



June 24, 2025

**Subject:** Solar Energy Panel Policy and Community-Wide Standards Policy

Dear Montreux homeowner,

During the 2024-25 fiscal year, a subcommittee of the Montreux Board created a solar energy panel policy and community-wide standards policy. Drafts were mailed in March for homeowners to review and provide input, which was addressed at the April 2025 annual meeting.

The community-wide standards policy resolution was approved by the Board at their May meeting and the solar energy panel resolution was approved at the June meeting. Please keep the enclosed copies with your HOA documents.

Warm regards,

Tiffany Evans  
Montreux HOA President



**MONTREUX HOMEOWNER ASSOCIATION**  
**BOARD RESOLUTION ADOPTING**  
**COMMUNITY-WIDE STANDARDS POLICY**

At a meeting of the Board of Directors (“Board”) of the Montreux Homeowner Association (“Association”), held on the 14th day of May 2025, at the time of 7:00 p.m. at the following location:  
Virtual Teleconference the Board states as follows:

WHEREAS, a meeting of the Board was convened as set forth above.

WHEREAS, the undersigned Association officers attest that Board members were sent notice, or waived notice in writing or by attending the meeting, and that a quorum of Board members was present either in person or by conference telephone or other communications equipment by which all attendees could hear, perceive, and participate in the meeting.

WHEREAS, the Association, a Washington nonprofit corporation, was created to manage the affairs of Montreux pursuant to RCW 64.38, Washington State Homeowners’ Associations Act, and the Declaration of Covenants, Conditions, Restrictions and Easements for Montreux recorded under King County Recorder’s No. 9106210262, as amended (the “Declaration”).

WHEREAS, the Board is responsible for managing the affairs of the Association and shall have all powers and duties necessary for the administration of the Association pursuant to RCW 64.38.020(14) and Section 8.2 of the Declaration.

WHEREAS, pursuant to RCW 64.38.020(1) and Section 8.2 of the Declaration, the Association has the power to adopt rules and regulations for Montreux.

WHEREAS, pursuant to RCW 64.38.020(6) and Section 8.2 of the Declaration, the Association has the authority to regulate the use, maintenance, repair, replacement, and modification of Common Elements and Limited Common Elements.

WHEREAS, Section 4.1.1 of the Declaration provides that there are certain areas within Montreux that are designated as Native Growth Protection Easements (“NPGE”) as shown on the Montreux Plat Maps recorded under King County Recorder’s Nos. 9102260180, 9302011215, 9309291191, and 9312152112. Owners and non-Owner occupants are prohibited from disturbing trees or other vegetation in these areas.

WHEREAS, 4.1.2 of the Declaration provides that local government has the authority to approve or prohibit pruning or clearing of vegetation in these NPGE areas.

WHEREAS, 4.1.4 of the Declaration further provides:



*The Board shall enforce any pruning restrictions in Native Growth Protection Easements, including without limitation vegetation management zone pruning restrictions. The board may impose fines of up to One Thousand Dollars (\$1,000) against an Owner for each violation of such restrictions by an Owner, anyone acting under the direction or control of an Owner, or present on the Property by permission of an Owner. Each removal or pruning of one (1) tree shall constitute a separate violation, and each violation shall be subject to a fine of up to One Thousand Dollars (\$1,000), as determined in the board's sole discretion. In addition, the board may charge such Owner the cost of replacing or repairing vegetation destroyed or injured by reason of such violation. Unpaid fines and charges shall be a charge and continuing lien upon the Lot or Living Unit of the Owner.*

WHEREAS Section 5.2.3 of the Declaration provides:

*All exterior colors and materials shall be in accordance with guidelines and requirements established by the Architectural Control Committee. The colors and materials of the portion of hoses which can be seen from outside the Property shall blend into the natural landscape, as such as possible. In particular, bright colors, including white, are prohibited on the north side, and roofs of any hoses located on the northern edge of Division I or on the sides and roofs of hoses in other Divisions, which can be seen from areas outside the Property.*

WHEREAS, Section 5.2.6 of the Declaration details specific setback requirements for the side yard, front yard, and back yard of a Lot that must be adhered to when contemplating maintenances, repairs, and improvements.

