

EXHIBIT 3

RULES & REGULATIONS

EBB TIDE HOME COURTESIES - RESIDENTS, VISITORS, AND GUESTS

This is just a quick reminder at the beginning of a new year of our house rules. Please be considerate of your neighbors, and make your guests and visitors aware of these too! (the complex documents can be found on the property managements website).

QUIET HOURS: 10:00PM -8AM, no patio activities after 10:00 PM. We all share this building which has many hard surfaces that amplify sound.

No trash chute, dish or clothes washing, drying machines or garbage disposal during these hours.

Refrain from talking near the elevators, the middle units have their bedrooms located directly adjacent.

Do not slam doors (including interior, exterior, and beach doors), as the sound reverberates throughout the building.

Stairwells are also a source of high noise levels, Please use consideration.

RECYCLING AND GARBAGE; Garbage must be contained in leak proof plastic bags and securely fastened. All garbage except cardboard boxes for recycling must be placed inside the dumpster as our disposal service will not haul away anything left outside of the dumpster. Cardboard boxes should be flattened and placed next to the recycling bin. Paper for recycling however should not be contained in plastic bags.

ELEVATORS: Anyone moving or transporting large articles must use protective padding. The padding is provided and stored under the North stairwell.

SMOKING: Not permitted in the common areas.

PETS: On leash, carried, or in proper carrying case in common areas. Pets not allowed to relieve themselves in or on the interior or exterior of any common or limited common area.

DECKS: Do not climb, lean or use the deck railing in any way or permit anyone else to do so. This is a safety issue. Each owner's personal items shall not extend beyond the limited common area. Do not feed birds or ducks as it attracts rodents and other uninvited guests.

MOVE IN, MOVE OUT: Please contact PNWPM office to give dates, times, and to be informed of procedures.

**EBB TIDE CONDOMINIUM ASSOCIATION
200 BEACH PLACE
EDMONDS, WA 98020**

**HOUSE RULES
ADOPTED JULY 1, 1996, REVISED AUGUST 2012**

The House Rules have been established to provide an environment which will contribute to the enjoyment of condominium living and cooperative management and operation of our Homeowner Association. The rules are issued by the Board of Directors under authority given by the "Declaration and Covenants, Conditions, Restrictions and Reservations for the Ebb Tide Condominiums", hereinafter referred to as the "Declaration". The rules apply to all owners, residents, the guests of owners and all other persons who occupy or use any portion of the Ebb Tide Condominiums, limited common areas or common areas. All rules established by the "Declaration" are automatically incorporated in these Rules even though they may not be specifically included herein.

The Rules are categorized under the following headings:

- A. Dues
- B. Elevator
- C. Fire Safety
- D. Hallways
- E. Lanais and Decks
- F. Motor Vehicle/Parking
- G. Noise & Patio Restrictions
- H. Remodeling/Construction
- I. Rental of Units
- J. Storage of Units
- K. Waste Disposal/Recycling
- L. Beach
- M. Pets
- N. Other
- O. Move In/Out Procedure
- P. No Smoking Rules
- Q. Enforcement

A. DUES

1. Dues are to be paid to the designated financial agent and in accordance with the terms and conditions set forth in our contract with the agency. Dues are considered late if not received prior to the seventh day of each month and a \$25.00 late fee will be imposed.

B. ELEVATOR

1. Anyone moving or transporting large articles must use protective padding. The padding is provided and stored under the north stairwell.

2. Owners are responsible for any and all damage caused by themselves, their guests, their tenants and their workers.
3. The elevator shall not be blocked off by anyone as this will cause inconvenience to others.
4. Children (under the age of ten (10) years) must be accompanied by an adult when using the elevator. Owner hosts and parents are primarily responsible for the actions of the children.

C. FIRE SAFETY

1. Alarms in each unit are for that unit only. If there is a fire emergency in your unit or in the building, you must pull the lever in the red box that is located in each hallway. This action triggers a very loud building alarm but does NOT signal the fire department. PULL THE ALARM TO EVACUATE THE BUILDING AND THEN CALL 911.

D. HALLWAYS

1. Rugs, furniture, wall hanging, doormats and any other articles are not permitted in the hallways with the exception of those items provided and approved by the Board for the lobby entrance. Modest door hangings are permitted during the holidays.

