



## BOARD OF TRUSTEES - LAKE LIMERICK COUNTRY CLUB

June 17, 2000 9:00 A.M.

- I. ROLL CALL:** Esther Springer-Johannesen  
**II. APPROVAL OF MINUTES:** BOT Minutes of May 20, 2000 Meeting  
**III. FINANCIAL REPORT:** Bill Buff  
**IV. CONSENT AGENDA: (Committees)**

Architectural Committee	Election Committee	Financial Advisory Committee
Greens Committee	Inn Committee	Lake/Dam Committee
Long Range Planning. Committee	Maintenance/Parks Committee	Nominating Committee
Security Committee	Water Committee	Youth Committee

(Reminder: non-smoking meeting, we will break every hour)

### ITEMS FROM CONSENT AGENDA:

1. Architectural Committee – Guidelines Changes, Application Changes, and Member Approval

2. ROAD BISS 3. pro shop work

### V. OLD BUSINESS:

1. Cart Shed Lease Revision
- 2.

### VI. NEW BUSINESS:

1. Jerry Soehnlein thanked the board for the "Life Time Membership to LLCC"

2. LOT AT 4. Close Inn July 1st

3. MAIN SHOP 5. -Lake Treatment. -Jim McFarland

### EXECUTIVE:

1. Review of General Manager Job Description
- 2.
- 3.
- 4.
- 5.
- 6.

### VII. COMMENTS FROM MEMBERSHIP:

### VIII. CORRESPONDENCE:

### IX. ANNOUNCEMENTS:

1. Lake Limerick Daze – July 1, 2000

### MOTION TO CONVENE TO CLOSED SESSION:

(The Motion must state Specifically the purpose for the closed session and must be referenced in the minutes)

### X. CLOSED SESSION: Employee Complaint against Member

(The closed session may only include matters dealing with personnel matters; legal counsel or communication with legal counsel; and likely or pending litigation of an owner to the association.)

### XI. MOTION TO RECONVENE TO OPEN SESSION:

### XII. MOTION TO ACCEPT ALL CLOSED SESSION MOTIONS:

(Motions or agreements made in closed session may not become effective unless the board, following the closed session, reconvenes in open meeting and votes in the open meeting on the closed session motions.)

### XIII. MOTION TO ADJOURN MEETING:



## **LAKE LIMERICK COUNTRY CLUB, INC,**

790 E. St. Andrews Drive

Shelton, WA 98584

Phone (360) 426-3581, Fax (360) 426-8922, e-mail lakelim@hctc.com

### **BOARD OF TRUSTEES June 17, 2000**

#### **ROLL CALL:**

President Darrell Winans called the meeting to order at 9:00 a.m. Trustees attending the meeting are Secretary Esther Springer-Johannesen, Treasurer Bill Buff, Trustee Ruby Bailey, Trustee Don Cox, Trustee Charles Hancuff, Trustee Gene Metz, Trustee Keith Smith, Trustee Tom Taylor, and Trustee Mary Lou Trautmann.

Vice-President Scott Carey was excused.

#### **APPROVAL OF MINUTES:**

**Motion** made by Tr. Bill Buff, seconded by Tr. Ruby Bailey, and carried by the Board as follows:

The Board of Trustees approved the minutes of May 20, 2000 as presented.

#### **FINANCIAL REPORT: Bill Buff**

Treasurer Bill Buff recapped the May Income and Expense Financial Reports.

**Motion** made by Tr. Tom Taylor, seconded by Tr. Mary Lou Trautmann, and carried by the Board as follows:

The Board of Trustees approved the May 2000 financial reports.

**Motion** made by Tr. Gene Metz, seconded by Tr. Tom Taylor, and carried by the Board as follows:

The Board of Trustees approved the Consent Agenda with the following additions: 2. Road Boss, 3. Pro Shop Work

#### **ITEMS FROM THE CONSENT AGENDA:**

##### **Consent Agenda Item 1. Architectural Committee – Guidelines Changes, Application Changes, and member Approval**

The revised "Lake Limerick Country Club Covenants, Conditions, and Restrictions & Architectural Committee Guidelines" were presented to the Board for approval. There were some minor changes.

**Motion** made by Tr. Tom Taylor, seconded by Tr. Bill Buff, and carried by the Board as follows:

The Board of trustees accepts the "Lake Limerick Country Club Covenants, Conditions and Restrictions & Architectural Committee Guidelines" as revised.

The modified "Lake Limerick Country Club Application to Architectural Committee" was reviewed by the Board for approval. They added the water fee schedule, and other modifications to the form.

**Motion** made by Tr. Esther Springer-Johannesen, seconded by Tr. Mary Lou Trautmann, and carried by the Board as follows:

The Board of trustees accepts the "Lake Limerick Country Club Application to the Architectural Committee" as revised.

The Board of trustees thanked the Architectural steering committee for all their time in reviewing the documents. The committee volunteers are: Tom Taylor, Pat Feist, Bill McDonald, Don Cox, and Bill Buff.

**Motion** made by Tr. Esther Springer-Johannesen, seconded by Tr. Mary Lou Trautmann, and carried by the Board as follows:

The Board of trustees approves the selected Architectural Committee Members as follows:

- Pat Feist
- Pat Benjamin
- Charmaine Miller
- Lavina Brown
- Vern Hadsall
- Bill McDonald
- Jim Nutt
- Chris Johannesen
- Theresa Taylor

### **Consent Agenda Item 2. Greens Road Boss**

Tr. Gene Metz said the Road Boss will cost about \$2,375.00, and it will be used by golf and maintenance. The tree cutting income check from Manke \$2,576.46 will pay for the equipment.

**Motion** made by Tr. Tom Taylor, seconded by Tr. Bill Buff, and carried by the Board as follows:

- 1) The Board of trustees rescinds the 5/20/00 Board Meeting *Motion made by Tr. Bill Buff, seconded by Tr. Gene Metz, and carried by the Board as follows: The Board of trustees directs income of the log sale, a capital gain exclusion, be earmarked towards the Greens road boss (\$2,334.92) and pro shop freezer replacement.*
- 2) The Board of trustees directs income of the log sale, a capital gain exclusion, be earmarked towards the Greens road boss (\$2,334.92).

### **Consent Agenda Item 3. Pro Shop Work**

The owner of the lot next to the pro shop is installing a 5' fence, and requested Lake Limerick to remove some trees and clean up the area.

## **OLD BUSINESS**

### **1. Golf Course Cart Shed Lease Revision**

The following statement will be added to any new cart shed leases:

*"EFFECTIVE MARCH 1, 1994, CART SHEDS WILL ONLY BE RENTED TO LLCC PROPERTY OWNERS WHO HAVE PURCHASED AN ANNUAL GOLF MEMBERSHIP, PAID TRAIL FEES, AND ARE USING FOR THE STORAGE OF THREE OF FOUR WHEELED MOTORIZED RIDING GOLF CART AND RELATED GOLF EQUIPMENT. (APPROVED BY THE BOARD OF TRUSTEES; JUL 17, 1993) "*

### **2. Carpenter Ant Infestation - Structural Damage**

The treatment bid was accepted from Action Pest Control Inc. of \$701.00, and a quarterly follow up of \$90.00 for one year. A structural engineer will be contacted to investigate the building.