WHEREAS, Section 5.5 of the Declaration requires that "All garbage, rubbish, yard and vegetation debris or other waste shall be regularly removed from each Lot or Living Unit by the Owner to a licensed public or other suitable dump site outside the Property."

WHEREAS, Section 5.12.1 of the Declaration requires that "Each Rim Lot shall comply with vegetation management zone pruning restrictions applicable to the Plat, including any restrictions which may be imposed by the applicable local government and the restrictions described in Article 4."

WHEREAS, Section 5.15 of the Declaration provides:

*Each Owner shall maintain its Lot and improvements, thereon in good order, condition and repair and a clean, attractive and sanitary condition at all times. In addition, each Owner shall plant and maintain the area between the front of such Owner's Lot and the sidewalk or, if no sidewalk exists, the area between the front of such Owner's Lot and the curb, except the Association shall maintain the planting strips between Village Park Drive the adjacent sidewalks. If any Owner fails to maintain its Lot and improvements, including landscaping and the areas between the Lot and sidewalk or curb, as the case may be, as*



*required by this Declaration, then the Board may perform or cause to be performed any maintenance on that Lot which it reasonably determines is necessary. All costs performed or caused to be performed by the Board shall be a special assessment against the Owner, and a lien against the Lot, which shall have the same effect as and may be enforced in the same manner as other liens of the Association pursuant to Article 9.*

WHEREAS, Section 5.17 of the Declaration provides:

*No noxious or offensive activity shall be carried on upon any Lot, in any Living Unit, or on ether portions of the Property, nor shall anything be done thereon which is or say become an annoyance or a nuisance. The Board shall determine whether any activity or use on any Lot or in any Living Unit unreasonably interferes with the rights of others to enjoy their respective Lots, Living Unit or Common Areas, and such Board determination shall be final and conclusive.*

WHEREAS, Section 5.21 provides that all landscaping shall be consistent with the guidelines adopted by the ACC and "No high hedges, visual barriers or fences shall be permitted in front yard. Any fences, hedge., planting or other visual barriers in side and back yards shall be approved by the ACC. Fences shall be constructed of material consistent with guidelines adopted by the ACC."

WHEREAS, the Board has an interest in adopting a Community-Wide Standards Policy ("Policy"), attached as Exhibit A to this Resolution to promote and maintain the aesthetic appeal and harmonious living within the Association.

WHEREAS, the Board believes that a detailed Policy will provide clear and consistent guidelines for Owners regarding acceptable Lot maintenance, landscaping, and other community standards.

NOW, THEREFORE, BE IT RESOLVED that the Association, through the Board, adopts the Policy, attached as Exhibit A to this Resolution.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Policy shall take effect upon distribution to the Owners.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Policy shall supersede any other Association policy or rules and regulations addressing the subject matter of this Policy and/or containing conflicting language relating to the subject matter of this Policy.

DATED THIS 23rd day of June, 2025.

**MONTREUX HOMEOWNERS' ASSOCIATION**

By: 

Its President





Printed Name: Tiffiny Evans

ATTEST: This Resolution was properly adopted.

By: Susan Lee-Hook  
Its Secretary

Printed Name: Susan Hook

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]



## EXHIBIT A



# **MONTREUX HOMEOWNER ASSOCIATION**

## **COMMUNITY-WIDE STANDARDS POLICY**

Living in Montreux involves following certain maintenance standards which help to ensure our community remains clean, well-maintained, and aesthetically pleasing. To accomplish this, the Montreux Homeowner Association (“Association”) has developed this Policy, which governs all portions of the Lots in Montreux, including front, side, and back yards and pertains to Owner and non-Owner occupant maintenance and repairs of those Lots. An Owner shall have primary responsibility under this Policy, but otherwise the remainder of this Policy shall apply to both Owners and non-Owner occupants.