E. LANAIS AND DECKS

1. Do not hang objects on the deck, such as towels, swimwear, wind chimes, birdfeeders or banners. A USA flag may be appropriately displayed at any time. Avoid hanging legs over the railing as they may be visible from the unit below.
2. Do not climb, lean on or use the deck railing in any way or permit anyone else to do so. This is a safety issue.
3. Do not feed birds, gulls, crows, geese or ducks as it attracts rodents and other uninvited guests.
4. No artificial plants or flowers are allowed except during the months of November through February. Dead plants must be removed from their containers.
5. UNIFORMITY OF EXTERIOR OF APPEARANCE. Declarations (9.6) state that (in general) we must preserve the uniform appearance of the building, common area and the limited common areas and limited common areas and facilities – particularly those visible to the public. This applies to the color of railings, awnings, doors, screens, window coverings or other portions of the building which are visible from the exterior. The color for uniform appearance (other than windows) for shades – interior and exterior – is off white. Exterior windows should be tinted to the shade as those now in use in the building. Reflective windows are not approved.
6. Each owner's personal items, including furniture, flower pots and door mats shall not extend beyond the limited common area. Carpet and floor mats installed on the limited common area may inhibit the drainage of rain and cause leaks.
7. Only items made for exterior usage will be allowed on the lanai or deck of the limited common area.
8. Do not permit anything to fall, be swept or be thrown from the lanai. Please use drip pans under plants.

F. MOTOR VEHICLES/PARKING

1. There are twenty (20) parking stalls which are specifically reserved for each homeowner and shall be used by passenger vehicles only. NO boats, trailers, or trucks exceeding GVW of 8000 lbs. are permitted to park in the parking stalls.
2. All stalls (covered and uncovered) must be kept free of grease and oil at the designated owner's expense.
3. Double parking is not allowed anywhere as ingress and egress must not be restricted.
4. Guest parking is not available on the property but is available on the street and in the lot south of Beach Place.
5. Parking under the entry/canopy area is restricted to loading and unloading. The time limit is fifteen (15) minutes or less. Please park on one side or the other to allow space for passing.

G. NOISE AND PATIO RESTRICTIONS

1. The hours of ten (10:00) P.M. and (8:00) A.M. are the quiet hours. No trash chute, dish or clothes washing, drying machines or garbage disposals should be used during these hours. No patio activities are allowed after ten (10:00) P.M.
2. Refrain from talking near the elevators – the middle units have their bedrooms located immediately adjacent.
3. Do not slam doors (including interior, exterior and beach doors) as the sound reverberates throughout.
4. Stairwells are also a source of high noise levels. Please use consideration.
5. Due to the potential liability for the Homeowner's Association and in the interest of protecting our property, playing, running or yelling will not be allowed in or around the stairwells, driveways, lower patio or parking area. Throwing of any item will not be allowed on the patio and visitors must be accompanied by a homeowner. Wheeled toys are not allowed on the patio.
6. There are not facilities provided specifically for children's use. Therefore, the adult homeowners are expected to supervise their children so that they do not disturb other residents nor damage any property. All patio and beach activities require adult supervision.
7. Musical instruments, radios and televisions should be at a noise level which will not disturb others.

H. REMODELING/CONSTRUCTION

1. Owners are responsible to see that their worker's vehicles are not parked on the premises. Loading and unloading of materials at the front door shall be allowed and must be done in fifteen (15) minutes.
2. The lobby door shall not be left open. Supervision of the worker's and entry to the building is the responsibility of the homeowner.
3. Work is permitted Monday through Saturday from 8:00 a.m. to 5:00 p.m. Only emergency work on Sunday is permitted.

4. It shall be the homeowner's responsibility to clean all areas affected by such work. This shall be done on a daily basis and if not accomplished, the homeowner shall be charged for any cleanup required.

5. Any damage to the building shall be the financial responsibility of the homeowner.

6. Please notify homeowners of water shut-off and when it will be turned back on by posting a notice by the elevator on the first floor.

7. Homeowners are required to obtain building permits from the city of Edmonds, copies of which shall be presented to a board member.

8. A non-refundable payment of one hundred (\$100.00) dollars must be paid before remodeling work begins to cover for possible damages.

I. RENTAL OF UNITS

1. The House Rules hereby stated apply to renters/lessees as well as the homeowners. Absentee owners are responsible for their tenant's understanding and full compliance of the House Rules. A copy of the House Rules must be attached to any lease arrangement and initialed by the tenant. An initialed copy of the House Rules must also be provided to the Board of Directors prior to move-in.

