White Water Estates
Board of Directors

1 September 2026

NOTICE
White Water Estates Roadway Clearance Requirements

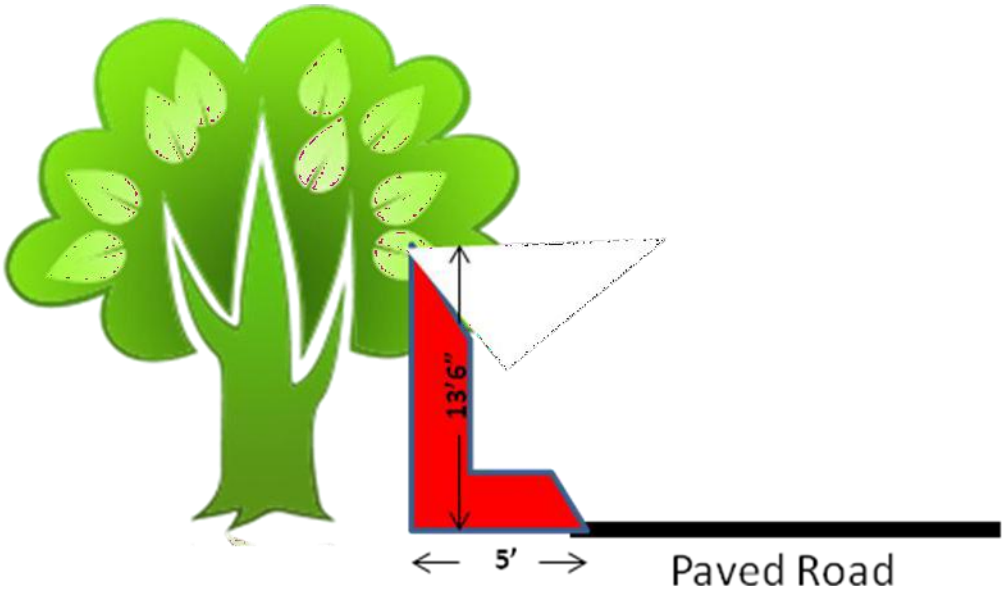
1. **REFERENCE:** This notice is established under the authority of the following documents:
    a. Pierce County Title 17B Construction and Infrastructure Regulation - Road and Bridge Design Construction Standards.
    b. Pierce County Short Plat with Private Road and Utilities Easement for Whitewater Estates, recorded on April 14, 1989 under recording number 8812300401.
    c. By-Laws of White Water Estates Country Club, dated 25 May 2006
    d. White Water Estates Declaration of Protective Covenants, Conditions and Restrictions (CCR)

2. **PURPOSE:** As our community continues to mature, some trees and shrubs planted by lot owners, along with vegetation on undeveloped lots, are encroaching upon the community roadways. In some cases road signs are being obscured, shoulders are overgrown, and overhanging trees require traffic to divert from their side of the road in order to dodge low overhanging tree branches. Pierce County requires private roads to be maintained as specified in Pierce County Title 17B.30.020.B. This notice was developed by the White Water Estates Board of Directors (BOD) to inform lot owners of Pierce County requirements for maintenance of our private roads. The BOD is requesting lot owners take immediate action to comply with the County requirements. The BOD will take the necessary action to come into compliance with Pierce County requirements if lot owners fail to comply in a timely manner.

3. **PRIVATE ROAD CLEARANCE REQUIREMENTS:** The White Water Estates Plat Map shows shared roadway easements in White Water I at 25 feet either side of centerline of our roads. In White Water II it is 30 feet either side of centerline. With the paved portion of our roads being up to 22 feet wide, the County requires 5 foot shoulders on each side of the paved road (reference item 1.a. above, specifically 17B.30.060.B.1. Table 17B.30-1). The County further states that we must maintain a vertical clearance of a minimum of 13 feet and 6 inches (reference 1.a. above, specifically 17B.30.020.B.3.) and that we can have no obstructions, including roadside trees and landscaping vegetation in the shoulder area (reference 1.a. above, specifically 17B.30.060.B.6).

4. **LOT OWNER COMPLIANCE:** It is the lot owners' responsibility to take necessary action to trim their vegetation and/or trees if they protrude within 5 feet of the paved roadways (designed shoulder area) or are lower than 13 feet 6 inches over the paved roadways and/or the 5 feet of the roadway shoulder immediately adjacent to the paved road. See figure below. Those who do not trim their foliage will receive notification from the BOD, affording them one last opportunity to perform necessary trimming, the way they want, to come into compliance with this notice.

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5. **BOD ACTIONS:** If lot owners fail to trim back their vegetation and/or trees as required by this notice, the BOD will hire a contractor to accomplish the task. The contractor will take guidance from the BOD, not the lot owner, and trim back vegetation that is within 5 feet of the paved road and lower than 13 feet 6 inches. Payment for these services will be charged to the homeowner's dues billing statement. If the BOD does not enforce the requirements of reference 1.a. above, the County can impose a misdemeanor violation with penalties.

This document was modified by the BOD September 1, 2026 placing responsibility for compliance and payment to the contractor, when necessary, as determined by the BOD, on the home owner, not the HOA. Payment for these services will be charged to the lot owner's HOA billing statement.

Sincerely,

Bill Russell
BOD President