

**GLEN ACRES HOMEOWNERS ASSOCIATION
TRUSTEES RESPONSIBILITIES
AS TAKEN FROM THE ARTICLES OF INCORPORATION
AND
THE BY-LAWS**

Following are highlights of the Trustees responsibilities. This is not meant to be all inclusive.

- The Trustees approve the Homeowners Association Operating Budget and Reserve Budgets.
- The Trustees are responsible for maintenance of Homeowners Association buildings and grounds. This includes responsibility for:

Homeowners Association Budget

Bill's Maintenance Contract

Jane Placek, managing agent / Homeowners Association Contract

Major Maintenance and Repairs of Homeowners Association Property

Enforcement of Homeowners Association Rules and Regulations

Golf Club

The Trustees are charged with the responsibility of providing for the maintenance, preservation and architectural control of residence lots and common areas including roads and utilities, to promote the health, safety and welfare of the residents, to fix, levy and collect all assessments, to pay all expenses to acquire, own, improve, operate, maintain and transfer real or personal property, to borrow money, to mortgage real property, and to exercise any and all powers, rights and privileges that any Washington State non-profit corporation has the right to.

PHYSICAL PLANT RESPONSIBILITIES HOA or MANAGEMENT COMMITTEE

Plans for each Phase/Division are available in the management office.

Utility Lines: Per October 31, 1988 recommendations from the Developer, Kinney Leonard, which were subsequently adopted by the Trustees, Management Committee and Homeowner's Association responsibilities are as follows:

Sewer: The sewer district owns and is responsible for all lines between and including the manholes. From these manholes run a six inch line of A.C. pipe which was inspected and accepted by the sewer district. Beyond the six inch line is the appropriate Phase/Division responsibility.

Storm Sewer: HOA is responsible for all storm sewer lines that carry surface water from Glen Acres Dr S. and for any storm line carrying storm water from the east and west of the phases/divisions, as well as for catch basins and storm lines that were installed to protect power vaults from ground water in the right-of-way in from of Division IV. Other storm sewer lines within Glen Acres are the responsibility of the appropriate Phase/Division.

Water: HOA responsibility is limited to the water main, fire hydrants and valves directly connected to said water mains, all located with Glen Acres Drive South, or to any extension off this main installed for fire protection. HOA is also responsible for the galvanized pipe stubbed from each valve (east side approximately 43 feet and west side approximately seven feet). Other water lines within Glen Acres are the responsibility of the appropriate Phase/Division.

Power: HOA's responsibility ends, and Phase/Division begins, where conduit from each vault leaves Glen Acres Dr S's right-of-way.

Gas: Puget Sound Energy's responsibility ends, and Phase/Division begins, at valve joint outside each regulator. Phase/Division responsibility includes gas meters installed for individual units.

Road: HOA is responsible for Glen Acres Drive South plus five (5) feet on each side.