



RENTERS RULES & REGULATIONS

*For Questions/Concerns Use The Contact Form On Pinelochsun.com
Or Contact The Landlord Or Host Of The Property You Are Staying At*

NOTICE OF POTENTIAL FINES STARTING AT \$1,000

To maintain the safety and integrity of the Pineloch Sun community, all **renters must adhere to the established Rules & Regulations**. Failure to comply may result in fines of \$1,000 or more, which will be charged to the **property owner**. Property owners may have the legal right to hold renters liable for any fines incurred.

About Our Community: Pineloch Sun is a beautiful mountain community home to full-time residents, vacation homes, and rental properties. Whether calling Pineloch Sun home or hosting renters, we ask that you respect these rules so that residents, and visitors, can enjoy their time here.

1. Quiet Hours

- To respect neighbors and maintain community peace, quiet hours are 10:00 PM – 7:00 AM (per Kittitas County ordinance).
- Loud music, shouting, or any disruptive noise during quiet hours is strictly prohibited.

2. Winter Road Closures & Speed Limit

- During the winter months, many areas within this community are closed to wheeled vehicles due to snow accumulation and unsafe road conditions. Only tracked vehicles (such as snowmobiles or tracked side-by-sides) are permitted for travel. Foot travel is allowed at all times.
- Renters must follow all posted restrictions at community entrances and exits.
- The speed limit on all PLS roads is 10 MPH for ALL vehicles, including regular passenger vehicles, snowmobiles, motorcycles/dirtbikes, or ATV's/UTV's.
- Any damage to roads caused by a renter will be the financial responsibility of the property owner.

3. Parking

- Renters must park at their rental property only.
- Do not park on a neighbor's property or along the roads.
- Parking along the shoulder of Tom Write Road does not require a permit.
- In Designated PLS Parking Lots:
 - A valid parking pass must be displayed.
 - Vehicles without a pass may be towed at the owner's expense.
 - Any costs incurred by PLS for towing or impoundment will be charged to the property owner/member.

4. Fire Safety

- Campfires or Open Fires, including charcoal grills, are strictly prohibited during fire bans.
- It is the renters responsibility to know when a burn ban is in effect.
- No campfires or any type of open fire larger than 4ft is permitted.
- Fireworks are prohibited year-round, even during holiday's.

5. Clubhouse & Pool Access

- Renters may only enter the pool or clubhouse when accompanied by a member.
- Unauthorized entry into the clubhouse by a renter will result in fines and liability for any damages, which will be charged to the property owner.

6. ATV/Side-by-Sides/Snowmobiles

- All vehicles traveling on PLS roads must be registered and properly licensed.
- Do not ride on private property without permission.
- Drivers under 16 must be accompanied by an adult, per RCW 46.09.460.

7. Pets

- Pets such as dogs, cats, horses, goats, and other domesticated animals must be leashed at all times when off the owner's property.
- Animal feces (including horses) must be picked up and properly disposed of.
- Please respect wildlife and your neighbors by ensuring responsible pet ownership.

6. Firearms

- The discharge of firearms is strictly prohibited on PLS property, per Washington WAC 332-52-145.
- Hunting is not allowed within Pineloch Sun

Infraction & Fine Structure for Renters

- **1st Infraction:** \$1,000
- **2nd Infraction:** \$2,500
- **3rd Infraction:** \$5,000
- **Further Infractions:** \$5,000 per violation

Appeal Process: Members may appeal an infraction within 90 days of the issue date.

How to Appeal:

1. Submit a written appeal (maximum two pages, handwritten or typed in size 10 font) explaining the infraction in question and the reason for the appeal.
2. Deliver the appeal either:
 - In person to the lodge
 - By email to the Board of Directors (contact information available on the homepage of pinelochsun.com).

Appeal Review & Decision:

- The PLS Board of Directors will review all appeals, with a majority vote determining the outcome.
- Members will receive a written decision (approval or denial) within 90 days of the date the appeal is received.