

INTRODUCTION:

The purpose of this document is to establish a policy for the management of commonly owned property *within a Planned Unit Development (PUD) known as Towne Point. Towne Point PUD is entirely within* Port Townsend city limits and in Jefferson County Washington. Towne Point PUD is governed by "Covenants, Conditions, and Restrictions dated August 5, 1977 and By-Laws dated 1998.

The following are quotations from the CC & R's and the By-Laws that pertain to the Common Areas:

By-Laws Article 1.3d: "Common Areas" shall mean and refer to parks, commons, footways, including buildings, structures and any other properties and interests in properties owned and maintained by the Association for the common benefit and enjoyment of members of the Association.

By-Laws Article 10.7: The Grounds Committee shall beautify and maintain the entrance landscaping and maintain Common Areas and vacant lots where necessary in conjunction with property owners.

CC& R's Article I Section 5: "Common Areas" shall mean all real property owned by the Association for the common use and enjoyment of owners. The Common Areas include but shall not be limited to swimming pools, parks and playgrounds, beach areas and tennis courts.

CC& R's Article II Section I: Owner's Easements and Enjoyment. Every owner shall have the right and easement of enjoyment in and to the common areas which shall be appurtenant to and shall pass with the title of every lot subject to the following: A. fees, B. suspension, C. dedication. etc.

CC& R's Article VI Section 2. Common Areas. Certain areas may be set aside within the several plats for use as parks and playgrounds or other public areas where members and invitees may from time to time congregate or make use of and etc.

CC& R's Exhibit D. Towne Point Environmental Assessment vol. 107 p 529 "Background" line 12-14: "An interconnecting network of common pathways an open space areas will provide pedestrians access throughout the site."

CC& R's Exhibit D, p 539 line 4-6 Aesthetics. "Retention of existing trees where possible, particularly along the boundaries of the site, will significantly mitigate and impacts on off-site views of the project."

NEED For a Management plan:

The above review of the pertinent articles of the CC& R's and By-Laws suggest only broad definitions and structure. It is the duty of the Board of Directors through the Grounds Committee to devise and carryout specific activities for the management of the Common Areas. In the years of operation of Towne Point PUD, the management of the common areas has focused on the more visible and public areas to the neglect of some areas. As some areas have become overgrown, it is realized that there needs to be a management plan that can be generally approved and that will lead to consistent decisions and appropriate development.

EXCLUSIONS:

- A. The CC& R's and By-Laws include the clubhouse as part of "Common Areas," The Clubhouse is managed separately by the Roads (facilities) committee.
- B. The internal area of the Storage and management of access and to activities in the Storage are managed by the Storage committee. However the outer perimeter of Storage is within the following plan, and the interior in respect to landscaping only.

- C. The tennis court, its fence and equipment are managed by the Roads (facilities) committee.
However the outer perimeter of the fence is within the following plan.
- D. Roads, street light and signs are managed by the Roads (facilities) committee.

SUMMARY and DEFINITIONS:

The management plan that follows is for the non-structural aspects of the "common areas". For the purpose of this plan, these parts of the common area will be referred to as the "Green Space".

The Green Space has two definite regions as indicated by the CC& R's and By-Laws:

1. The perimeter green space is designed to be a buffer of sight and sound of exterior activities as viewed from TP lots and a sight buffer of things within TP as viewed from the exterior.
2. The interior green space is then defined as all other spaces.

GENERAL PHILOSOPHY:

- I. We need to respect the original design statements as these constitute an agreement with the City of Port Townsend.
2. It can be acknowledged that the lots in Towne Point are small with small yards. Thus the concept of Green Spaces mitigates the smallness with common areas that have trees and parklike extensions of the neighborhood. All lots except 12 have green space on one or more sides.
3. Regardless of some history of neglect or allowances of special uses, no green space should be closed off from potential general use. Thus the presence of fences across the green spaces needs to be rectified.
4. Since there is common ownership, as much as possible there should be common management. The Grounds budget needs to be adequate to keep the green spaces properly groomed. But whenever nearby residents choose to mow or trim areas of green space, it will be greatly appreciated.
5. Any increase in openness or access should not decrease security expectations. It is possible that not all green spaces need to be fully developed as foot paths.
6. The original intent of the perimeter green spaces as set forth in the environmental impact statement is that they remain undeveloped and serve as a sound and visual barrier. This may require replanting when current plants/trees die or are removed for safety reasons, or fencing added for security
7. In developing a management plan the needs and wishes of owners will be appreciated, but in return there needs to be appreciation of common goals.

INVENTORY OF GREEN SPACES:

In order to communicate specific needs and plans, the various Green Spaces can be broken down and named as follows:

A. Perimeter Green Spaces:

1. North perimeter: This is behind the lots along the north branch of Victoria Avenue. There is an undeveloped 20th street to the outer side.
2. West perimeter: This is behind the lots along the west branch of Victoria Avenue as well as Quimper Place and Beacon Place. There is an undeveloped Eddy Street to the west.
3. South Perimeter-Farm and Forest: This is behind lots along the south side of Towne Point Avenue, Kingsley Place and Dana Place. Externally lay undeveloped lots.
4. South Perimeter -East Discovery Road: This is behind lots along the south side of Queen Ann Place. Discovery Road runs exterior to the south.

5. East Perimeter: This is behind the lots along the east side of the east branch of Victoria Avenue as well as behind the storage area. Property belonging to the San Juan Baptist Church and Laurel Heights sub-division are to the exterior.

6. Perimeter walk-through" green spaces: These are usually about 10 foot wide "pathways" between lots next to the perimeter spaces that extend through the perimeter space as well. We will identify them by the adjacent lots. 18/19, 28/29, 43/84, 113/114, 115/116, 131/132 .

B. Interior Green Spaces:

1. Queen Ann North GS: Behind lots on the north side of Queen Ann Place.

2. Elizabeth Place South, Elizabeth Place East, Elizabeth Place North: These are approximately behind the respective aspects of Elizabeth place.

3. Renee Place North, Renee Place West, Renee Place South: These are approximately behind the respective aspects of Renee Place.

4. Beacon Place South: Behind the lots on the south side of Beacon Place.

5. Dana Place West: Behind the lots on the west side of Dana Place.

6. Tennis court perimeter.

7. Storage perimeter.

8. Entrance East: The green space to the right (east) of entry.

Notes:

1. There is essentially no green space to the right of the exit side (west side) of the entry way. The lots on the east side of Dana Place extent to the road. And the undeveloped forest area extends to the Towne Point road edge. The green space is limited to a perimeter strip south of Dana Place lots.

2. Some walkways and common areas are open, but due to various reasons, including poor original and or follow up surveys, the areas are only partially accessible. These will be noted on an updated map of green spaces.

3. There is a wetland/swamp area behind lots 61/81. This may require special attention to mitigate any issues which may arise in area, and should be monitored routinely.