## **NEW BUSINESS:**

**1. Jerry Soehnlein thanked the board for the Life Time Membership to LLCC.**

### **2. Golf - Lot on 4<sup>th</sup> Tee**

Jerry Gentry asked if there had been changes around the golf course #4 Tee area because of the water run off on to his lot. There has been no grading work done and the drain was cleaned. The Architectural Chairperson will review the files for additional correspondence.

### **3. Maintenance Shop - Septic System**

The maintenance shop septic system is failing. They will get the tank pumped for now.

### **4. Close Inn - July 1<sup>st</sup>**

The Board decided to leave the restaurant open on July 1<sup>st</sup>, Lake Limerick DAZE.

### **5. Lake Treatments - History**

Jim McFarland spoke on the history of Lake Limerick's weed treatment. Jim reiterated next year's planning must be started now, and he will help on the Lake/Dam committee.

## **EXECUTIVE:**

### **1. General Manager Job Description**

Motion made by Tr. Tom Taylor, seconded by Tr. Gene Metz, and carried by the Board as follows:

The Board of trustees approves the General Manager Duties and Responsibilities as written and Resolution 2000-01.

The Steering Committee meeting will be held 7:00 pm, July 7, 2000 at the Inn. The office will notify the committee: Bill Buff, Mary Lou Trautmann, Darrell Winans, Gary Ayers, and Ray Harley.

**COMMENTS FROM MEMBERSHIP: None**

**CORRESPONDENCE:**

Chuck Hancuff read a letter he received regarding the Anglia Gate being left open.

**ANNOUNCEMENTS:**

1. Lake Limerick DAZE July 1<sup>st</sup>, 2000

**Motion** made by Tr. Bill Buff, seconded by Tr. Gene Metz and carried by the Board as follows:

The board of trustees adjourned to closed session for an employee complaint against a member.

**Motion** made by Tr. Tom Taylor, seconded by Tr. Mary Lou Trautmann and carried by the Board as follows:

The board of trustees accepts all motions made in closed session.

**Motion** made by Tr. Bill Buff, seconded by Tr. Gene Metz and carried by the Board as follows:

The board of trustees adjourned the meeting at 10:45 a.m.

Respectfully submitted, Esther Springer-Johannesen, Secretary  
Preliminary Minutes not approved by the Board of Trustees, for review only.

## Lake Limerick Country Club Inc

## Income Statement

(Department # 75: Restaurant &amp; Lounge)

*This year - last year*

	8 Months Ended May/00	8 Months Ended May/99	Variance Fav/<Unf>	% Var
<b>Income</b>				
<b>Gross Revenue Sales</b>				
Lounge Beer/Wine Member	\$10,617.97	\$9,030.84	\$1,587.13	17.6%
Lounge Beer/Wine Public	1,327.98	775.70	552.28	71.2%
Lounge Liquor Member	22,627.59	20,335.18	2,292.41	11.3%
Lounge Liquor Public	2,138.83	1,532.85	605.98	39.5%
Lounge Cig Member	1,402.07	1,219.60	182.47	15.0%
Lounge Darts/Prizes Mem	99.63	259.27	(159.64)	-61.6%
Lounge Food Member	967.75	2,958.07	(1,990.32)	-67.3%
Restaurant Food Members	40,582.08	42,959.18	(2,377.10)	-5.5%
Restaurant Food Public	4,518.17	844.99	3,673.18	434.7%
Rest Banquet Memb	5,348.11	1,599.60	3,748.51	234.3%
Rest Banquet Public no liquor	1,400.00	91.80	1,308.20	1425.1%
Rest. Banq. Non-Club Event	3,845.72	2,850.00	995.72	34.9%
Hall Rent/Cleaning Members	1,000.00	635.00	365.00	57.5%
Hall Rent/Cleaning Public	100.00	1,105.00	(1,005.00)	-91.0%
Rest. Meal Ticket Dist	0.00	(350.00)	350.00	100.0%
<b>TOTAL Gross Rev Sales</b>	<b>95,975.90</b>	<b>85,847.08</b>	<b>10,128.82</b>	<b>11.8%</b>
<b>TOTAL Income</b>	<b>95,975.90</b>	<b>85,847.08</b>	<b>10,128.82</b>	<b>11.8%</b>
<b>NET INCOME</b>	<b>95,975.90</b>	<b>85,847.08</b>	<b>10,128.82</b>	<b>11.8%</b>
<b>Cost of Goods Sold</b>				
<b>Direct Costs</b>				
Begin. Inventory Lounge	10,047.34	3,402.98	(6,644.36)	-195.3%
Begin. Inventory Rest	13,907.99	(109.27)	(14,017.26)	-12828%
Lounge Beverage Costs	14,285.58	13,841.01	(444.57)	-3.2%
Lounge Inventory Adjustment	15.37	0.00	(15.37)	
Restaurant Food Costs	30,976.10	33,116.50	2,140.40	6.5%
Ending Inventory Lounge	(9,307.95)	(4,069.19)	5,238.76	128.7%
Ending Inventory Rest	(12,711.24)	(4,128.67)	8,582.57	207.9%
<b>TOTAL Direct Costs</b>	<b>47,213.19</b>	<b>42,053.36</b>	<b>(5,159.83)</b>	<b>-12.3%</b>
<b>TOTAL Cost of Goods Sold</b>	<b>47,213.19</b>	<b>42,053.36</b>	<b>(5,159.83)</b>	<b>-12.3%</b>
<b>GROSS PROFIT</b>	<b>48,762.71</b>	<b>43,793.72</b>	<b>4,968.99</b>	<b>11.3%</b>
<b>Expenses</b>				
Salaries Restaurant	64,073.55	44,834.83	(19,238.72)	-42.9%
Payroll Tax Exp Rest	7,693.92	5,265.53	(2,428.39)	-46.1%

# Lake Limerick Country Club Inc

## Income Statement

(Department # 75: Restaurant & Lounge)

	8 Months Ended May/00	8 Months Ended May/99	Variance Fav/<Unf>	% Var
L&I Ins Rest	1,740.59	1,007.84	(732.75)	-72.7%
Health Insurance	2,777.80	1,317.79	(1,460.01)	-110.8%
Education of Employees	150.00	0.00	(150.00)	
Wash Excise Tax Rest	470.55	402.28	(68.27)	-17.0%
Advertising	87.71	0.00	(87.71)	
Cash Over/Short	(2.70)	(0.96)	1.74	181.2%
Dues & Subscriptions	0.00	61.45	61.45	100.0%
Equipment Rent Dishwasher	1,469.99	1,464.68	(5.31)	-0.4%
Insurance	2,255.32	2,176.00	(79.32)	-3.6%
Laundry	3,107.37	1,791.58	(1,315.79)	-73.4%
Licenses & Permits	534.99	523.00	(11.99)	-2.3%
Repair & Maintenance	707.47	1,273.29	565.82	44.4%
Repair & Maint Equip	2,670.39	191.30	(2,479.09)	-1296%
Supplies	4,175.12	6,515.93	2,340.81	35.9%
<b>TOTAL Expenses</b>	<b>91,912.07</b>	<b>66,824.54</b>	<b>(25,087.53)</b>	<b>-37.5%</b>
<b>OPERATING PROFIT</b>	<b>(43,149.36)</b>	<b>(23,030.82)</b>	<b>(20,118.54)</b>	<b>-87.4%</b>
<b>PROFIT BEFORE TAXES</b>	<b>(43,149.36)</b>	<b>(23,030.82)</b>	<b>(20,118.54)</b>	<b>-87.4%</b>
<b>NET PROFIT</b>	<b>(\$43,149.36)</b>	<b>(\$23,030.82)</b>	<b>(\$20,118.54)</b>	<b>-87.4%</b>

