

DUWAMISH COHOUSING, A CONDOMINIUM

Rules and Regulations

Adopted May 7, 2000

LIVING TOGETHER AND SAFETY

Community Values

See written values statement.

Pets

1. No personal or allergy-causing pets are allowed in the common house, except personal assistant pets for people with disabilities.
2. Up to two cats or dogs that spend time outdoors are permitted per household; additional such pets, or other types of pets that spend time outdoors, require the consent of the board.
3. Only legal pets are acceptable and are subject to the other provisions of this policy.
4. Dogs that bark may not be left outdoors when the owners are not home.
5. Pet issues (further pet issues to be decided: total number of pets, pet sitting, noise, excrement, digging, leashing, type of treatment, other nuisances, immunizations, spaying/neutering, property damage, hunting, chemicals used on pets, pet health)
6. An outdoor "fowl area" will be permitted and does not imply any exception to or new provision of the above pet rules.
7. Mem & Tom are allowed to have their goose as a third pet that goes outdoors. Kirsten & John and Jose & March are allowed to have all three of their current pets, though all three go outdoors. Once an allowed third pet that goes outdoors dies or leaves the community, approval is again required to add a third pet that goes outdoors.

Smoking in the Common Areas

1. No smoking is permitted in the common buildings.
2. A policy on smoking in common outdoor areas will be developed.

Alcohol and Drugs in the Common Areas

1. No illegal drugs are allowed in the common areas and buildings.
2. No alcohol should be given to children in the common house, nor is alcohol permitted in the child play rooms.
3. Alcohol is permitted in the common house during planned social events and gatherings (not including regular common meals), unless the organizer of the event/gathering specifies that the event/gathering is alcohol-free.
4. Alcohol is permitted in the common house at any time, including regularly scheduled common meals, on a BYOB basis. All people drinking alcohol in the common house must follow the alcohol policy.
5. A more detailed policy on alcohol use in the common house will be developed (planned social events and gatherings will be exceptions to this policy).
6. The policy on alcohol use in the common house will be posted in the common house.
7. Tables at common meals may be designated as alcohol-free.

Firearms

1. Any Member who wants to have a firearm in their home must present a rationale and a safety plan to the board (or self-selected subset of the board), giving reasonable notice to all board members about such a presentation. This plan must be accepted by the board according to the normal decision-making process before the firearm can be brought on-site.
2. Firearms must be kept in the owner's home or on the owner's person at all times.
3. No firearms are allowed in the common house.
4. In all circumstances other than those identified above, firearms are not allowed.

Prescription Drugs and Medicinals in the Common House

No medications or drugs, including substantially toxic herbal remedies, will be stored in the common house with the following exceptions:

- First aid and emergency items may be stored in the common house, with care given to keep them inaccessible to younger children.
- Other exceptions can be made if a safety plan is presented to and accepted by the board using its normal decision-making process.

TV and Movies in the Common House (Preliminary decision to be confirmed after future discussion)

1. There will be a TV in the common house. The TV will be on a cart with wheels and kept locked in the upstairs storage room when not in use.
2. The TV will only be used for group activities. A group activity will be defined in the future.
3. A schedule of all upcoming TV group activities will be kept posted in the common house; schedules must be posted a certain number of days in advance, to be decided in the future. Only adults or young people whom the community deems ready to make such decisions may sign up on the schedule. Adults may sign up on behalf of young viewers.
4. TV may be used for "breaking news" group activities without being scheduled in advance under the following conditions:
 - Those watching must judge that the event will be watched by more people than can fit into the living area of a residence.
 - A sign must be posted at the entry announcing the unscheduled TV event.
 - A sign may always be posted to have those interested in a breaking news event watch at a member's house.
 - The use of TV for such unexpected events should be evaluated at the following business meeting.
5. A limit will be set on the number of hours per week or month the TV can be used. The limit will be decided in the future.
6. There will not be an active cable line in the common house unless adequate reception is not available without cable.
7. We will reevaluate the TV policy three months and then one year after moving in.