2. All absentee owners are responsible for keeping the Board of Directors and the H.O.A. constantly aware of the names of their tenants and are responsible for their tenant's actions.

3. See Move In/Out Section.

4. The rental of a unit must be for a minimum of one month. One night or over a weekend is not allowed.

J. STORAGE UNITS

1. The H.O.A. shall not be responsible for any loss or damage to the individual's assigned locker contents. Owners and tenants may wish to check with individual insurance carriers. Owners and tenants are responsible for their individual lock systems.

K. WASTE DISPOSAL/RECYCLING

1. Garbage must be contained in leak-proof plastic bags and securely fastened. Special attention must be paid when using the garbage chute to avoid any blockage.

2. Owners are responsible for any additional disposal charges that may occur due to over usage.

3. All garbage must be deposited into the dumpster as our disposal service will not haul away anything left outside of the dumpster.

4. To conserve space, cardboard boxes must be broken down and placed into the proper garbage bin.
5. Please refer to the allowable and non-allowed items for recycling on the top of the recycling bins. The H.O.A. is charged a substantial fee for contaminating a truckload of recyclables by disposing of non-allowable items.

L. BEACH

1. Shoes and bare feet should be cleaned prior to entering the building.
2. The beach and tidelands are our private property and as such we are personally liable. Use by the uninvited general public must be discouraged due to liability.

M. PETS

1. One dog or one cat under 35 pounds will be allowed per owner or per tenant occupied unit. No other animals will be allowed.
2. Dangerous breeds of dogs such as: Pit Bulls, Rottweiler's, German Shepherds, Doberman Pinschers or any mix of Wolf or of these breeds are prohibited. Dogs that bark will not be permitted.
3. Pets will not be allowed to roam the hallways or the common areas of the patio or be on the beach at any time. Pets will only be allowed in the common hallways if they are being carried, secured by a leash or being transported in a proper carrying case, under the control of the owner, and are being walked to or from the unit to the parking area. Owners of any pet will not be allowed to use the common areas for exercising those pets. Pets will not be allowed to relieve themselves in or on the interior or exterior of any common or limited common area. Any litter boxes, papers or pads used for pet waste must be put into a sealed bag before it is disposed of in the common garbage.
4. Owners are responsible for cleaning up after their pets and for repairing any damage caused by their pets or by pets of their tenant, guest, tenant's guest, etc. Local ordinances regarding pets apply to all pet owners.

Violation of the above terms allowing pets will result in the Board taking the following action:

First written violation:	Warning - violator has the opportunity to be heard.
Second written violation:	\$100 fine - violator has the opportunity to be heard.
Third written violation:	*Removal of pet - violator has the opportunity to be heard.

*The Board, after the Third written notice of violation, may require the removal of any pet, or cause such pet to be removed at the expense of the owner of the pet, including reasonable attorney's fees. The Board may exercise this authority for specific pets even though other pets are permitted to remain.

N. OTHER

1. **HOT WATER TANKS.** Each homeowner shall be required to replace their hot water tank with a new tank every ten (10) years. Upon installation, the homeowner shall provide to the Board a copy of the invoice and proof of installation as the Board maintains a list of all tanks and the age thereof.

2. **ROOF ACCESS.** No one is allowed on the roof of the buildings without authority from the Board.

3. **KEYS.** All owners must keep track of the keys that have been given out. A master set of keys for individual units is kept on site for emergency purposes and all owners should submit their unit keys to the Board for that purpose.

4. **INSURANCE.** All homeowners must obtain (as per the Declaration) and submit a copy of their individual unit owner policy to the Board within thirty (30) days of such policy.

5. **DOORS.** Entry (lobby) and beach doors are not to be propped open unless homeowner is in immediate vicinity – and only for a short time. This is a safety issue. Exterior doors must be kept locked at all times. Please close and lock door after use.

O. MOVE IN/OUT PROCEDURE

1. Notify Board member as to the intention of moving and setup meeting times for an inspection before and after move in/out.

2. Make a non-refundable payment of one hundred (\$100.00) dollars for possible damage.

3. Inspections take place with person moving and Board inspection person. Report is made.

4. Move takes place.

5. Person moving contacts Board member when activity is complete.

6. Inspection of area is done and is compared to initial report

7. Damages, if any, are charged to the person moving.

P. NO SMOKING RULES

1. Smoking is not permitted in the common areas (the patio, the parking area, the halls, lobby and the beach area immediately adjacent to the Ebb Tide Sea Wall) or the limited common areas (individual balcony). You may only smoke inside your individual unit. There is also a no smoking policy for Olympic Park, the Senior Center and their beaches.