LAKE LIMERICK COUNTRY CLUB, INC.  
E 790 ST. ANDREWS DRIVE, SHELTON, WA 98584  
(360) 426-3581

APPLICATION TO ARCHITECTURAL COMMITTEE

1. OWNER DATA:

DIVISION \_\_\_\_\_ LOT \_\_\_\_\_ PHONE \_\_\_\_\_

LOT OWNER & ADDRESS: \_\_\_\_\_

MAILING ADDRESS (if different): \_\_\_\_\_

2. APPLICATION FOR: (Please check all applicable boxes)

- a.  New Residence (Complete Water Valve Request)
- b.  Garage  Storage Shed  Fence  Carport  Deck  Greenhouse  Dock  Other
- c.  Clearing, grading, septic system
- d.  Addition or change to existing structure  *manufacture home (manufacture hse)*

3. ATTACH PLOT PLAN OR COMPLETE PLOT PLAN ON REVERSE OF THIS SHEET

~~4. COMPLETE FOR NEW RESIDENCE, GARAGE, STORAGE SHED~~

Exterior description (Material, color, roofing, roof slope) \_\_\_\_\_

Main floor square footage \_\_\_\_\_

~~Manufactured Home (Manufacturer and Age)~~ \_\_\_\_\_

*#4 5.* DESCRIPTION OF PROJECT \_\_\_\_\_

\_\_\_\_\_

I will comply with the Lake Limerick Country Club, Inc. Covenants, Conditions and Restrictions and the Lake Limerick Architectural Committee Guidelines.

\_\_\_\_\_  
Signature of Applicant (Owner of Record)

\_\_\_\_\_  
Date

Do not begin any work until this application has been approved and a permit has been issued. The Architectural Committee meets on the second Saturday of every month at 9:00 a.m. at the Inn. Please submit your application at least one week before the committee meeting.

ARCHITECTURAL COMMITTEE ACTION (Comments required unless approved)

- Approved.
- Conditionally approved.
- Disapproved.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

FEE SCHEDULE

\$35.00 – Item 2a<sup>2c</sup> – New Residence (Includes All New Elements Shown On Plot Plan)

\$15.00 – Items 2b, 2c, 2d

PERMIT NUMBER \_\_\_\_\_ ISSUE DATE \_\_\_\_\_ PAID: CK# \_\_\_\_\_ CASH \_\_\_\_\_ AMOUNT \$ \_\_\_\_\_

REQUEST FOR INSTALLATION OF WATER METER  
Must be completed by all new resident applicants

*See attach Fee Schedule*

Applicants Name: \_\_\_\_\_

Application Date: \_\_\_\_\_ Division#: \_\_\_\_\_ Lot #: \_\_\_\_\_

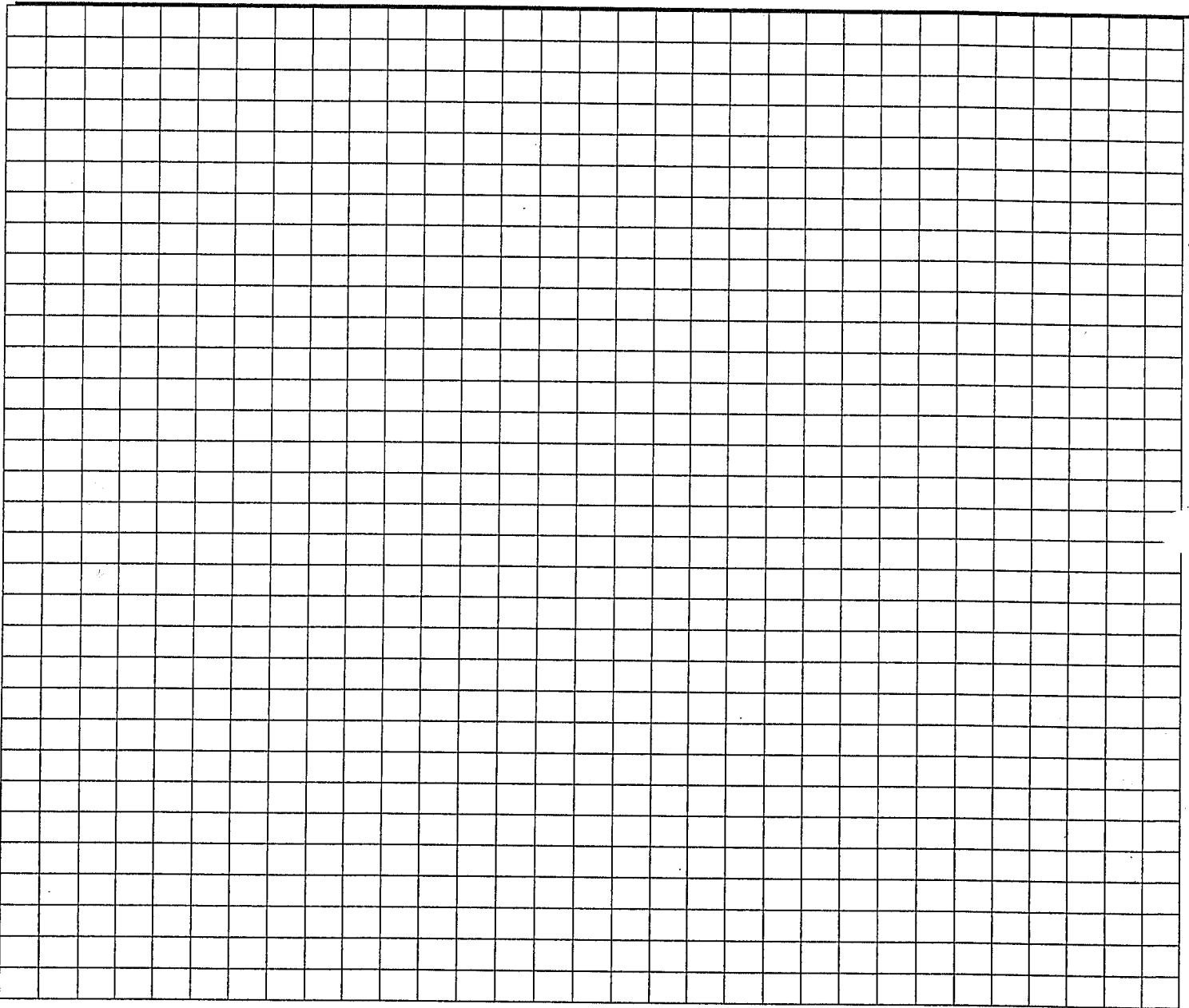
Date water meter is needed (please give 30 days notice): \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_



### PLOT PLAN

- Prior to inspection by Architectural Committee, locate and identify corner stakes of property.
- Identify corner stakes, lot lines, lot size, location of septic tank and drain field, structure location showing setbacks from property lines.
- Note that only one single-family residence per lot is allowed.
- Lot owners are responsible for obtaining applicable Mason County Permits. Submit application with proper fee and include one set of building plans with permits approved by Mason County.
- Approval is valid for one year and work must be started within that period of time. External appearance of all structures must be completed within ten months of the start of work.