Prevention of Assault

1. The community will maintain a neighborhood watch.
2. The community will follow its policy on firearms to the letter.
3. The community will hold classes once per year to teach its children how to recognize sexual abuse and report it to adults.
4. The community will hold sexual abuse prevention classes for parents once per year.
5. The community will offer adult self-defense classes once per year.
6. The community will check local law enforcement registers of sex offenders with the arrival of each prospective purchaser.

Child Care

To pay for child care at meetings, residents will make monthly voluntary pledges which will be due at the 1st of the month. Monies in excess of those required will be saved for future childcare wages/snacks. If pledges bring the total to what turns out to be a substantial surplus (given meeting lengths, number of child care workers required, etc.), pledges will be proportionally reduced. Parents are responsible for making up any shortfall in child care pledges.

Employees Working on Site

Employees of residents who work on site are not required to undergo criminal background checks

Signs in the Common Areas

Political signs may be posted by individuals in the community for up to one month before an election.

Member Conduct

Members will bring up disagreements and conflicts directly and avoid gossip.

Gift Giving

Gift giving is not expected and will remain informal with an emphasis on giving gifts to or from the community as a whole.

Commitment to Diversity

We will work towards having a racially and culturally diverse cohousing community and have adopted a statement of multi-cultural intent.

OPERATIONS AND FINANCIAL

Rental Use of the Common Areas

Rent can be charged for the use of common and limited common elements under certain circumstances specified in Common Area Planning, below.

Insurance

Duwamish will use Brent Ward at State Farm' as our insurer for all basic coverages (excludes landslide, floor, earthquake and others). The policy will be a replacement cost policy with an initial deductible of \$1,000.

Parking Area Assignments and Improvements

1. There are four spaces (one handicapped, two in front of the service area, and one in front of the workshop door) that will be designated for guests or loading and cannot be selected by homeowners, unless otherwise authorized by the Association. One exception to this policy is if we have two homeowners requiring a handicapped space, the guest handicapped space could be traded for a homeowner's space (i.e. the homeowner requiring the second handicapped space would convert their assigned space into a guest space). Once the second handicapped space was no longer required by the homeowner, the parking spaces would be switched back to their original designations.
2. Improvements to parking spaces may be restricted to one part of the parking area.
3. The two guest spaces in front of the service area have been assigned to the housemates of Meg Ludlum and Kibby Munson, whenever the spaces are not required to be vacated for service needs. This assignment will last as long as Kibby and Meg own their homes, and then the spaces will revert back to guest spaces.

Fees for Expanding Units

Households that expand the square footage of their units (by finishing unfinished spaces or actual addition), will pay increased condominium assessments (according to the Common Expense Liability formula in the Duwamish Cohousing Condominium Declaration) and a one-time "commons" fee. This Rule is subject to the provisions of Sections 6.4, 16.14, 25.3, and 26.2.2 which define the Common Expense Liability formula and approvals required for all unit alterations. The exact way of calculating this "commons" fee will be:

