





	<p align="center">Shelley Lake Estates Homeowners' Association 16514 E. Ninth Lane, Spokane Valley, WA 99037 www.shelleylake.org</p>
	<p align="center">Welcome to Shelley Lake</p>
 <p><i>“Our mission is to make positive changes that would create a more functional community and preserve the natural serenity of the lake while increasing the safety and security of homeowners, children, and property.”</i></p>	<p>The Shelley Lake Estates Homeowners Association would like to extend you a warm welcome! We’re pleased that you’ve chosen our neighborhood as your new home. Within these pages, you’ll find information relevant to our community, as well as contact information to assist you in communication with the Association Board members. Also included in this booklet is a handy reference of the Rules and Regulations of the Shelley Lake PUD. These guidelines are condensed from the Covenants, Conditions and Restrictions (CC&Rs) and By-Laws of the Shelley Lake Estates Homeowners’ Association, and supplemented by the Board of Directors. This reference is not intended to replace the CC&Rs and governing documents. We encourage you to become familiar with the CC&Rs, which is the primary governing document for our Association. All of these are available on our website at www.shelleylake.org.</p>
	<p align="center">Shelley Lake History</p>
 <p><small>Shelley Lake (about 1914), named for John Francis Shelley who homesteaded the area in 1881. He owned the lake and the dryland around it including the site of Central Valley High School. Fourth Street used to be called Shelley Way. The lake was the scene of early ice skating picnics and boaters. Left background: The Vera Congregational Church is next to the Vera Grade School. Courtesy of Marie Ollright, granddaughter of Mr Shelley, who still resides on the property.</small></p>	<p>Shelley Lake was named for John Francis Shelley, who homesteaded the area in 1881. The 640-acre parcel of land, including the lake and surrounding area, was given to a Shelley family member in payment for service in the Civil War. While the Shelley family owned the property, the area around the lake was declared a neutral zone where Indian tribes could come to negotiate disputes. The lake was used for ice skating and miniature hydroplane races. In the early 1950s, the Rice family purchased a portion of the Shelley land, including the lake area. At that time, the property was used for cattle grazing and the Rice family’s meat packing operation. The homes of the original PUD of the Shelley Lake Estates development were built in the late 1990s, followed by the homes of the 1st through 5th Additions. The last lot sold 7/20/17, terminating any developer authority. There are a total of 248 home sites in our development.</p>
	<p align="center">For liability and other reasons, guests on the common area below the lake path MUST be accompanied by a resident.</p>

	<h3>The Lake</h3>
	<p>Shelley Lake is a natural rural lake with a surface area of approximately 21 acres, fed by Saltese Creek and underground springs. It is approximately 25 feet deep. The lake is surrounded by a pedestrian trail with various access points, including paved walkways between 715 and 805 Shelley Lake Lane and between 423 and 503 Shelley Lake Lane, and a gravel trail near 921 Shelley Lake Lane. The lake, trail, and property between the lake and trail, are designated as a Common Area and managed by the Board of Directors of the Association. Shelley Lake Estates residents and their guests are invited to utilize the pedestrian trail, including the hiking trail on the east side of the lake. Please stay on or below this hiking trail, as the property is owned by a private party. Wildlife that can be seen in and around the lake include: Canadian geese, ducks, osprey, pheasant, quail, blue heron, white tail deer, marmots, otters, rabbits, fish, frogs, turtles and many others.</p>
	<h3>Entry Gates</h3>
	<p>Shelley Lake Estates is a gated community with four mechanical entrance gates that allow access to the development. Gates 1, 3 and 4 provide access to the Lake side of the community (east of Conklin/Rotchford), and are located at Fifth Lane, Galway Lane and 10th Lane respectively. Gate 2 provides access to the Reflections side of the community (west of Rotchford), and is also located at Fifth Lane; residents of Reflections may use their gate codes/remotes to also access the lakeside through Gate 4. Gate 4, designated for the Fifth Addition, is located south of Gate 3 at 10th Lane. Each mechanical entry gate also has a pedestrian gate to allow safe and easy access for pedestrians, strollers, bicycles, etc.</p> <p>The Homeowners Association is responsible for maintaining all perimeter fences in each Phase, as well as all entrance gates and mechanical entry systems. For your security, the gates are closed 24 hours a day, 7 days a week, except during open houses and special events. Homeowners may access the community by entering “#” and the 4 digit code assigned to your home at the gate control panel, or by using a gate remote.</p>


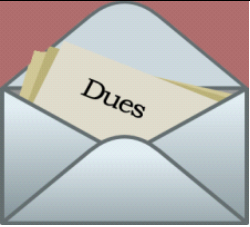

The gate remotes are available at a cost of \$30 each. Please contact the gatekeepers at gatekeepers@shelleylake.org to have a gate code assigned for your home and/or to purchase a gate remote. Your guests may access the community by finding your last name on the gate directory and entering the three digit code assigned to your home. This will ring the local phone number that you designate and allow you to remotely open the gate by pressing "9" on your phone. If you have a special event and would like to request that the gates stay open for a period of time, please enter your request on our community website homepage under **Services > Gate Information**. Please allow 48 hours for special requests to be processed. For those without internet access, the gatekeepers may also be contacted via phone. Their contact information is listed in a directory below on this document.