---

REVISION NUMBER  
**Lake Limerick Country Club**  
**Covenants, Conditions and Restrictions**

4 ..... Restrictions Common to all Divisions

6 ..... **Architectural Committee Guidelines**

6 ..... Division I

6 ..... Division II

6 ..... Division III

7 ..... Division IV & V

7 ..... Domestic Pets Restriction

9 ..... Guidelines Common to all Divisions

10 ..... Guidelines Specific to Lake Front Lots

10 ..... Guidelines Specific to Golf Course and Greenbelts

10 ..... Apartment and Temporary Structures

11 ..... **790 E. ST. ANDREWS DRIVE**

11 ..... **SHELTON, WA 98584**

11 ..... **(360) 426-3581**

11 ..... **Fax: (360) 426-8922**

11 ..... **E-mail Address: lakelim@hctc.com**

11 ..... Signs

11 ..... Fences

12 ..... Metal Roof

12 ..... Docks and Floats

13 ..... Green Houses

13 ..... Trees

13 ..... Penalties

14 ..... Permit Restrictions

APPROVED @ ARCHITETURAL MEETING 6/10/08, to BOT for final approval

## TABLE OF CONTENTS

CONTENTS	PAGE NUMBER
<b>Architectural Committee</b>	
Restrictions Common to all Divisions	4
<b>Specific Restrictions for:</b>	
Division I	6
Division II	6
Division III	6
Division IV & V	7
Domestic Pets Resolution	7
Guidelines Common to all Divisions	9
Guidelines Specific to Lake Front Lots	10
Guidelines Specific to Golf Course and Greenbelts	10
Appurtenant and Temporary Structures (Storage shed, garages, and lavatories)	10
Guidelines for Modular and On-site Constructed Homes	11
Guidelines for Manufactured Homes	11
Signs	11
Fences	11
Metal Roof	12
Docks and Floats	12
Green Houses	13
Trees	13
Penalties	13
Permit Restrictions	14

DECLARATION OF RESTRICTIONS, LAKE LIMERICK ARCHITECTURAL COMMITTEE

The Lake Limerick Country Club, a Washington nonprofit corporation, with Articles of Incorporation and By-laws, shall be binding on the purchasers of any lot or portion of lot, and shall be binding on their heirs, assigns or any future holders. Said Lake Limerick Country Club will be responsible for the care and maintenance of the areas known as "green belt" areas and the recreation areas, as well as for the care and maintenance of the dam. (Reference: Div 1-X; Div 2-XII; Div 3-XII; Div 4-XII; Div 5-XII)

An Architectural Committee has been formed. Duties and powers of the committee are detailed below, but not necessarily restricted thereto.

a. No building, garage, patio, outbuilding, fence or other structure shall be constructed, erected, altered, remodeled, placed, maintained, or be permitted to remain on said lot or any portion thereof, unless and until one set of plans and specifications therefor, including finished grading plans, plot plan showing location of such structure on the building site, floor and roof plan, exterior elevations and color scheme, shall have been submitted to and approved in writing, by any two members of the architectural committee, which shall be composed of three or more members. (Reference: Div 1-IIIa; Div 2-Va; Div 3-Va; Div 4-Va; Div 5-Va)

The members of the Architectural Committee shall be selected and appointed by the Lake Limerick Country Club Board of Trustees and Committee Chairman. (Reference: Div 1-IIIb; Div 2-Vb; Div 3-Vb; Div 4-Vb; Div 5-Vb)

Said application and plans and specifications shall be delivered to the office of Lake Limerick Country Club. (Reference: Div 1-IIIc; Div 2-Vc; Div 3-Vc; Div 4-Vc; Div 5-Vc)

d. Said Architectural Committee shall have the power and authority to approve or disapprove the plans and specifications; and approval of said plans specifications and plot plan may be withheld not only because of noncompliance with any of the specific conditions and restrictions contained in this declaration but also by reason of the reasonable dissatisfaction of the committee with the grading plan, location of the structure on the lot or building site, the finished ground elevations, the color scheme, finish, design, proportions, architecture, shape, height and style, of the proposed structure or altered structures, materials because of its reasonable dissatisfaction with any or all other matters or things which in the judgment of the committee will render the proposed structure inharmonious or out of keeping with the general plan. Said Architectural Committee, may, if it so desires, adopt rules governing its procedure. (Reference: Div 1-IIIId; Div 2-Vd; Div 3-Vd; Div 4-Vd; Div 5-Vd)

If the committee fails to approve or disapprove such plans and specifications and plot plan within twenty days after such plans, specifications and plot plan have been submitted to it, it shall be presumed that the committee has approved the plans as

submitted. If after such plans and specifications, (plans and plot plan have been approved, the building, fence, wall or other structure shall be altered, erected or maintained on the building site otherwise than approved by the committee, such shall be deemed to have been undertaken without the approval of the committee. (Reference: Div 1-III f; Div 2-Vf; Div 3-Vf; Div 4-Vf; Div 5-Vf)

Before starting any construction, clearance must also be secured from the appropriate Mason County governing bodies. (References: Div 1-III g; Div 2-Vg; Div 3-Vg; Div 4-Vg; Div 5-Vg)

The powers and duties of the Architectural Committee shall cease after 2010, unless prior to said date and effective thereon, a written instrument shall be executed by the recorded owners of the majority of the lots, and duly recorded, appointing a representative or representatives who shall thereafter exercise the same powers and authority previously exercised by the Architectural Committee. (Reference: Div 1-III h; Div 2-Vh; Div 3-Vh; Div 4-Vh; Div 5-Vh)

**RESTRICTIONS COMMON TO ALL DIVISIONS**

The owner of each lot shall keep it clear of all weeds and rubbish and do all other things necessary to keep the premises neat and in good order. In the event of default of this rule the club reserves the right to enter the property and remove all weeds and rubbish and the expenses thereof shall become due and payable from the owner to the club within five days after written demand. If not paid, said charges may be foreclosed as a lien against the lot and lot owner shall be responsible for costs and reasonable attorney fees. (Reference: Div 1-VIII; Div 2-X; Div 3-X; Div 4-X; Div 5-X)

b. No lot shall be used for the purpose of mining, quarrying, drilling, exploring or taking or producing therefrom, water, oil, gas, or other hydrocarbon substances, minerals or ores of any kind and except that the club may drill for water to supply lot owners in Lake Limerick. (Reference: Div 1-IX; Div 2-XI; Div 3-XI; Div 4-XI; Div 5-XI)

c. No noxious or offensive activity shall be carried on upon said lot nor anything done or maintained thereon which may become an annoyance and nuisance to the neighborhood. (Reference: Div 1-IX; Div 2-XI; Div 3-XI; Div 4-XI; Div 5-XI)

d. No hunting shall be permitted and the use of firearms is prohibited in all divisions. (Reference: Div 1-IX; Div 2-XI; Div 3-XI; Div 4-XI; Div 5-XI)

No lot in Lake Limerick may be subdivided EXCEPT as follows:  
1. Where in the case of three contiguous lots, the outside two lots each are increased in size by a portion of the middle lot, in which event only two houses would be permitted on the three lots.

