

**Architectural Committee
Lakeview Estates Homeowners Association
108 NE Windflower Way
Tahuya, WA 98588**

The following is a checklist of items specified in the Covenants and checked by the Architectural Committee during the building approval process (called for in Section 3 of the Covenants.) The wording is taken directly from the Covenants, with changes only for readability. Refer to the Covenants to read the full paragraphs on these subjects.

Please check off each item, and/or add Comments if needed, and fill in the information requested (if appropriate) for submission to the Architectural Committee. **This list, along with *building plans and plot plans* should be sufficient to gain approval of your project.**

Please send hardcopies of all information to the members of the Architectural Committee.

Name _____

Lot Number _____

Building Type (Covenants Section 3)

Building Plan Included

- One primary residence and one guest residence, along with garage or carport, per lot.
- No building shall exceed two (2) stories in height.
- Stories _____ Max. Height _____
- All residences must exceed 800 square feet of *interior living* space.
- Square footage _____
- All buildings and residences must have screening of utility connections.
- All buildings must be made of wood.
- Type of construction _____
- All buildings must have an exterior color blending in with the forest setting.
- Colors: Exterior _____ Window trim _____ Roof _____

Other comments: _____

Building Location (Covenants Section 4)

Plot Plan Included

- No building shall be located nearer than 25 feet from any lot line.
- Distances from lot lines _____
- No building shall be located on any lot nearer than 50 feet from the waterline.

- Distance from waterline _____
- Docks may protrude no more than 15 feet into the lake, or be more than 10 feet in width, or exceed 150 square feet, including the on-land portion.
- Dock dimensions _____
- No lot may have more than one dock.
- All construction of any kind must be of wood, with an exterior wood stain coloration.

Other comments: _____

Removal of Native Material (Covenants Section 14)

- No living, native evergreen plant material or trees shall be removed from the setback areas, except for minimum clearing necessary for the installation of required driveways and utilities.

No more than 30% of the living native, evergreen plant material or trees shall be removed from any lot.

Other comments: _____

Additional information:

The following are reminders of definitions and restrictions in the Covenants which may affect you during construction. **Please refer to the Covenants to read the full paragraphs on these subjects.** These are listed here briefly (not with complete text) just for your convenience. You may need to remind workers on your property of these restrictions. *You are responsible for the actions of people on your property.*

- **Section 4. Building Location.** Eaves, steps, decks and open porches shall not be considered as part of a building.
- **Section 5. Temporary Structure.** If temporary housing is needed during construction, a trailer may be employed, but must be removed within nine months from commencement of construction.
- **Section 6. Time for Completion.** Any structure shall be completed as to external appearance within nine (9) months from date of commencement.
- **Section 7. Sign.** No sign of any kind shall be displayed to public view on any portion of any lot, except a sign advertising the property for sale, except as designated and approved by the HOA or Architectural Committee.
- **Section 9. Garbage and Refuse.** No building material shall be placed or stored upon any lot until the owner is ready to commence construction. Building materials shall be placed within the boundary line of the lot upon which its use is intended.
- **Section 12. Environmental Protection.** No trash burning or open fires are permitted, except in areas designated by the HOA and on days designated as safe burning days. No toxic substances nor non-biodegradable materials are to be used in or dumped into the lake.

- **Section 17. Easements.** Sewer lines, drainfields, and utilities can be placed within the road easement, as permitted by Mason County.
- **Section 23. Driveway Culverts.** A culvert shall be installed at the entrance of the lot when the driveway is constructed.