiff penalties:

- Don't burn during periods of burn bans.
- Burn only yard waste (from your own property).
- Don't burn garbage or trash.
- Don't burn cardboard or paper (except what is necessary to start the fire).
- Don't burn construction materials, including scrap lumber, painted wood, or roofing materials (these can release toxic compounds).
- Don't burn rubber products, including tires.
- Don't burn dead animals.
- It is illegal to "smoke out" your neighbors.
- Burn piles must be tended at all times.

(Source: Covenant Enforcement Policies #13)

Enforcement Policy for Rules & Regulations

Before fines are imposed for any violation of these Covenant Enforcement Policies (other than delinquent accounts), the property owner shall be given (i) a written Notice of Violation (NOV) and (ii) an opportunity to appear before the Board for a hearing on the matter.

As a courtesy, LMCC will send to the property owner a For Your Information (FYI) letter allowing 30 days for the condition to be corrected before issuing a NOV.
(Source: Policy 16)

A. Notice of Violation. A written Notice of Violation issued by the Board shall specify the acts and/or omissions believed to constitute a violation; the amount of any possible fine; and the date, time and place of a hearing on the matter. The NOV shall be sent to the property owner at their registered address by return receipt mail and posted in a conspicuous place on the property. It is the responsibility of property owners to update LMCC of any address changes. (Source: Covenant Enforcement Policies #19)

B. Hearing. Hearings shall be at a Board meeting and shall not be less than 28 nor more than thirty-five days after service of the NOV in the manner provided above. At the hearing the property owner may testify, present evidence, call witnesses and/or present arguments. The Board may question anyone who testifies and may call witnesses of its own. (Source: Covenant Enforcement Policies #19)

C. Decision. Within fifty days after the above Hearing, the Board shall issue a written decision stating its findings of fact, the basis for its decision, and the amount, if any, of any fine. Fines, if imposed, shall begin accruing on the third day after the date of the decision. Copies of the Board's decision shall be sent to each person found to have violated these Covenant Enforcement Policies. (Source: Covenant Enforcement Policies #19)

In summary, the covenant enforcement process includes the following steps and timing:

Step	Days after previous step
1. For Your Information (FYI) Letter	
2. Notice of Violation (NOV)	30
3. Hearing at Board meeting	8 to 35
4. Decision issued by Board	Within 50

5. Fines begin accruing	3
6. Late charges and interest penalties	60
7. Lien Fees	30

LMCC will follow this process, and will apply the Fee and Fine Structure in applicable cases, in a manner that is fair, impartial and consistent. On rare occasion the timing of Step 2 or 3, for example, will need to be extended due to unavailability of sufficient Board members to reach a quorum. Also, as noted previously, under Policy 18) the Board has the authority to adjust this timing in hardship cases, on an individual basis. In no case will the timing be accelerated. (Source: Policy 16)