2. Where in the opinion of the Architectural Committee the division of a lot would not be detrimental to a neighboring lot. (Reference: Div 1-IVa; Div 2-VIa; Div 3-VIa; Div 4-VIa; Div 5-VIa)

f. The Lake/Dam and Board of Trustees Committees shall establish boat speeds on Lake Limerick and generally control operations of boats as to size, speed, water skiing, power boats, etc. (reference: Div 1-IVl; Div 2-VII; Div 3-VII; Div 4-VII; Div 5-VII)

g. Outside fires may be built only if permitted by the governing authorities of Mason County and the Forest Service, or Department of Natural Resources! (Reference: Div 1-IVm; Div 2-VIm; Div 3-VIm; Div 4-VIm; Div 5-VIm)

h. No building structure or improvement shall be constructed, erected, altered, placed or permitted to remain on lots in these tracts, except as specifically permitted elsewhere in these restrictions other than one single family dwelling per lot, together with appurtenant outbuildings. (Reference: Div 1-IVb; Div 2-VIb; Div 3-VIb; Div 4-VIb; Div 5-VIb)

i. The work of construction of all buildings and structures shall be prosecuted diligently and continuously from commencement of construction until such buildings or structures are fully completed and painted. All structures shall be complete as to external appearance, including finished painting within 10 months from date of commencement of construction, unless prevented by causes beyond the owner's control. (Reference: Div 1-IVk; Div 2-VIk; Div 3-VIk; Div 4-VIk; Div 5-VIk)

j. A shed, tent, garage, trailer, or other outbuilding may be used as a residence temporarily with the approval of the Architectural Committee. (As Declared by Lake Limerick Associates: Div 1-IVf February 11, 1966; Div 2-VIf July 11, 1966; Div 3-VIf May 11, 1967; Div 4-VIf October 11, 1967; Div 5-VIf April 11, 1968). (Approved by the Board Of Trustees September 19, 1998)

k. No horses, cattle, cows, sheep, rabbits, pigs or other animals, fowl or Poultry, shall be kept, raised or permitted on said tract or any part thereof, except domestic cats, dogs and birds may be kept as household pets upon said Tract provided, that they are not kept, bred or raised thereon for commercial purposes or in unreasonable quantities. The actual number permitted may be determined by the Architectural Committee. Declarant may establish stables for the benefit of lot purchasers and for the operation of riding stables. (Reference: Div 1-VI; Div 2-VIII; Div 3-VIII; Div 4-VIII; Div 5-VIII)

l. Out buildings such as shed and garages erected and maintained upon any of said lots shall conform generally in architectural design and exterior material, to the finish of the dwelling house to which they are appurtenant, and may be, but need not be, attached to said dwellings. (Reference: Div 1-IVd; Div 2-VIc; Div 3-VIc; Div 4-VIc; Div 5-VIc)

m. Until January 1, 1975, no person except the club, shall erect or maintain any part of Lake Limerick or any lot or building site, any sign advertisement or Billboard, or other advertising structure of any kind, except that an owner may place his own "For Sale" sign on his property, and a builder may place his sign during

construction and subsequent offer for sale. Signs may be placed upon business buildings; the Architectural Committee will approve the type and number of signs. (Reference: Div 1-IVh; Div 2-VIh; Div 3-VIh; Div 4-VIh; Div 5-VIh)

n. No fence, wall, or hedge shall be erected upon any of said lots in such locations or at such heights as to unreasonably obstruct the view from any other lot or lots. Fences shall not be erected on any lot nearer than fifteen feet to any street lot line, and on the stream and lake front lots no nearer than fifty feet from the stream and lake front lot lines; and on golf course lots no nearer than thirty feet from golf course lot lines. (Reference: Div 1-IVi; Div 2-VIi; Div 3-VIi; Div 4-VIi; Div 5-VIi)

**SPECIFIC RESTRICTIONS BY DIVISIONS**

**DIVISION I**

There shall not be erected or maintained on lots in said tract any residence which shall have a living area on first floor of less than 600 square feet; exclusive of carports, garages, and covered porches unless approved by the Architectural Committee. No building shall be erected nearer than 30 feet to any street lot lines and must maintain sidelines of 5 feet. On lake or stream (Cranberry Creek only) lots, no building, or structure shall be erected, located or maintained nearer than 50 feet from the lake front lot lines. (Reference: Div 1-IVe)

**DIVISION II**

There shall not be erected or maintained on lots in said tract any residence which shall have a living area on first floor of less than 600 square feet; exclusive of carports, garages and covered porches unless approved by the Architectural Committee, with the following exceptions:

- Lots 249 through 267 inclusive 720 min. sq. feet
- Lots 268 through 304 inclusive 800 min. sq. feet
- Replat of Division II
- Lots 1 through 24 inclusive 800 min. sq. feet
- Lots 25 through 32 inclusive 720 min. sq. feet
- IV-Lots 33 through 36 inclusive 800 min. sq. feet

No building shall be erected nearer than 30 feet from street lot lines and must maintain sidelines of 5 feet. On lake lots, no building or structure shall be erected, located, or maintained nearer than 50 feet from the waterfront lot lines. On the golf course lots, no building or structure shall be erected, located or maintained nearer than 50 feet from the golf course lot lines except fences may be up to 30 feet from the golf course lot lines. (Reference: Div 2-VId)

**DIVISION III**

There shall not be erected or maintained on lots in said tract any residence which shall have a living area on first floor of less than 600 square feet

exclusive of carports, garages and covered porches unless approved by the Architectural Committee, with the following exceptions:

- Lots 1 through 18 inclusive 720 min. sq. feet
- Lots 29 through 31 inclusive 720 min. sq. feet
- Lots 32 through 36 inclusive 720 min. sq. feet
- Lots 37 through 63 inclusive 800 min. sq. feet
- Lots 64 through 111 inclusive 720 min. sq. feet
- Lots 113 through 118 inclusive 720 min. sq. feet
- Lots 296 through 303 inclusive 800 min. sq. feet
- Lots 312 through 322 inclusive 720 min. sq. feet
- Lots 270 through 295 inclusive 720 min. sq. feet

No building shall be erected nearer than 30 feet from street lot lines and must maintain sidelines of 5 feet. On lake lots, no building or structure shall be erected, located or maintained nearer than 50 feet from the waterfront lot lines - EXCEPT that on Lake Leprechaun, and on stream lots, an uncovered porch may extend an added 8 feet toward the lake lot lines, or toward the stream lot lines. (Reference: Div 3-VId)

**DIVISION IV & V**

There shall not be erected or maintained on lots in said tract any residence which shall have a living area on first floor of less than 600 square feet, exclusive of carports, garages and covered porches unless approved by the Architectural Committee. No building shall be erected nearer than 30 feet from street lot lines and must maintain sidelines of 5 feet. On lake lots, no building or structure shall be erected, located or maintained nearer than 50 feet from the waterfront lot lines - EXCEPT that an uncovered porch may extend an added 8 feet toward the stream lot lines. (Reference: Div 4-VId; Div 5-VId)

