

Refundable Deposit Program

Silver Lake Forest Reserve

	<u>Per Event</u>
Clearing and Grading Activity	\$1,000
Home Construction	\$2,000
Logging Activity	\$2,500

Owner Responsibilities	Notification to Association prior to clearing/grading; well drilling; home site construction and/or logging activity
	Pay appropriate deposit as outlined above
	Request on on-site meeting with Association representative to assess and document road condition prior to activity
	Supervise contractors with regard to acceptable road practices and speeds
	Immediately correct any major repairs needed due to excessive activity
	Upon completion of activity restore roads to same condition prior to construction/logging activity
	Request an on-site meeting and review of road by an association representative
	Repair any violations if needed
	Ask for review of repairs
	Request refund
Contractor's Responsibilities	All work activity to be lot owner's property only and at agreed times. (No storing or using adjacent property without permission)
	To obey all posted speed limits
	All equipment to be hauled in on TRAILERS/LOWBOYS and off loaded on lot owners property (no exceptions)
	No "walking" of equipment on primary roads
Association's Responsibilities	Have a representative available on-site for pre-activity and post activity meetings to assess condition of roads
	Track all on-going activity with regard to clearing/grading, home-site construction and/or logging activity
	Immediately notify lot owner of any concerns with regard to activity by contractors
	After completion of work and acceptance of all review conditions refund applicable amount of deposit

Refund Matrix

	100%	80%	50%	0%
Community wide		300' on both sides of driveway	50' on both sides of driveway	No restoration of roads after activity/event
All road are in the same condition prior to activity/event		roads have been restored to same condition prior to activity/event	roads have been restored to same condition prior to activity/event	

Silver Lake Forest Reserve Communities Cowlitz County, Washington

Main Gate Use & Road Use Deposits



Weyerhaeuser Real Estate Development Company
May 2006

Main Gate Use & Road Use Deposits

Silver Lake Forest Reserve

Your Gated Community

Weyerhaeuser Real Estate Development Company (WREDCO) is installing an entryway that includes among many features, an automated gate. WREDCO hopes that this gate will provide the Silver Lake Forest Reserve with an improved sense of comfort.

Please keep in mind that WREDCO believes that a sense of community is a shared responsibility between ourselves and you. We rely on your input and presence to use any systems that are put in place. In addition, we expect members to be pro active in reporting odd circumstances within the community at large and by protecting your respective ownership's. By sharing this responsibility, you will be assisting your neighbors in our collective efforts to maintain a safe place.

Automatic Gate:

- Each member (lot) shall be provided two (2) remote access units.
- Each member shall be provided a private four (4) digit access code – to be forwarded upon installation of the gate. To gain access, you must first enter your four (4) digit code.
- To open the gate when someone calls your home from the controller, you simply need to push 9 on your phone.

The Homeowners Association will assign all access codes

Vehicle Identification (within the community)

In order to assist members in knowing who is in the community and for additional comfort, we instituted a member identification car sticker system. This system consists of both a community sticker with the Silver Lake Forest Reserve logos for community members and a WREDCO sticker for all of our representatives (sales agents, land stewards, contractors, etc.).

The stickers are to be placed in the lower left area of your front windshield (driver's side). This will enable anyone to see whether or not a particular car has the right to be at the Silver Lake Forest Reserve.



Primary Road—Extraordinary Road Use Deposit

The Forest Reserve is a family of residential communities that give private individuals the opportunity to live on and participate in the sustainable management of their private forestland. It is anticipated that individuals will participate in land improvement activities such as home building, land clearing and/or logging. While these activities take place they should not affect the right of other individuals to concurrently enjoy their property and the lifestyle associated with the Forest Reserve.

One of the primary goals of the Silver Lake Forest Reserve Owners Association is to maintain the road network to a standard consistent with the expectations of all owners. Property owners may have an extraordinary impact on the Association roads during the anticipated land improvement activities. Article 7.6 of the Association Covenants identifies this impact and outlines guidelines for a program to manage the impact of individual activities on the overall community. In an effort to keep the Association dues at a reasonable level, this additional impact has not been accounted for in the annual maintenance assessment. Road maintenance is a prime duty of the Association, but individual property owners share this responsibility.

This deposit program quantifies reasonable costs to maintain or fix specific sections of road directly attributed to specific property activities. This program, we believe, will be reasonably simple to manage to ensure successful implementation during and after Weyerhaeuser's control of the Association.

The deposit potentially is fully refundable depending on how property owners manage their projects. Attached is a breakdown of how the impact to roads will be evaluated to determine the amount of refund an individual may be entitled too. Also attached is a summary of the responsibilities shared by the owner, the owner's contractor and the Association.