- Based on the amount of added or finished square footage (square footage calculated as in the assessment calculation formula in the Duwamish Cohousing Condominium).
- For any improvement or expansion begun during the first year following substantial completion of construction (Nov. 9, 2000), the "commons" fee will be the product of this added or finished square footage times the commons charge per square foot initially charged to home owners. For conversion of an improved unfinished space, the amount of common costs previously paid for the space shall be deducted from the common fee due.
- If insulation is covered with any material (which ~~can~~ may be painted) in an unfinished space, and no other affixed finishing work besides affixing or building in storage units is done, then there is no additional fee. Skylights but not other natural light in such spaces (that include covered insulation) also do not result in an additional fee. All other changes, which include affixing other materials such as trim, electrical fixtures, partitions, etc., do result in an additional fee. (12/19/99 and 7/1/01).
- The fee for finishing attic space that is not all full head height, including providing ~~heat and~~ natural light other than skylights, is .6 times the ~~actual entire~~ square footage of the space times the initial common cost per square foot less any common costs previously paid for the space (1/23/00), or 1.0 times the partitioned and finished square footage of the space times the initial common cost per square foot less any common costs previously paid for the space, whichever is less. Finished attic space that is not all full head height will be categorized in the Common Expense Liability formula in the Condominium Declaration Section 6.4 as either 60% of the entire area or 100% of the partitioned finished area, whichever is less. If full head height area is increased by use of a dormer or other construction, the .6 and 60% multipliers in this paragraph do not apply. (7/1/01)
- For creation of finished living space (~~lofts excluded~~) begun during the second year following construction, the "commons" fee will be 0.8 times the actual square feet of the space to be finished times the initial common charge per square foot, less the amount of common costs previously paid for the space.
- For creation of finished living space (~~lofts excluded~~) begun during the third year following construction or any year thereafter, the fee will be 0.6 times the actual square feet of the space to be finished times the initial common charge per square foot, less the amount of common costs previously paid for the space.
- ~~A This policy still needs to be developed~~ may not be comprehensive for expansion or improvement that creates space other than the expansions/improvements identified above.
- Beginning expansion or improvement means starting the substantial portion of the work related to making the space into the type of space intended. Improvements that do not change the function of the space are not included.
- The "commons fee" and increased condominium assessments will be considered payable on July 1 of the next fiscal year after the improvement is begun (7/1/01).
- The "commons fee" for expansion may be paid in installments. Payments may be made with interest at a fixed rate established by the Finance Committee, at two percentage points above DCCOA's estimated interest earnings rate for the last fiscal year, over a period selected upon establishment of the installment plan of up to 10 years, with the fee becoming payable in full upon refinancing or sale of the unit. The fee Prepayments may be paid in full at any time without ~~prepayment~~ penalty. (7/1/01).

- Those not required to pay the “commons fee” for improvements to basements, attics, and similar unfinished spaces are strongly encouraged to make voluntary contributions in the interest of equity, especially when owners tap increased home values through refinancing (7/1/01).

Building and Maintenance

1. Sweat Equity Policy: Sweat equity includes a range of contributions in addition to the task work such as cooking for workers, child care organizing, caring for workers, etc. We will evaluate each sweat equity project to be sure we have the “Duwamish power” to accomplish it. We have a principle that each adult or household (depending on the type of project) will contribute equally to our sweat equity projects either with labor or money.
2. Sweat equity projects after we move in will be limited to those that are 1) not time critical, 2) small and defined in scope, and 3) funded in advance. (There are several sweat equity projects already definitely planned for the period of time after move in--see list in separate document).
3. Sweat equity project planning and tracking proposal detailed in separate document. (11/14/99)
4. The Association will meet the following requirements pursuant to its Master Use Permit from the City of Seattle DCLU:
 - Critical area covenant
 - Parking area monitoring plan
 - Chip bark path maintenance agreement
 - Maintain improvements, landscaping, etc.
 - Street Right-of-way Easement
 - Current and Future Utility Easements

Operating Budget and Condominium Assessments

The condominium assessment formula for the first year after construction will be 50% shared equally and 50% split on the basis of square feet, pursuant to Section 6.4 of the Condominium Declaration. Square footage will be calculated using the Common Expense Liability formula in the Condominium Declaration. We will reevaluate this formula by the end of our first year living together.

Duwamish will not field measure square footages of the homes or implement any resulting changes to the assessment formula and final unit capital contributions before moving in that would result from accidental, minor changes in the size of spaces in the homes, such as in the lofts of the one-bedroom-loft units. After move-in, the Board will decide whether or not to field measure square footages of the homes and 1) implement any resulting changes to the assessment formula and/or 2) make a special assessment to adjust for inequities in initial home prices.

Personal Property Loans & Donations

See form for Duwamish Cohousing Personal Property loan record which is required to be completed for all items loaned to the community (11/14/99). Donations from Members will be accepted on a trial basis, after screening by the Common Area Planning Subcommittee. These donations can be reconsidered at a later date. Donors will be responsible for removing unwanted donations. Other initial policies for acceptance of loans and donations have been approved and documented separately.