**LAKE LIMERICK COUNTRY CLUB, INC.  
RESOLUTION REGARDING DOMESTIC PETS**

1. The Declarations of Restrictions provide with respect to animals as follows:  
No horses, cattle, cows, sheep, rabbits, pigs or other animals, fowl or poultry, shall be kept, raised or permitted on said tract or any part thereof, except domestic cats, dogs and birds may be kept as household pets upon said tract provided, that they are not kept, bred or raised thereon for commercial purposes or in unreasonable quantities. The actual number permitted may be determined by the Architectural Committee. Declarant may establish stables for the benefit of lot purchasers and for the operation of riding stables.
2. The Board of Trustees has received complaints about dogs and other animals. The Board intends this resolution as a response in those complaints.
3. The following actions of pets, including in particular dogs and cats, are violations, and their owners will be held strictly liable for the same:



- a. Interfering with property of others, including particularly tipping over garbage cans, digging in lawns, defecating on the property of others.
- b. Biting or close-range threatening of people and/or other animals who are in a place where they have a lawful right to be;
- a. Running in packs;
- b. Excessive noise, including in particular barking and
- c. Entering onto golf course property or the island near the clubhouse, which are areas strictly forbidden to animals.

4. A complaint about any violation of section 3 may be filed with the Board. A designee of the Board shall screen all reports. Depending upon the history of the animal and/or owner, the seriousness of the incident, etc., the designee may make telephone contact with the owner, send a letter, set the matter for hearing or any combination of these. A permanent record of all complaints and actions taken thereof shall be kept in the owner file. Any hearings shall be before the Board and shall be conducted in a manner reasonably calculated to be fair yet expeditious. If a hearing is held, and remedial action is taken by the Board, such action may take the form of a telephone call, a letter to the lot owner, imposition of restrictions reasonably calculated to prevent further violations, assessment of charges for actual costs incurred, and if necessary, referral to the incorporation attorney for legal action.

5. Every action taken by the Board under this resolution shall be followed up in a manner, and within a period of time, that are reasonably calculated to prevent further violations.

6. Pet owners will be held strictly liable for the following activities of their pets:
- a. Interfering with property of others;
  - b. Biting or close range threatening of people and/or their animals who have a right to be where they are;
  - c. Running in packs;
  - d. Excessive noise;
  - e. Entering onto the golf course or the island near the Clubhouse.

All complaints should be addressed to the Board of Trustees through its Animal Control Officer. The Board shall be kept advised of all domestic dogs and cats that are kept on the island, provided that they are not kept for commercial purposes or in unreasonable numbers. The Board shall have the authority to determine the number of animals kept on the island for the benefit of the island.

The Board of Trustees has a policy of providing a safe and healthy environment for all animals. The Board records this resolution as a report of the Board of Trustees.

The following actions of pets, including a particular dog or cat, are violations and their owners will be held strictly liable for them:

GUIDELINES COMMON TO ALL DIVISIONS

2. Lot line setbacks for structures not parallel to the front or rear (lake, river, street or golf course) shall be computed on an average distance.
3. Septic systems as specified by the Thurston/Mason Department of Health shall be installed and connected to all approved permanent dwellings, approved temporary buildings, travel trailers and campers. Travel trailers and campers with holding tanks may be permitted.
4. Travel trailer, campers and tents will be allowed by owner/members between April 1 and November 15 in any given year. They will also be allowed at other times if the required building permits (Club and Mason County) have been obtained and a permanent building is actually under construction. Travel trailers, campers and tents are permitted on weekends or other short periods between November 16 and April 1 provided they are removed after each brief use.
5. All permanent buildings must be originally constructed in accordance with the minimum square foot requirements as defined in the Declaration of Restrictions applicable to the respective division and lot.
6. An Architectural Committee permit is necessary for any work which will substantially change the contour of any lot, such as, but not limited to, clearing, grading, excavating, or dredging.
7. TV satellite dishes over 27 inches in diameter require an application from the Architectural Committee and will be treated as a structure.
8. The Architectural Committee is allowed to contact the club attorney with their recommendations for legal action on all cases they deem necessary. Cases are to be brought before the Board of Trustees for approval or disapproval prior to filing the action.
9. Cutting trees requires removal of felled trees and debris because of fire hazard.
10. An architectural permit is required if repair or replacement exceeds more than one half of the existing structure.
11. Derelict vehicles are declared to be rubbish. The owner of each lot shall keep it clear of derelict vehicles. In the event of default of this rule the club reserves the right to enter the property and remove derelict vehicle(s) and the expenses thereof, shall become due and payable from the owner to the club within 5 days after written demand. If not paid, said charges may be foreclosed as a lien against the lot and lot owner shall be responsible for costs and reasonable attorney fees.

Vehicles or parts thereof, that are in apparent inoperable condition or vehicles, or parts thereof, which have not been legally operated for a period of 60 days are declared to be derelict. Derelict vehicles shall not include such vehicles that are stored fully within enclosures authorized by the Architectural Committee.

12. Owners of permanent residences may store one recreational vehicle on the lot behind their home is on or adjacent property they own. The recreational vehicle must not be used for additional living quarters and must be capable of being moved.

#### GUIDELINES SPECIFIC TO LAKE FRONT LOTS

No fertilizer may be applied closer than 20 feet to a lake or stream front lot.

2. Any activity, such as grading or clearing that will increase erosion into a lake or stream must comply with all applicable Federal, State, County and Shoreline regulations.

3. Travel Trailers may not be parked closer than 50 feet to the Lake.

#### GUIDELINES SPECIFIC TO GOLF COURSE LOTS AND GREENBELTS

1. Permanent access to the Mason Lake Road through greenbelts (for driveways, paths, etc.) is denied. Within greenbelts, no activity will be permitted without the specific approval of the Architectural Committee.

2. Prior to any work done on golf course property, approval from the Greens Committee; and then the Architectural Committee is needed.

Owners of lots adjoining the golf course may apply for a permit to clear brush and cut trees on golf course property. Approval shall balance the need for a view with the need to screen golfers from private property.

#### GUIDELINES FOR APPURTENANT OR TEMPORARY STRUCTURE (STORAGE SHED, GARAGES, LAVATORY)

A permit is required for construction of a lavatory building. Lavatories must be connected to a septic system approved by the Mason County Health Department.

2. A storage building may be combined with a lavatory.

On undeveloped lots the maximum size of storage sheds and/or lavatory buildings shall be 150 sq. feet.

4. Storage sheds shall be limited to one story no more than twelve feet (12) in exterior height.

# GUIDELINES FOR MODULAR AND ON-SITE CONSTRUCTED HOMES

Modular and on-site constructed homes shall be in accordance with Mason County/(UBC) Uniform Building Code.

## IV GUIDELINES FOR MANUFACTURED HOMES

1. Manufactured homes must be factory built to (HUD) Housing and Urban Development standards and Federally inspected.
2. Manufactured homes, mobiles and trailers will not be permitted in Divisions I, II, or III. Manufactured homes, mobiles and trailers will be permitted in Divisions IV & V.
3. One manufactured home, mobile or trailer will be permitted on any single lot. Age (1 through 5 years) and type of manufactured home, mobile or trailer must be inspected and approved by the Architectural Committee before placement at Lake Limerick Country Club.
4. A manufactured home, mobile or trailer older than five years will not be approved for placement at Lake Limerick Country Club.