Q. ENFORCEMENT

The Board has the obligation and the authority to enforce the House Rules. The Board is authorized to insist on compliance with the Rules and may assess a penalty of twenty-five (\$25.00) dollars per each violation of a rule and in multiples of twenty-five (\$25.00) dollars in cases of multiple violations. The penalties assessed are in addition to any damages to the

Condominium property. Unpaid penalties and damages become a lien on the unit subject to a six (6%) percent per annum interest rate until paid.

NOTE: Any suggested additions or changes by any homeowner should be put into writing and submitted to the Board. Complete review can be done at the Homeowners Annual Meeting.

HOUSEKEEPING NOTICE – DUMPSTER AND RECYCLING DISPOSAL

IN ORDER TO CUT DOWN ON SEAGULLS, CROWS, WASPS, ETC. BEING ATTRACTED BY SPILLED WASTE, PLEASE BE AWARE OF THESE CAUTIONS:

GARBAGE GOING DOWN THE GARBAGE CHUTE INSIDE THE NORTH STAIRWELL SHOULD BE PROPERLY BAGGED IN PLASTIC AND TIED.

WHEN MOVING THE DUMPSTER BACK IN PLACE INTO ITS ALCOVE, PLEASE BE SURE TO ALIGN IT ON THE LEFT SIDE OF THE OPENING. THE INSIDE STAIRWAY CHUTE EMPTIES ON THE LEFT SIDE OF THE OPENING'S CEILING. PLEASE SEE PICTURE ATTACHED. THIS WILL PREVENT SPILLAGE AND THE NECESSITY OF SOMEONE HAVING TO CLEAN UP MISHAPS.



PROPER ALIGNMENT, TOWARDS THE LEFT



THIS SHOWS THE CHUTE LOCATION!

NOTE: WE ARE ALSO CHARGED EXTRA FOR IMPROPER RECYCLING, SO PLEASE CAREFULLY SORT YOUR RECYCLES APPROPRIATELY.

xfinity™

from

Comcast.

NOTICE

Dear Resident,

Comcast Cable Corporation is now able to offer the full array of services and promotions to The Ebb, including – Xfinity TV, Xfinity Internet, Xfinity Telephone service and Xfinity Home Security.

Please call Stella Jaeger at 425.218.6060 to add Xfinity Services.

Sincerely,

Stella Jaeger

Comcast Cable
Residential Account Executive.
stella_jaeger@cable.comcast.com

EBB TIDE FLOOD AND SUMP PUMP PROCEDURE

Oct. 2013 version

1. The patio is sloped to drain water to the north sump and south sump on the seawall side.
2. Each sump has an automatic electric water pump to empty the sump.
3. In the event of an electrical failure, we have an inverter (two large batteries) that will power the sump pumps automatically. These are in the Electrical room.
4. In the event of an electrical failure AND the failure of the inverter system, or in a case where too much water accumulates quickly, the sump may fill with water. An alarm will sound when the sump is filled with water.
5. The alarm is at the northwest end of the patio, and may be turned off by removing the phillips-type screw blocking the lever and then pulling the lever down.
6. A backup gas powered pump is stored at the bottom of the south stairwell.
 - Move the gas pump to the patio.
 - Prime the pump with water – opening is on top of the engine.
 - Attach two hoses to the pump:
Clean hose (exhaust) to upper connection.
Dirty hose (intake) to lower connection.
 - Remove grate from sump.
 - Put the exhaust hose over the seawall so it discharges onto the sand side of the wall.
 - Put intake hose in sump cavity.
 - Start gas motor.

Note: Pump should start emptying sumps almost immediately.

The intake hose will tend to attach to the wall of the sump cavity and will not pump water – watch for this and manually detach it from the wall if this happens.

Also note:

- Extra gas is stored in the plastic storage bin on the patio next to the storage shed.
- The gas powered auxiliary pump should be tested periodically.
- Inverter batteries should be checked periodically, and topped with water if needed.
- The pumps should be checked after a rain occasionally to ensure that they are working properly. A discharge pattern in the sand on the beach side of the seawall at the pump outflow should be apparent. The pumps can also be checked by adding water to the well to a level necessary to start the pumps.