Internet Coop

Tom Boutell will register "Duwamish.net" and pay the first year's fee of \$35.00. The coop name will then belong to the Duwamish Community. The policy for managing and financing Duwamish.net was approved as drafted by Tom Boutell.

Special Water Tap Fee

The special water tap fee will be financed over ten years by a loan from Meg Ludlum. During construction, the monthly \$240 payments will be made by the LLC. Following construction, the payments will become the responsibility of Duwamish Cohousing Condominium.

Business Processes

1. Each person is responsible for reviewing the minutes and decisions of the previous meeting and suggesting significant corrections to the group before the end of the following meeting.
2. Anything written for the group should contain the name of the writer and date
3. To have an item put on the agenda for committee meetings, contact the committee chairperson.
4. To improve recollection of decisions, the group will:
 - Read out the past meeting's minutes at the beginning of the meeting so that those present at the previous meeting can verify accuracy.
 - Try to restate decisions when they are made as much as possible. The notetaker will summarize notes at each meeting.
5. In order to conserve resources, the group will not always distribute paper copies of documents to every group member. Only group members who do not have e-mail will receive hard copies of documents. Some documents, such as the member contact list, will still be distributed in paper copy.
6. Materials to be shared with the public are to be reviewed by at least two people before they are copied and distributed.
7. See separate policy for materials check-out.

Group Process Documents

The Association's group process is governed by the following documents (reference copies and, in some cases, electronic versions will be made available for all members to review):

- Group Process Techniques
- Meeting Management Document
- Ground Rules
- *On Conflict & Consensus*
- Evaluation How-To's
- Sharing Circle Notebook

Officers, Committee Structure and Community Hours

The group agreed to accept the proposed committee structure and tasks, as presented by the Development Committee, with 6 main committees including outreach, community living, finances, administration, facilities and maintenance, and grounds. The chairperson of each committee will serve as officers for the condominium and will participate on the Executive Committee (a seventh committee). There will be two teams, the Dynamic Facilitation Team (DFT) and the Conflict Prevention and Resolution (CPR) Team affiliated with the Executive Committee which will assist with meeting process and conflict resolution work.

Each adult community Member will be required to contribute an equal number of "community hours." Community hours are earned through participation in the Executive Committee, DFT and CPR; community-related maintenance and repair projects; initial set up and on-going cleaning the common areas including garbage and recycling; landscaping watering and maintenance including the chip bark path; and community-related garden and compost work.

BUILDING AND DESIGN

Common House

1. Framing a door on the outer wall of the east side of the area above the kitchen will allow for a future outside stair to be added to access this space.
2. A wood or gas hearth stove can be added in the sunroom where it does not block views but creates a focus for a living room type space.
3. Window coverings in the common house: a committee will make curtains for windows in the sunroom, lower child play and multi-purpose rooms.
4. Possible future uses of the unbuilt area above common house kitchen: storage, teen room, loft, play area, private offices.
5. One of the lower common house storage rooms will be for bike and boat storage.
6. Mailboxes: we will use the unit numbers (not building letters) as assigned by the architects for our mailing addresses.
7. See 10/05/97 programming notes for common house space prioritizing and function prioritizing.
8. See 11/03/97 preliminary decisions regarding common house space and functions.

Common Area Planning Decisions

Unit Storage

Diagram showing ten spaces that range in size was approved.

Additional boat storage above storage hall is possible in the future.

Clothes drying rack will be placed by utilities/heater in unit storage area

Group will paint the unit storage layout on the floor and purchase wooden studs and chicken wire for walls; storage users build the walls themselves, installing any security measures they feel are necessary

Doors to this area have a separate key; key will be kept in a combination locked key box in the laundry room and also given to maintenance crew and people with unit storage.

Keep both doors locked at all times

Rental is \$.50/sq. ft. of floor space per month

Bike and Boat Storage

Diagram showing storage for 3-4 boats, twenty-three bike hooks, additional storage wall hooks, and two carts approved.

Keep door closed and locked at all times.