Skirting must match exterior decor of home, and be in place within 60 days of home placement.

### GUIDELINES FOR SIGNS

1. One campaign poster will be allowed of a size not to exceed sixteen square feet on lot owner's property; must be removed ten days after election.
2. No commercial signs are allowed on Lake Limerick property, or private member property, without permission of the Architectural Committee.

### GUIDELINES FOR FENCES

1. Fences and gates up to 72 inches (6 ft.) in height may be allowed from the street side front edge of a home, outward to side lot lines, extend to the back and along the rear property line.
2. Fences and gates running forward of a home shall be no more than 48 inches (4 ft.) in height.
3. On properties bounded by the golf course; no fence shall be closer than thirty feet from the golf course lot line and no higher than 48 inches.

GUIDELINES FOR A METAL ROOF

Metal roofs may be approved by the Architectural Committee, being careful to insure that any metal roof is consistent with the aesthetics of the community.

DOCKS AND FLOATS REQUIREMENTS FOR APPROVAL

REVISION JUNE 2000

1. DEFINITION: This regulation applies to all structures commonly known as docks, floats, wharves etc. to be called "docks" herein.

2. GOALS: The primary goals of this regulation are to prevent encroachment by docks into the lake, to prevent docks from covering up the shoreline more than necessary, and to enhance the aesthetic value of each dock. No docks are to be permitted on Lake Leprechaun.

3. STRUCTURES, SIZE, AND ATTACHMENT: All docks are to be of Styrofoam logs with no railings or other vertical structure. No dock will be more than 294 square feet in total. No walkway will be more than 8 feet wide, or less than 4 feet wide. No part of any dock will be more than 20 feet in length. Acceptable configurations will be 'L', 'T', or 'Straight'. When using 'L' or 'T' configurations, the float platform will be a maximum of 10 feet by 16 feet. All docks will be attached to the shore in a way that allows them to float in the water. Docks must be at least 10 feet from side or projected side lot lines into the lake. Treated wood may be used so long as it is dry-cured for at least 10 days and is not applied fresh.



4. FLOATS: No unattached floats shall be allowed in Lake Limerick except any maintained by the Club for the common use of all members. Floats in Lake Leprechaun are to be a maximum of 100 square feet, with no dimension larger than 10 feet. These floats may not be attached to the shore.

5. DISCRETION: Docks/floats are to be a maximum of 20 feet in length. Only in those cases where shallow water exists the following will apply: a. A dock length of 40 feet absolute maximum or 36 inches of normal summer water depth, whichever comes first. b. Water depth will be measured to determine the permitted dock length projected from the normal high water shoreline. Normal summer water depth will be determined 14 inches above the dam spillway by adjusting actual lake level to the "lake level gauge" (located at spillway).

6. APPLICATIONS: All dock applications will be reviewed for compliance with the goals set forth above. Applications must be screened by the Lake/Dam Committee before action by the Architectural Committee. Dock configuration is to be drawn on the application, and forwarded to the Architectural Committee for its decision.

7. EXCEPTIONS: Dock lengths as identified in item #5 will not include docks that because of their length or location would obstruct boat traffic and recreational use. The replacement of existing 30-foot docks are exempt from item #5 DISCRETION.

8. GUIDELINES FOR GREENHOUSES

1. Greenhouses are limited to 250 square feet and are not for commercial use, storage space, or living space. No plastic film or sheeting is allowed.

#### GUIDELINES FOR TREES

1. Lots are not to be cleared. In general trees may be cut; however, lots may not be cleared in preparation for planned or speculative future development. Clearing may occur as part of a permit for installation of a septic system, construction of a residence or other approved activity.
2. Whenever trees are cut, without proper approval; or where they are made subject to proper approval; as part of a plan for construction or other permitted activity; but that construction or other permitted activity is not undertaken within the time allowed in the permit; the Architectural Committee shall require a program of cleaning the lot of debris and generally correcting any adverse visual impact.

#### PENALTIES

1. When a project is begun that is subject to permit application processes, but no permit application approval is requested; or work is done; or commenced prior to approval; or work is undertaken that is beyond the scope of approval; the Architectural Committee may set a penalty of up to (40) forty times the regular permit fee for any particular projects.
2. Beginning November 16 of any given year a penalty of up to \$500.00 may be assessed the property owner for non compliance of paragraph 4 of GUIDELINES COMMON TO ALL DIVISIONS, along with additional fee's up to \$5.00 per day until the vehicle is removed.
3. The violator may appeal a determination of the Architectural Committee to the Board of Trustees within thirty-one (31) days of determination date. The decision of the Board of Trustees shall be final. Any penalties assessed in this

matter shall be paid within fourteen (14) days of the final determination, or shall constitute a lien against the lot(s) involved.

### GUIDELINES FOR RESTRICTING PERMITS

1. Lake Limerick Country Club, Inc. permits will not be issued to any member whose account is delinquent in excess of 60 days. The Architectural Committee will issue construction permits prior to approving the application for construction of any structure. Said permit will insure that a pre-construction inspection is made by a competent inspector who is to be appointed by the Architectural Committee. The inspection is to confirm that the structure is placed in accordance with the plot plan, also within the policy as outlined in the Declarations of Restrictions. The Lake Limerick Country Club, Inc. permit will not be approved until the permit is issued and construction will not commence until inspection of form placement has been approved by the inspector. Corner stakes of all lots shall be prominently marked. If the corner stakes are not clearly visible, an inspection of pre-construction placement will not be accomplished.

### PERMITS FOR PERMITS

2. Lake Limerick Country Club, Inc. will report to Equifax Credit Bureau of delinquent accounts. Lake Limerick Country Club, Inc. Annual Membership purchases will be denied to members with accounts delinquent in excess of 60 days.

3. The Lake Limerick Country Club, Inc. Board of Trustees has authorized the Executive Committee to terminate water service and apply appropriate service fees to member when accounts are delinquent for a period in excess of 90 days, or when an account fails to adhere to an existing payment plan.

4. The Lake Limerick Country Club, Inc. Board of Trustees has authorized the Executive Committee to accelerate the current time line for legal action on delinquent accounts, after the required waiting period.

5. Newly established payment plans will be accompanied by a Promissory Note.

Beginning November 1st of any given year a penalty of up to \$500 may be assessed the property owner for non-compliance of paragraphs 1-5. GUIDELINES COMMON TO ALL DIVISIONS, along with additional fees up to \$500 per day until the vehicle is removed.

The violator may appeal a determination of the Architectural Committee to the Board of Trustees within thirty (30) days of determination date. The decision of the Board of Trustees shall be final. Any penalties assessed in this

## *Architectural*

Darrell Winnans; President,  
Fellow Board Members,

June 15, 2000

As Chairman of the Architectural Committee I'm charged with selecting committee members for the upcoming year, and presenting the list to the Board for approval.

The following are my selections and all have expressed a willingness to serve:

Vern Hadsill  
Charmaine Miller  
Jim Nutt  
Pat Benjamin  
Pat Feist  
Theresa Taylor  
Bill McDonald  
Lavina Brown

Thank you for your consideration in this matter.

