



Reference materials for May 13, 2023 BOD meeting

NEW BUSINESS

c. ARC adhoc committee (Article 7, pages 27-29 of 59 of CCR)

e. Signs (Article 6.9 of CCR below)

6.9 Signs. The temporary display of a "For Sale" sign on a Lot, not exceeding twenty four (24") inches high and thirty six (36") inches long, may be within the front-yard, or inside of a first floor, front, or street facing window of a residential Building Structure. "For Rent" and/or "For Lease" signs are prohibited. The restrictions contained in this paragraph shall not prohibit the temporary placement of "political" signs on any Lot by the Owner or Occupant, provided such signs are removed within three (3) days following the completion of the stated political event. Further, the restrictions contained in this paragraph shall not prohibit the temporary placement of construction and marketing related signage by the Declarant or its contractors. No sign of any kind, other than Declarant's marketing signs, or any Association signs for the common good of the Community, which have been previously approved by the Board of Directors, will be allowed on Common Areas. Declarant is not subject to the provisions of this Article. (pages 19 & 20 of 59)

f. Noise

Songbird CCR 6.3 Offensive or Unlawful Activities. No noxious or offensive activities shall be carried out upon the Property, nor shall anything be done or placed on the Property that interferes with or jeopardizes the enjoyment of the Property, or that is a source of annoyance to Owners or occupants. No unlawful use shall be made of the Property or any part thereof, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction over the Property shall be observed. Owners and other occupants shall not engage in any abusive or harassing behavior, either verbal or physical, or any form of intimidation or aggression directed at other Owners, occupants, guests, or invitees, or directed at the managing agent, its agents or employees, or vendors. (page 18 of 59)

Clark County Code 9.14.010 Public disturbance noises

<https://www.codepublishing.com/WA/ClarkCounty/html/ClarkCounty09/ClarkCounty0914/ClarkCounty0914010.html>

It is unlawful for any person to cause, or for any person in possession of real or personal property to allow to originate from the property, sound that is a public disturbance noise. The following sounds are hereby determined to be public disturbance noises:

...

(8) Yelling, shouting, hooting, whistling, or singing on or near the public street, particularly between the hours of 10:00 p.m. and 7:00 a.m., or at any time and place in a manner so as to unreasonably disturb or interfere with the peace, comfort, and repose of owners or possessors of neighboring real property.

Washington Maximum Permissible Environmental Noise Levels / Noise Control Act of 1974

<https://app.leg.wa.gov/WAC/default.aspx?cite=173-60&full=true>

WAC 173-60-040

Summary:

- Maximum allowed noise levels in residential areas are set at 55 dBA
- Maximum allowed noise levels from 10:00pm to 7:00am is set at 45 dBA
- Exceptions: May be exceeded by 5 dba for 15 minutes in an hour, 10 dBA for 5 minutes in an hour, and 15 dBA for 1.5 minutes in an hour.

Washington Motor Vehicle Noise Performance Standards

<https://app.leg.wa.gov/WAC/default.aspx?cite=173-62&full=true>

WAC 173-62-030

(3) No person shall operate a motor vehicle in such a manner as to cause or allow to be emitted squealing, screeching or other such noise from the tires in contact with the ground because of rapid acceleration or excessive speed around corners or other such reason, except that noise resulting from emergency braking to avoid imminent danger shall be exempt from this provision.