**1. TURF STANDARDS.** Owners are responsible for maintaining healthy and aesthetically pleasing turf.

- a. **Mowing:** Turf must be mowed regularly to a height of no more than four inches, edged along all hard surfaces and landscape beds.
- b. **Health:** Turf must be free of bare patches. While dormancy is permitted, dead patches must be promptly repaired with sod or seed.
- c. **Weeds :** Turf and landscaped areas must be free of visible weeds.
- d. **Clippings:** Grass clippings may remain on turf after a mow to encourage green lawn maintenance practices. If such practices are not observed, grass clippings must be promptly and properly disposed of in accordance with Section 4(a) of this Policy.
- e. **Drought Resistant Landscaping:** Replacing natural turf with drought-tolerant landscaping requires prior Architectural Control Committee (“ACC”) approval. Permitted options include:
  - i. Non-invasive, drought-adapted vegetation.
  - ii. Natural-colored landscaping rock. White landscaping rock is prohibited.
- f. **Artificial Turf:** Professionally installed, high-density nylon artificial turf is permitted with prior ACC approval. The turf must:
  - i. Be UV resistant.
  - ii. Have a heavy face weight and thick fibers.
  - iii. Have a pile height of 1 ¼ to 2 ½ inches.
  - iv. Blend with live plants and greenery.
  - v. Meet ACC-approved installation guidelines, including proper drainage, backing, and infill.



vi. Any fading, warping, or damage must be promptly repaired or replaced.

**2. LANDSCAPE BED STANDARDS.** Landscape beds must be maintained in a neat and tidy standard. This includes:

- a. **Weed Control:** Landscape beds must be substantially free of weeds.
- b. **Mulch/Bark:** A minimum of one inch of mulch or bark is required to control weeds and conserve water. Two to three inches is recommended for optimal results.

**3. PLANT STANDARDS.**

- a. **Maintenance and Pruning:** All plants must be well-maintained, neatly trimmed and aesthetically pleasing. Reasonable selective pruning is permitted. Tree topping requires prior ACC approval. Vegetation must not encroach on sidewalks, trails, driveways, or any pedestrian right-of-way. The Association may prune encroaching vegetation without prior notice. Trees on Lots overhanging public sidewalks must be trimmed to maintain a minimum clearance of eight feet above the public sidewalk.
- b. **Dead Plant Material:** Dead plants (defined as more than fifty percent (50%) defoliated or exhibiting dead foliage) must be removed immediately and replaced during the next appropriate planting season (spring or fall).
- c. **Common Areas and Street Trees:** Trees in Common Areas and along streets may not be topped, limbed, or otherwise disturbed without prior written approval from the Board.

**4. YARD STANDARDS.**

- a. **Yard Waste:** Except as provided in Section 1(d) of this Policy, Owners must remove all yard waste (grass, leaves, twigs, branches, debris, and rubbish) promptly and dispose of it properly. Storage of yard waste within the yard is prohibited. Depositing yard waste on Common Areas, including Native Growth Protection Easements, is strictly forbidden. Using bear-resistant containers for waste disposal is encouraged.
- b. **Yard Decorations:** Excessive use of yard art (e.g., gnomes, pink flamingos) and potted plants along hardscapes is prohibited.
- c. **Pet Waste:** Owners must immediately remove and properly dispose of all pet waste.
- d. **Storm Debris:** Following severe wind or weather events, Owners must remove excessive storm debris from their yards within 14 days with the option of an extension by the Board if necessary.

**5. PAINT STANDARDS.** Home exteriors, including trim (fascia, railings, and doors) and siding, must be regularly maintained. Paint must be in good condition, free of peeling, cracking, missing paint, exposed substrate, or significant fading. Repainting is required when fifteen percent (15%) or more





of the painted surface of a home shows signs of deterioration.

- 6. FENCING STANDARDS.** All fences must be maintained in good condition. This includes preventing rot, leaning due to ground settlement, and damage from weather or other causes. Fence gates must latch securely. All fences, whether stained or painted, must comply with the Association's painting standards in Section 5 of this Policy.

