



OWNER'S ASSOCIATION  
135 Fairway Dr.  
Sequim, WA 98382

**Policy Clarification for SLOA CCRs & Rules & Regulations  
Addressing Feeding of Wildlife**

WHEREAS, We live in a community that is part of and surrounded by native forest and vegetation that supports wildlife (deer, raccoons, rodents, cougars, bears, coyotes, and birds);

WHEREAS, Owners have both actively fed wildlife and left outside bird and animal feeders on which wildlife have fed;

WHEREAS, Wildlife in the Sunland community have become (a) semi-domesticated, (b) capitalizing on Owners feeding them, and (c) considered by some owners a nuisance to their properties as well as the common areas of Sunland;

WHEREAS, Article II, Section 3, paragraph (d) of the Sunland CC&Rs forbids any form of animal husbandry, especially when such care and feeding leads to a nuisance; and

WHEREAS, Section IV paragraph H of the Sunland Rules & Regulations forbids activities that are a nuisance or annoyance to others, of which feeding of wildlife, especially deer, that contributes to unnatural herding, property damage, and a sense of dependency on human intervention, may be construed as a nuisance.

NOW THEREFORE,

Owners shall be deemed to be in violation of: 1) "Animals" restriction identified in the Sunland CC&Rs and/or 2) "Nuisance/Annoyance" regulations in the Sunland R&Rs, for any of the below stated conditions:

- Deliberately feeding wildlife any grain, fodder, fruit, vegetables, nuts, hay or other edible material via ground feeding scattering techniques, ground feeders, hand feeding, or suspended feeders that attract or encourage wildlife to stay or take up residence on a Sunland property.
- Providing a water source intended for use by wildlife, other than a shallow bird bath or ornamental water feature,
- Use of ANY bird feeder suspended less than seven (7) feet above the ground surface.
- Use of bird feeders, including suet blocks, without screening, or covers, or "catch trays" that protect in a manner that controls the fall and/or strewing of grain, fodder, fruit, vegetables, nuts, seed, or hay.

Living fruit trees and other live vegetation shall not be considered as wildlife feeding.

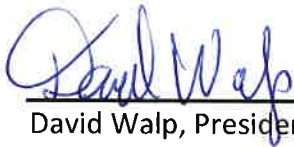
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Violation notification will be sent to the owner by the Sunland Owners Association office or any of the Board of Directors' committees via authorized communications including US Post Service, email, and hand delivered. In cases of rental properties, the owner bears responsibility for any violations created by their renters. Fines may be levied by the SLOA Board of Directors in accordance with the defined conditions contained in the SLOA CC&Rs. The fine amount established by this policy is the same as a fine for a nuisance violation.

This policy is effective 30 days after being approved by the SLOA Board of Directors. This policy is effective until rescinded by SLOA Board of Directors at a regularly scheduled monthly Board of Directors meeting.

Approved on: \_\_\_\_\_ February 01, 2022 \_\_\_\_\_

Sunland Owners Association Board of Directors; represented by:



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David Walp, President