Bike hooks can be used for storage of bikes or any other compactable outdoor use items that fit—

Community Living committee has final say on whether an item is appropriate; no ski storage.

Households get one bike hook space each; there may be additional storage wall hook spaces to be decided on later.

Boat storage is on a first-request, first-served basis.

Multi-Purpose Storage Room

Storage for 65 stacking chairs, eight folded tables, and TV on cart (decision still to be confirmed) approved.

These items are first priority for storage in this room. Other items can be added if there is additional room while still providing reasonable access. Ping-pong table has top priority for consideration.

A committee will be assigned responsibility for deciding what items can be added.

Door to the children's room kept locked.

Aisle and door should be kept clear at all times.

Storage only for common items.

Entry

A couch and chair, a recycling station, 2 large bulletin boards, two areas for coats--one with a bench, small tables for decorative elements, and internal mail area approved as drawn.

Sunroom

Layout includes one four person table (another to be stored in storage area for use as needed), a lounge chair/loveseat, two bookshelves, one cupboard, several plants (on small tables or floor), a couch and chair(s) by stove, and a stove approved.

For quiet or semi-private meals, small meetings, reading, lounging, recreation, and group television events/viewing (pending decision confirmation).

Four months trial period: adult-oriented, quieter space. OK to reserve the room (through the normal sign-up process) for events that are louder and/or include children.

Deck

Adult-oriented, quieter space for a four month trial period. OK to reserve the deck (through the normal sign-up process) for events that are louder and/or include children.

For eating, socializing, relaxing, reading.

Outdoor furniture to be added in the future.

Kitchen

Square low table for three along the long diagonal side of the island

Laundry/Hall Areas

Layout includes three washers and dryers, counter/cabinet, and a small portable drying rack in the laundry room; plus a long sofa in the hallway as drawn.

Do not wash or dry other people's clothes unless asked to; instead, place clothes from washer or dryer in a basket. Individuals should leave labeled baskets for their clothes on top of the washer or dryer they are using.

If clothes on a drying rack are dry, they may be removed and laid flat in a pile.

Individuals may store labeled detergent and laundry supplies in the laundry room cupboards.

Markers and masking tape should be kept in the laundry room to make labels.

Follow the guidelines for use of the machines; Nikki will create a large sign.

Clothes should be removed within 24 hours of starting laundry.

A lost and found items basket will be kept in the laundry room.

Craft Room

Diagram showing exercise area, 2 kilns, craft table, pottery wheels, easel, shelving and locked cabinets approved. Exercise area to be reevaluated in January 2001.

We will not finish the bathroom at this time; instead, we will use it as a pottery drying room.

Potential users of equipment or supplies need to be oriented and approved for use by a knowledgeable person.

There will be locked cabinets for toxic and personal supplies. Shelves will be labeled as private or common.

Only craft or workout machine supplies may be stored in the craft room.

Craft users will be required to do a "wet" clean up after every use to keep the room clean and toxin free.

A craft club of regular users will be formed to organize the finances and any additional cleaning of the craft room. (Future budget items: locked cabinet, sink with clay trap, ventilation fan, extra electrical, and table/shelving if not found or donated)

Multi-Purpose Room

Diagram showing one possible table layout for 64 (all folding tables and stackable chairs), piano, and two of Kelley's loaned cupboards approved. Table layout will likely change.

Site Areas

Diagram showing three cart storage locations other than storage room (garden west of south courtyard, just north of north courtyard, by common house entry), three benches (two in entry courtyard and one in north courtyard), picnic table (in EFJK courtyard), and treehouse (at southern edge of open area at south) approved.

We will have an outdoor laundry line (retractable, depending on location) somewhere around the west end of the common house.

We will have a larger sandbox in the central child play area plus a smaller sandbox somewhere at the north end of the site in a location to be determined in the future.

Special Uses of the Common Spaces

The Administration committee will maintain a current schedule of group needs for common spaces (such as common meals, etc.).

The Administration committee will develop space use guidelines and contracts as necessary. This committee will determine whether uses are appropriate for the space requested but must consider input on appropriateness from other community members and report back to the community reasons for decisions about appropriateness.