**7. OTHER LOT MAINTENANCE STANDARDS.**

- a. **Windows:** All windows, including seals and screens, must be maintained in good condition. Broken or damaged windows, seals, or screens must be promptly repaired or replaced. Broken glass must be immediately and safely disposed of.
  - b. **Vehicle Fluids:** Leaking motor oil, antifreeze, or other vehicle fluids onto the ground is prohibited. Any spills must be cleaned immediately using environmentally safe cleanup methods and materials.
  - c. **Walkways and Driveways:** All walkways, stairs, porches, patios, and driveways must be kept free of weeds and moss.
  - d. **Seasonal Decorations:** Decorations, such as hanging lights, are allowed a few weeks before a holiday and must be taken down shortly after any holiday.
  - e. As a reminder, any changes to the exterior of homes or yards need approval from the Architectural Review Committee. Please contact the Montreux website for information.
- 8. NON-COMPLIANCE.** Owners or non-Owner occupants may be subject to citation and fines at the Owner's expense in accordance with the Association's Compliance Policy, if an Owner or non-Owner occupant violates any provision of this Policy.

---

*This Policy was adopted by the Board of Directors pursuant to the Board Resolution Adopting the Community-Wide Standards Policy approved by the Board on the 14th day of May, 2025.*



**MONTREUX HOMEOWNER ASSOCIATION**  
**BOARD RESOLUTION ADOPTING**  
**SOLAR ENERGY PANEL POLICY**

At a meeting of the Board of Directors ("Board") of the Montreux Homeowner Association ("Association"), held on the 9th day of June, 2025, at the time of 7 p.m.at the following location: Virtual Teleconference the Board states as follows:

WHEREAS, a meeting of the Board was convened as set forth above.

WHEREAS, the undersigned Association officers attest that Board members were sent notice, or waived notice in writing or by attending the meeting, and that a quorum of Board members was present either in person or by conference telephone or other communications equipment by which all attendees could hear, perceive, and participate in the meeting.

WHEREAS, the Association, a Washington nonprofit corporation, was created to manage the affairs of Montreux pursuant to RCW 64.38, Washington State Homeowners' Associations Act, and the Declaration of Covenants, Conditions, Restrictions and Easements for Montreux recorded under King County Recorder's No. 9106210262, as amended (the "Declaration").

WHEREAS, the Board is responsible for managing the affairs of the Association and shall have all powers and duties necessary for the administration of the Association pursuant to RCW 64.38.020(14) and Section 8.2 of the Declaration.

WHEREAS, pursuant to RCW 64.38.020(1) and Section 8.2 of the Declaration, the Association has the power to adopt rules and regulations for Montreux.

WHEREAS, pursuant to RCW 64.38.020(6) and Section 8.2 of the Declaration, the Association has the authority to regulate the use, maintenance, repair, replacement, and modification of Common Elements and Limited Common Elements.

WHEREAS Section 5.2.2 of the Declarations requires that all improvements, exterior addition to or change or alteration commenced, erected, or maintained on a Lot shall be made until after details and written plans and specifications showing the nature, kind, height, materials, colors, and location of the same have been submitted and approved by the Association's Architectural Control Committee as further provided in Section 8.6 of the Declaration.

WHEREAS Section 5.2.3 of the Declaration provides:

*All exterior colors and materials shall be in accordance with guidelines and requirements established by the Architectural Control Committee. The colors and materials of the portion of hoses which can be seen from outside the Property shall blend into the natural*



*landscape. as such as possible. In particular, bright colors, including white, are prohibited on the north side. and roofs of any hoses located on the northern edge of Division I or on the sides and roofs of hoses in other Divisions, which can be seen from areas outside the Property.*

WHEREAS, Section 5.15 of the Declaration provides:

*Each Owner shall maintain its Lot and improvements. thereon in good order, condition and repair and a clean, attractive and sanitary condition at all times. In addition, each Owner shall plant and maintain the area between the front of such Owner's Lot and the sidewalk or, if no sidewalk exists, the area between the front of such Owner's Lot and the curb, except the Association shall maintain the planting strips between Village Park Drive the adjacent sidewalks. If any Owner fails to maintain its Lot and improvements, including landscaping and the areas between the Lot and sidewalk or curb, as the case may be, as required by this Declaration, then the Board may perform or cause to be performed any maintenance on that Lot which it reasonably determines is necessary. All costs performed or caused to be performed by the Board shall be a special assessment against the Owner, and a lien against the Lot, which shall have the same effect as and may be enforced in the same manner as other liens of the Association pursuant to Article 9.*

WHEREAS, the Board anticipates rising demand among Owners to install solar energy panels to provide electricity to their respective Lots.

