



Call for Candidates 2024 Election of Directors

April 4, 2024

RE: Call for Candidates – Election of Directors
2024 Annual Membership Meeting

Dear Community Members,

It's time again for the Annual Membership Meeting, the details for which are listed below:

TIME & DATE: 6:00 pm on Tuesday, May 21, 2024

LOCATION: Kendall Yards Welcome Center
1335 W Summit Pkwy, Spokane, WA 99201

At the Annual Meeting, homeowners will elect two (2) community members to serve on the Board of Directors over the next two-year term. Members interested in serving their community as a member of the Board are urged to complete and return the enclosed Nomination Form by April 22nd. Nominations received after this deadline may still run as write-in candidates, but the candidate's name(s) will not appear on the Ballot.

Also enclosed, please find Rental Rules recently adopted by unanimous consent of the Board of Directors. These Rental Rules are now enforceable.

Please reach out to Rockwood Property Management with questions or concerns. We look forward to another successful annual meeting.

Best,
Kendall Yards HOA
c/o Rockwood Property Management

PHONE: (509) 321-5921

EMAIL: kendallyardshoa@rockwoodpm.com

WEBSITE: www.kendallyardshoa.com

Rental Rules – Kendall Yards Homeowners Association

In order to clarify the rights of Owners to rent their Lots pursuant to Section 4.1.1 of the Declaration of Covenants, Conditions and Restrictions for Kendall Yards Homeowners Association (“Declaration”), the Board of Directors (“Board”) of Kendall Yards Homeowners Association (“Association”) adopts the following definitions, rules and regulations (“Rules”):

- A. Definitions: Except as otherwise provided in these Rules, capitalized words used herein will have the definitions assigned to them in the Declaration.
 - a. “Long-Term Rental” means the rental of a single family residence for a period greater than 90 days.
 - b. “Short-Term Rental” means the rental of a single family residence for a period greater than 30 days but less than 90 days.
 - c. “Daily Rental” means the rental of a single family residence for a period less than 30 days.
- B. Long-Term and Short-Term Rentals. Pursuant to Section 4.1.1 of the Declaration, Owners are not restricted from renting their single family residences for a Long-Term Rental or a Short-Term Rental.
- C. Daily Rentals. Daily Rentals are deemed a non-residential use, subject to the approval of the Board and the Design Review Committee (“Committee”).
 - a. Any Owner that desires to offer their Lot to the public for Daily Rentals must submit an annual application to the Committee. Such application will be developed by the Committee, subject to the approval of the Board. Applications must include contact information at which the Owner can be reached at any time (24/7).
 - b. There may be no more than 10 Lots within the Association boundaries that may be offered as Daily Rentals in any one-year period. The Committee may grant or deny applications in its discretion, including making decisions based on location and density of the Lots being offered for Daily Rentals. Priority for Daily Rentals will be given to Owners who have previously been approved, and who have had no validated neighborhood complaints.
 - c. Applications will be accepted annually from January 1 until January 15; provided, if fewer than 10 applications are submitted and approved by January 15, the Committee, in its discretion may take applications after January 15; provided further, the Committee may deny applications even if fewer than 10 Lots are being offered for Daily Rentals.
 - d. All covenants and restrictions of the Declaration apply to Owners and all persons using their Lots, including but not limited to the parking restrictions set forth in the Declaration. It is the responsibility of any Owner who offers their Lot for Daily Rentals to monitor the behavior of the people who are renting their Lot.



Call for Candidates

2024 Election of Directors

Two (2) Director Positions are up for election this year. Upon election, each Director serves a two (2) year term. Candidate nominations are due to Rockwood Property Management by 10:00am on April 22nd. Nominations received after this deadline are welcome to run as write-in candidates, but their name(s) will not appear on the Board of Directors Election Ballot.

Please complete this form and return to kendallyardshoa@rockwoodpm.com or by mail to Kendall Yards HOA, 1421 N Meadowwood Ln Suite 200, Liberty Lake WA 99019. Nominations may also be submitted by email; please type the information requested below into the body of an email and send to the address specified herein.

Nomination Submitted by (print your name): _____

Candidate's Name: _____ Phone No: _____

Candidate's HOA Address: _____

Candidate's Biography: _____

Self-nominations are encouraged! Please feel free to include any information you feel is pertinent to your Board of Directors nomination. Be advised that the candidate's name and biography will be published for consideration by all homeowners in advance of the annual meeting.

Thank you for your interest in serving your HOA.