Please do not give out your gate code to other than family members. If you have a contractor/service person (i.e. house cleaner, yard worker, etc.) who needs regular access, you can request a "daylight" only gate code for that person/company from the gatekeepers by providing the person's name, company, email address, and phone number.

Architecture Committee



In order to preserve the aesthetics of our community and maintain property values, the Architecture Committee was formed to review and approve any planned modifications to home exteriors. If you plan to install or modify landscaping, fencing, or drainage, paint your home a different color, build a new structure (including decks), or alter your home's appearance in any other way, please be sure to submit your plans to the Architecture Committee before you begin the work. Fencing plans should include size, location, color and type of materials. Cyclone fences are not permitted if visible from any street, and also must be approved by the Committee. Please note that the Homeowners Association is responsible for maintaining all perimeter fences. This Architecture Committee meets regularly to review/approve proposed plans. Submit your proposed plan at least 14 days in advance to Architectural/Landscape Committee, c/o SLHOA, 16514 E. 9TH Ln, Veradale, WA 99037 or by email committee@shelleylake.org. For more information,

	<p>please see Articles 7 and 11 of the CC&Rs or email architectural@shelleylake.org.</p>
	<p>PETS</p>
	<p>Pets are a welcome part of our community! Each home may include up to three ordinary household pets, such as dogs and cats; however, pit bulls are prohibited. For the safety of your pets and your neighbors, please keep pets under reasonable control at all times, and keep them on a leash when in the Common Areas or on neighborhood streets. Also, please help keep our streets and common areas clean by promptly disposing of your pet's waste. Domestic animals are not allowed below the lakeside path unless on a leash.</p>
	<p>HOA Dues and Meetings</p>
	<p>Shelley Lake Estates HOA dues are used to maintain our neighborhood roads, common areas and fences, and to cover the costs of keeping the Association running, including insurance and legal fees. Financial statements are provided to homeowners on a regular basis. Dues are \$55 per month, billed semi-yearly and payable in February and August. Payments may be mailed to the Shelley Lake Estates HOA, 16514 E. 9th Lane, Spokane Valley, WA 99037. We highly recommend you use your bank's "Bill Pay" service when paying your dues.</p> <p>The affairs of the Homeowners Association are managed by the Board of Directors, who conduct regular and special meetings according to the provisions of the Bylaws of the Association. Notice to the membership for annual or special meetings will be mailed to each member's residential address. The Association also sends out periodic updates to the membership, primarily via email; report your email address to receive timely updates and save us the cost of postage.</p>
	<p>Other Information and Reminders</p>
	<ul style="list-style-type: none"> • For the safety of our neighborhood children, the speed limit in the Shelley Lake community is 15 MPH. • Garbage pickup is Friday morning. Please contact Waste Management of Spokane to arrange pick-up and billing. Please stow garbage containers out of public view.

	<ul style="list-style-type: none"> • Each home has a securer mailbox in one of the cluster boxes at various locations. New homeowners should receive keys and box number/locations from the home sellers. • Boats/water floats without gas motors may be used on the lake. For information on registering your boat and to use the common area moorings, please go to website homepage selecting Services > Boats (must be registered). • Vehicles and other equipment should not be dismantled or serviced where they are visible from neighboring lots or from any roadway. • Recreational vehicles are occasionally allowed to park on your driveway for 48 hours while friends are visiting or while you are preparing for a trip. • Vehicles may be towed at the owner’s expense if they impede traffic, or are parked in a designated “No Parking” area or within 15 feet of a fire hydrant. • Off-road vehicles are not allowed in the common areas. • For a list of Frequently Asked Questions, please visit the website homepage and select Others > FAQ.
	<p>Association Contact Information</p>
	<p>Our community is on the web at www.shelleylake.org. The Shelley Lake website is a great resource for finding the current community announcements, and obtaining important Association information such as the community By-Laws and CC&Rs. Please visit the site often to get all of the latest news!</p>
	<p>Important Phone Numbers</p>
	<ul style="list-style-type: none"> • Fire Department 928-1700 • Paramedics 911 • Spokane Valley Police 477-3300 • Crime Check 456-2233 • Spokane County Sheriff 477-2240 • Animal Control 477-2532 (Emergencies: 2533) • Waste Management (Garbage) 924-9400 • Vera Power & Water 924-3800 • Spokane County Utilities (Sewer) 477-3604 • Comcast Cable 1-888-266-2278 • Avista Utilities (gas) 1-800-727-9170 • AT&T Residential 1-800-222-0300 • Quest 1-800-244-1111