WHEREAS, RCW 64.38.055 addresses the installation of solar energy panels on properties within homeowners' associations.

WHEREAS, RCW 64.38.055(1) states that an association cannot prohibit the installation of a solar energy panel by an Owner or non-Owner occupant on the Owner's or non-Owner occupant's property as long as the solar energy panel meets certain criteria.

WHEREAS, RCW 64.38.055(2) provides:

*2) The governing documents may:*

*(a) Prohibit the visibility of any part of a roof-mounted solar energy panel above the roofline;*

*(b) Permit the attachment of a solar energy panel to the slope of a roof facing a street only if:*

*(i) The solar energy panel conforms to the slope of the roof; and*

*(ii) The top edge of the solar energy panel is parallel to the roof ridge; or*

*(c) Require:*

*(i) A solar energy panel frame, a support bracket, or any visible piping or wiring to be painted to coordinate with the roofing material;*



*(ii) An owner or resident to shield a ground-mounted solar energy panel if shielding the panel does not prohibit economic installation of the solar energy panel or degrade the operational performance quality of the solar energy panel by more than ten percent; or  
(iii) Owners or residents who install solar energy panels to indemnify or reimburse the association or its members for loss or damage caused by the installation, maintenance, or use of a solar energy panel.*

WHEREAS, RCW 64.38.055(3) further provides that "the governing documents may include other reasonable rules regarding the placement and manner of a solar energy panel."

WHEREAS, the Board desires to establish a clear policy and procedures for Owners seeking to install solar energy panels on their Lots, consistent with RCW 64.38.055 and the best interests of the Association.

NOW, THEREFORE, BE IT RESOLVED that the Association, through the Board, adopts the Solar Energy Panel Policy ("Policy"), attached as Exhibit A to this Resolution.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Policy shall take effect upon distribution to the Owners.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Policy shall supersede any other Association policy or rules and regulations addressing the subject matter of this Policy and/or containing conflicting language relating to the subject matter of this Policy.

DATED THIS 23rd day of June, 2025.

**MONTREUX HOMEOWNERS ASSOCIATION**

By: Tiffany Evans

Its President

Printed Name: Tiffany Evans

ATTEST: This Resolution was properly adopted.

By: Susan Lee-Hook

Its Secretary

Printed Name: Susan Hook

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]





## EXHIBIT A



# **MONTREUX HOMEOWNER ASSOCIATION**

## **SOLAR ENERGY PANEL POLICY**

**1. APPLICATION OF POLICY.** This Policy applies with respect to installation of a solar energy panel ("Panel") as defined under RCW 64.38.055(4).

**2. APPROVAL OF INSTALLATION.**

- a. The installation of a Panel requires the prior, written approval of the Association in the same manner as other exterior modifications. (See, e.g., Sections 5.2.2 and 8.6 of the Declaration).
- b. If a non-Owner occupant would like to install a Panel, the application must be submitted on behalf of any non-Owner occupant of a Lot by the Owner. The Owner must indicate their approval of the submission on the application.
- c. This Policy applies with respect to installation on a Lot. It does not apply with respect to installation within the Common Areas. The Association may prohibit or approve installation within the Common Areas within its discretion.
- d. Owners must submit an installation application to the Association's Architectural Control Committee ("ACC") prior to the installation of any Panel. The ACC shall apply the terms of this Policy when considering whether to approve or deny the application.
- e. An application form is available upon request from the Association.
- f. The application should include and be accompanied by:
  - i. Drawings and specifications showing the proposed location of the installation;
  - ii. Documentation of the equipment to be installed;
  - iii. Identification of the color(s) of the equipment to be installed;
  - iv. Identification of the proposed installer, and documentation of his or her insurance, bonding, and licensing information; and
  - v. A description of the anticipated installation date(s).
- g. Owners installing a Panel must hire a licensed, bonded, and insured contractor with experience installing Panels to complete the work.

