

Date: April 17, 2019
To: Cougar Ridge Homeowners
From: Cougar Ridge Homeowners' Association Board of Directors
Subject: **PIPELINE USAGE POLICY**

Purpose:

To establish a policy for the use and enjoyment of the homeowners of Cougar Ridge. The Williams Natural Pipeline runs through the Cougar Ridge neighborhood. There are two pipes currently in use beneath the mowed pathway on the easement. Our HOA is responsible for using the easement within the requirements of the pipeline easement agreement and in support of neighborhood safety and security.

Authorizing documents: Cougar Ridge/Williams Pipeline easement agreement.

Usage Rules:

The pipeline path is available to all Cougar Ridge residents, their families and visitors. All homeowners are free to walk, bicycle, walk dogs or other such recreational activities.

Dog owners are required to keep pets on leash and to pick up excrement as per CC&R 6.5 Household Pets. Dog excrement bags are located at either end of the pipeline.

This area is prohibited as per Rule 2.5, Rules & Regulations, for use of motorized vehicles other than regulated deliveries using vehicles of acceptable weight as defined by Williams Pipeline.

- ~ Bob Cats, single axel vehicles and pick-up trucks do not require pre-notification to Williams.
- ~ Pre-notification is required for other vehicles such as a four-wheel loader, or similar vehicle. To contact Williams for pre-notification or if you have a question, call Kevin at (c)425-305-9531 or (O)425-836-4970.
- ~ Lot owners and employees of Williams may use this area for maintenance and delivery access.

Pipeline Lot Owners:

- ~ Pipeline lot owners have access to facilitate deliveries or maintenance support from the pipeline to the back of their yards.
- ~ Each pipeline lot owner is allowed a key to the lock on the security gate. If a key was not provided, please contact the Board.
- ~ The pipeline lot owner is responsible for delivery or service entry and exit through the Gate. The owner will escort the delivery vehicle in and out of the pipeline and lock the gate. While accessing the pipeline, the gate will be closed and reopened for exiting.

Pipeline Maintenance:

- ~ The pipeline easement is considered a common area and the HOA manages its maintenance and mowing like other common areas.
- ~ Dumping yard waste or debris in the easement margin outside a lot bordering the pipeline is prohibited. It is also prohibited for all other Cougar Ridge homeowners.