Individual (or small group)-requested use for a nonprofit or nonfinancial purpose:

Proposed policy:

- *For the first two months, uses that exclude participation by other members of the community (i.e. an adoption support group, a PEPS group, etc.) will be limited to 24 hours per month on a first come, first served basis with fair opportunity for all to make requests. In two months, we will reevaluate this hourly limit. Requests for time can be made up to two months in advance. No uses that exclude participation by other members of the community will be allowed until two weeks after all members have moved in.
- *Uses that welcome participation by other members of the community are limited based on the discretion of scheduling committee. An hourly limit may be set in the future.
- *The scheduling committee determines the acceptable times and locations for such uses.
- *The goal for the scheduling committee is to minimize impact on the community as a whole. Generally, such uses will be kept to low use times for the room(s) requested, though uses that are of significant interest to or will likely include a significant portion of the community get more consideration for high use times for the room(s) requested.
- *Uses that include people from outside the community and/or are not open to all members of the community must have a sponsor. The sponsor is responsible to assure that clean-up and replacement/repair of anything damaged occur.
- *These types of uses are rent-free.

Individual (or small group)-requested use for an income or profit-creating use, or use of rooms by an outside nonprofit organization:

- *For the first two months, the whole group must approve the proposed time and location for such uses. After that, this authority may or may not be delegated. Generally, time for such uses will be limited.
- *Uses that are exclusive or require community members to pay to attend must pay market rate rental for the space.
- *Uses that invite community members to attend for free or for outside nonprofit organizations (such as other cohousing groups) may pay below market rental rates.
- *These uses must have a sponsor, unless the group waives this requirement. The sponsor is responsible to assure that clean-up and replacement/repair of anything damaged occur.
- *Members of the community shall be allowed to pass through a space when an exclusive or pay-requiring use is occurring.

Backyards

Generally, Members are welcome to decorate their backyards and keep in their backyards whatever they wish, while being considerate of their cohousing neighbors. Fences may be erected subject to design review for location, safety issues, and allowing other Members' use of their Limited Common Elements. Other structures added are subject to general design review. Nothing may be erected or planted in a Member's backyard that creates significantly shades an adjacent backyard without the permission of the adjacent Member. Maintenance of all structures including fences, (including costs of any maintenance done by the Association), is the responsibility of the Member assigned the associated Limited Common Element.

Front Porches

Generally, Members are welcome to decorate their front porches and keep on their front porches whatever they wish, while being considerate of their cohousing neighbors. Some Members have expressed an objection to others drying laundry, storing "junk" or not-in-use items, placing torn or rotting furniture, storing large stockpiles of firewood, and confining dogs for long periods of time on the front porches. Other items may be added to this list in the future.

Furnishing the common house

1. The group accepted Kelley Clevenger's permanent loan of various pieces of black walnut furniture for the common house contingent on approved agreement about conditions of the loan.

Unit storage in the common house

1. There will be four larger storage spaces (6x4x8 or 8x4x8) that will be reserved for the four units without storage.
2. Smaller storage spaces will be available as well.
3. Some amount of rent will be charged for these storage spaces.

Use of the Common House Kitchen

1. Make it social.
2. Have safe knife storage
3. Have a low table, in addition to the countertops that is accessible to people in wheelchairs, people who want to sit while cooking, and children
4. Have multiple kitchen compost areas
5. We like the idea of open shelves as long as they are organized, orderly and attractive. We like idea of hanging pots/utensils if this can made accessible. We like the idea of wide mouth containers on counters to hold cooking utensils. Drawers' contents should be clearly indicated.
6. Store appliances low or at counter level.
7. Cookbooks stored on open shelves.
8. We will purchase and install a water filter in one common house sink.

Adjacent to Common House

1. There will be an herb garden outside the kitchen.
2. There will be space for a worm bin near the kitchen (to get building warmth/shelter).

