

Cooper Crest
Homeowners Association

2208 Cooper Crest Place N. W.
www.coopercrest.com

Olympia, WA 98502

GOOD NEIGHBOR POLICY

Revised April 2018

Cooper Crest has the perfect setting for a wonderful home. The neighborhood is peaceful and friendly and has 140 lots that are home to people from all walks of life. Every owner of a lot is a member of the HOA and agrees to comply with the covenants, conditions, and restrictions (CC&Rs) of Cooper Crest. They are written with preserving the value of our homes in mind. Cooper Crest was designed with low (environmental) impact standards which means narrow streets and limited parking. So here are some common sense, neighborly rules; we all benefit from following these. Good neighbors make great neighborhoods.

1. Parking

Street parking in Cooper Crest makes the first impression on any potential home buyer. Congestion and blind zones created by street parking is a primary cause for home value reduction and a safety hazard, especially for children.

Your garage is the best place to park your cars. The fewer cars in view, the classier the neighborhood looks, raising the property values.

Some don'ts:

Do not park in "No Parking" areas or across the sidewalk or facing the wrong way. Inoperative vehicles parked in sight may be cited as both a nuisance and a detraction from the value of the neighborhood. (section 4.19 of the CC&Rs) Do not use street parking as permanent storage for your car. You are responsible for the parking of your visitors. (bylaws, section VIII 1a) Trailers, campers, boats, and other recreational equipment must be stored where they are not immediately visible from the road. (section 4.9)

Washington code 46.61.570 also prohibits parking within 5 feet of a driveway, parking within 15 feet of a fire hydrant, or parking within 20 feet of a crosswalk. Do not park facing the wrong direction (Washington code 46.61.575).

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2. Garbage cans

Try to wait until after 5 PM the day before pick up to put out cans. Avoid putting your can on sprinkler heads. Return your cans to storage as soon as possible but no later than 24 hours after pick up. If you have no room in your garage, store cans neatly on the side of the house, behind the garage door. (section 4.13)

3. Yards

After parking, yards are the next biggest impact on the values of our homes. Maintain your yard in a healthy and attractive state; do not allow it to become a detraction from the value of the neighborhood. Keep the lawn mowed and weed free. During the summer you may decide to not irrigate, but please remember to keep it groomed. Keep your yard free of litter, junk, or unsightly containers, equipment, appliances, or other materials, trash, refuse, junk or unsightly vehicles. This includes bicycles, toys, and sports equipment. (section 4.17)

4. Dogs and other pets

Pick up the poop. We have three waste station bag dispensers in the neighborhood, please use them. Our CC&Rs state “No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot. Pets must be under direct physical control of their owners at all times. No domestic pet may be kept if it becomes a source of annoyance or nuisance.” (section 4.11)

5. Neighbor Contact Information

Get your neighbor’s phone number for emergencies. Watch out for them and they will watch out for you.

6. Noise

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Respect the quiet nature of the neighborhood; keep all types of noise down, especially at night. This includes noisy vehicles, barking dogs, and fireworks, which are not permitted within the City of Olympia. “No noxious or offensive activity shall be conducted in any portions of Cooper Crest”. (section 4.19)

7. Trees

The cutting of trees, except hazard trees, for direct or indirect gain is not allowed. “Any tree removal because of potential safety concern must be approved in advance by the Architectural Control Committee.” (section 4.7)

8. Mail boxes

Please do not stay in front of the mail boxes to read your mail after picking it up; please move on to allow others who may be waiting to pick up mail.

9. House painting or other home alteration

The Cooper Crest community has an Architectural Control Committee which must approve all additions and changes to the exterior of structures, including decks, fences, sheds, and walls. This includes changing the exterior paint color of your house. All landscaping must be approved by the ACC. Plans for such changes, including the repainting of your house must be reviewed and approved by the ACC. In general the ACC reviews the plans to ensure “harmony with the existing surroundings.” (section 4.2.13) Submit home alteration requests to the HOA mailbox: 2208 Cooper Crest Pl NW.

10. Fires

Exterior fires are not allowed unless they are in an enclosed fireplace. (section 4.6)

11. Businesses

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No business activity of any kind is allowed in the home other than telecommuting. No equipment or vehicles used in connection with business may be stored on any lot without prior written approval from the ACC. (section 4.12)

For further explanation of these restrictions and copies of the CC&Rs and Bylaws, visit www.coopercrest.com. There you will find a full page devoted to an explanation to parking in the neighborhood.

Approved by the Board of Directors

Richard deRosset, President

Prabakar Manoharan, Secretary

Scott Thalhammer