**3. INSTALLATION REQUIREMENTS.** All Owners applying to install a Panel on a Lot must comply with the following installation requirements:

- a. No part of a Panel may be visible above the roofline.



- b. With respect to a proposed Panel attached to the slope of a roof facing a street or any part of another home on a Lot:
  - i. The Panel must conform to the slope of the roof; and
  - ii. The top edge of the Panel must be parallel to the roof ridge.
- c. With respect to Section 3(b) above and with respect to a proposed Panel attached to a roof that is not facing a street but is facing any part of another home on a Lot, the Association may grant a variance as described In Section 4 of this Policy.
- d. The Panel frame, all support brackets, and any visible piping or wiring must be a color that coordinates with the roofing material.
- e. A ground-mounted Panel must be shielded (i.e., screened from view outside of the Lot) if shielding the Panel does not prohibit economic installation of the Panel or degrade the operational performance quality of the Panel by more than ten percent.
  - i. The individual requesting installation shall be responsible for the cost of installation, maintenance, and replacement of shielding.
  - ii. The Association shall in its reasonable discretion determine whether proposed or installed shielding is sufficient.
- f. The Panel should be placed in a location that minimizes glare observable from other Lots and the Common Area, though the Association may grant a variance as described in Section 4 of this Policy.
- g. The Panel must be placed in a location that is the least visible from the view of other Lots, though the Association may grant a variance as described in Section 4 of this Policy.
- h. To the extent required by the Association, Owners or non-Owner occupants who install a Panel must agree in writing to:
  - i. Indemnify, defend, and hold harmless or agree to reimburse the Association or its members for loss or damage caused by the installation, maintenance, or use of a Panel. (This obligation exists regardless of whether agreed to in writing).
  - ii. Agree to pay for all maintenance, repair, and removal costs.
  - iii. Agree to maintain the Panel in good condition and appearance.
  - iv. Agree to restore the condition of the Panel or remove the Panel at Owner's expense upon receiving notice from the Association that the Panel is no longer in good condition and appearance.



- v. Agree that the Association may remove a Panel that is no longer in good condition and appearance after reasonable written notice of the need to restore or remove the Panel. Such removal shall be at Owner expense.
- vi. Agree that the Association may record a signed agreement with the Owner or non-Owner occupant requesting installation at the expense of the Owner.
- vii. Agree that the responsibilities above shall run with the land and be binding on all future individuals and entities who have any interest in the respective Lot.
- viii. Agree that the Association has no liability whatsoever for any Panel installed, used, or located on the respective Lot that is approved by the Association.

#### **4. VARIANCES.**

- a. The Association reserves the right to grant variances in the specific context of each application.
- b. The decision to grant a variance in one instance does not create the requirement that the Association must grant a variance in other instances.
- c. Variances may potentially be granted if compliance with a term or terms of this Policy would:
  - i. Prohibit economic installation of the Panel; or
  - ii. Unreasonably degrade the operational performance of the Panel, as determined by the ACC.
- d. The phrase “would prohibit economic installation of the Panel” is defined as creating a circumstance such that the cost of installation would increase to an extent that installation would no longer be a financially viable option from the perspective of a reasonable person, as determined by the ACC.
- e. The term “operational performance” is defined as the measurement of how well a Panel is converting sunlight into its intended end product (electricity, heat, etc.).

#### **5. STATUTORY COMPLIANCE.**

- a. This Policy is designed to comply with the terms of RCW 64.38.057.





- b. To the extent there is a conflict between the language of this Policy and that statutory section, the statutory language controls.

**6. NON-COMPLIANCE.** Owners or non-Owner occupants may be subject to citation and fines at the Owner's expense in accordance with the Association's Compliance Policy, if an Owner or non-Owner occupant violates any provision of this Policy.

---

*This Policy was adopted by the Board of Directors pursuant to the Board Resolution Adopting the Solar Energy Panel Policy approved by the Board on the 9th day of June, 2025.*