Play Areas

1. We will use hard surfaces in the parking lot loop or road turnaround for a basket ball hoop.
2. The open space south and west of the commons will provide a field for running and playing and sports.
3. There will be an adventure playground and tree house for older children in south end of property (will leave an area of sparse vegetation in that section).
4. One or more sandboxes will be located adjacent to the main path, perhaps by a courtyard.

Community Gardens

1. A "beauty garden" will be part of the entry off the unimproved right-of-way.
2. There will be some garden spaces for solitude and some to share with others.
3. There will be some adult spaces.
4. Gardens will be designed for low water usage
5. There will be a garden composting area somewhere on site.
6. We will have "Stewards" for the community gardens (see 5/03/98 pre-proposal for detail).
7. We will garden organically in the community food gardens. There can be some flexibility in the definition of organic; for example, the use of manure as compost can be acceptable.

Site Areas and Landscaping

1. Native plants will be used.

2. Complex habitats will be created.
3. Interior of the site will start minimally until we see how the site is used.
4. Landscaping will be generally low-maintenance.
5. Landscaping will be designed for low summer water use.
6. Tall landscaping near 16th Street bus stop to block sound & headlights.
7. Upper South edge of property, we will keep cedars; natural wildlife corridor very important here
8. Edge of wetland buffer will contain transitional plantings; mostly native that add filtration; permeable surfaces when not homes; modest cultivation; not tall plantings; generate list for people to customize backyards
9. There will be no structurally-created smoking areas.
10. Small pools 6" or so deep will be included in places along the rainwater stream, as long as they can be kept attractive over time.
11. We will have three outdoor common spaces for private use by one or two people scattered throughout the site.
12. We intend to include a 150-square-foot area for domestic fowl in a place to be determined - we are leaning towards the south end of the site.
13. Development of south end should include space for possible future gazebo at south end.
14. Courtyards
 - The courtyards will be made of pavers which will be replaced by home-made pavers after we move in.
 - We will plant creeping Thyme in any gaps or wedges between pavers.
 - We will also remove pavers in the south courtyard to plant a tree in its center after we move in.
 -
15. Exterior Lighting
 - All incandescent, except ground level path lights.
 - Uniform wattage on the front porches to be determined after we move in.
 - Wattage on rear porches is up to individual unit owners unless the light impinges on common space, in which case the wattage level will be determined by the group.
16. Outdoor lighting
 - There will be path lighting on the main path and on path to 16th Street; none on the fire access path.
 - Our general strategy for path lighting on the main path will be porch lighting that will stay on much or all of the night.
 - In addition, the parking area will be lit.
 - In the future, motion sensor lighting on the ramp to 16th will be revisited if it is disturbing any of the residents.
17. Gate at 16th Street
 - Latched (not locked) but easily opened on both sides by a person in a wheel chair.

Utilities and Resources

1. We will pool costs of garbage, recycling, water, sewer, and common area utilities.
2. Individuals will pay for their own gas and electricity
3. Water Conservation Policy
 - We will have an annual review of the water usage, starting six months after we move in. The focus of these reviews will be to review water usage and strategize on reducing usage.
 - These sessions will be up to an hour long and be part of a regular meeting. They will include: sharing of use and average use information, comparison figures from the water department,

comparison with recommended water consumption figures from various environmental sources, and hearing from experts.

- In addition, we will post monthly the water usage and comparison figures for previous months/years.
4. The group adopted the TCI cable service agreement, which requires easements and restricts ability to select other cable television service for seven years, among other requirements.
 5. Signed liability waivers for the City of Seattle with regard to the sanitary sewer.

Yards

Duwamish will not have the limited common areas (back and front yards) surveyed and staked by an outside firm. This will be done by individual community members as needed.

Planting Strips in Front of Units

Though the areas in front of the front porches of the units are common elements, the planting strip (initially bare) in front of each home will be *treated* as if it were a *limited* common element. If Members want to expand the area of this planting strip or redo the existing landscaping, they need to have their plan reviewed by the appropriate committee and approved by the group as a whole.

Expansion Approval

Kara and Kurt's future plans to remodel their lower floor were approved by the group.