Tom Taylor,  
Chairman Architectural Committee





*Lake Limerick Country Club*

790 E St. Andrews Dr.  
Shelton WA 98584  
(360) 426-3581  
Fax (360) 426-8922

June 12, 2000

Enclosed please find the final draft of the Architectural Committee Guidelines for Board of Trustees Approval at the June 17, 2000 Meeting.

Please review and have your comments ready for the meeting, thank you.

Sincerely,

Sheila Hedlund  
Architectural Secretary  
Lake Limerick Country Club, Inc.

1cl.

# Lake Limerick Country Club Covenants, Conditions and Restrictions

Restrictions Common to all Divisions ..... & .....

## Architectural Committee Guidelines

Division I ..... 6

Division II ..... 6

Division III ..... 6

Division IV & V ..... 7

Domestic Pet Resection ..... 7

Guidelines Common to all Divisions ..... 9

Guidelines Specific to Lake Front Lots ..... 10

Guidelines Specific to Golf Course and Rentals ..... 10

Apartment and Temporary Structures ..... 10

**790 E. ST. ANDREWS DRIVE**

**SHELTON, WA 98584**

**(360) 426-3581**

**Fax: (360) 426-8922**

**E-mail Address: lakelim@hetc.com**

Signs ..... 11

Fences ..... 11

Metal Roof ..... 13

Decks and Floats ..... 13

Guest Houses ..... 13

Trees ..... 13

Parties ..... 13

Parties ..... 13

Parties ..... 13

Parties ..... 13

Parties ..... 14

*Mailed 6/12/00  
Printed on yellow  
for BOT  
Mtg*

APPROVED @ ARCHITETURAL MEETING 6/10/00, to BOT for final approval

TABLE OF CONTENTS

CONTENTS	PAGE NUMBER
Architectural Committee	3
Restrictions Common to all Divisions	4
Specific Restrictions for:	
Division I	6
Division II	6
Division III	6
Division IV & V	7
Domestic Pets Resolution	7
Guidelines Common to all Divisions	9
Guidelines Specific to Lake Front Lots	10
Guidelines Specific to Golf Course and Greenbelts	10
Appurtenant and Temporary Structures (Storage shed, garages and lavatories)	10
Guidelines for Modular and On-site Constructed Homes	11
Guidelines for Manufactured Homes	11
Signs	11
Fences	11
Metal Roof	12
Docks and Floats	12
Green Houses	13
Trees	13
Penalties	13
Permit Restrictions	14

used over a **DECLARATION OF RESTRICTIONS, LAKE LIMERICK**. The Committee  
to holders hereof of **ARCHITECTURAL COMMITTEE** published and approved  
hereinafter contained and of hereinafter and hereinafter and hereinafter  
contained and of hereinafter and hereinafter and hereinafter and hereinafter

The Lake Limerick Country Club a Washington nonprofit corporation with  
Articles of Incorporation and By-laws, shall be binding on the purchasers of any lot or  
portion of lot, and shall be binding on their heirs, assigns or any future holders. Said  
Lake Limerick Country Club will be responsible for the care and maintenance of the  
areas known as "green belt" areas and the recreation areas, as well as for the care and  
maintenance of the dam. (Reference: Div 1-X; Div 2-XII; Div 3-XII; Div 4-XII; Div  
5-XII)

An Architectural Committee has been formed. Duties and powers of the  
committee are detailed below, but not necessarily restricted thereto.  
An Architectural Committee has been formed. Duties and powers of the  
committee are detailed below, but not necessarily restricted thereto.

a. No building, garage, patio, outbuilding, fence or other structure shall be  
constructed, erected, altered, remodeled, placed, maintained, or be permitted to  
remain on said lot or any portion thereof, unless and until one set of plans and  
specifications therefor, including finished grading plans, plot plan showing location of  
such structure on the building site, floor and roof plan, exterior elevations and color  
scheme, shall have been submitted to and approved in writing, by any two members of  
the architectural committee, which shall be composed of three or more members.  
(Reference: Div 1-IIIa; Div 2-Va; Div 3-Va; Div 4-Va; Div 5-Va)  
The members of the Architectural Committee shall be selected and appointed  
by the Lake Limerick Country Club Board of Trustees and Committee Chairman.  
(Reference: Div 1-IIIb; Div 2-Vb; Div 3-Vb; Div 4-Vb; Div 5-Vb)

Said application and plans and specifications shall be delivered to the office of  
Lake Limerick Country Club. (Reference: Div 1-IIIc; Div 2-Vc; Div 3-Vc; Div 4-Vc;  
Div 5-Vc)

d. Said Architectural Committee shall have the power and authority to approve or  
disapprove the plans and specifications; and approval of said plans specifications and  
plot plan may be withheld not only because of noncompliance with any of the specific  
conditions and restrictions contained in this declaration but also by reason of the  
reasonable dissatisfaction of the committee with the grading plan, location of the  
structure on the lot or building site, the finished ground elevations, the color scheme,  
finish, design, proportions, architecture, shape, height and style, of the proposed  
structure or altered structures, materials because of its reasonable dissatisfaction with  
any or all other matters or things which in the judgment of the committee will render  
the proposed structure inharmonious or out of keeping with the general plan. Said  
Architectural Committee may, if it so desires, adopt rules governing its procedure.  
(Reference: Div 1-IIIc; Div 2-Vd; Div 3-Vd; Div 4-Vd; Div 5-Vd)

If the committee fails to approve or disapprove such plans and specifications  
and plot plan within twenty days after such plans, specifications and plot plan have  
been submitted to it, it shall be presumed that the committee has approved the plans as

submitted. If after such plans and specifications, (plans and plot plan have been approved, the building, fence, wall or other structure shall be altered, erected or maintained on the building site otherwise than approved by the committee, such shall be deemed to have been undertaken without the approval of the committee.

(Reference: Div 1-III; Div 2-Vf; Div 3-Vf; Div 4-Vf; Div 5-Vf) **Before starting any construction, clearance must also be secured from the appropriate Mason County governing bodies. (Reference: Div 1-IIIg; Div 2-Vg; Div 3-Vg; Div 4-Vg; Div 5-Vg)**

**g. The powers and duties of the Architectural Committee shall cease after 2010, unless prior to said date and effective thereon, a written instrument shall be executed by the recorded owners of the majority of the lots, and duly recorded, appointing a representative or representatives who shall thereafter exercise the same powers and authority previously exercised by the Architectural Committee. (Reference: Div 1-IIIh; Div 2-Vh; Div 3-Vh; Div 4-Vh; Div 5-Vh)**

**RESTRICTIONS COMMON TO ALL DIVISIONS:**  
The owner of each lot shall keep it clear of all weeds and rubbish and do all other things necessary to keep the premises neat and in good order. In the event of default of this rule the club reserves the right to enter the property and remove all weeds and rubbish and the expenses thereof shall become due and payable from the owner to the club within five days after written demand. If not paid, said charges may be foreclosed as a lien against the lot and lot owner shall be responsible for costs and reasonable attorney fees. (Reference: Div 1-VIII; Div 2-X; Div 3-X; Div 4-X; Div 5-X)

**No lot shall be used for the purpose of mining, quarrying, drillings exploring or taking or producing therefrom, water, oil, gas, or other hydrocarbon substances, minerals or ores of any kind and except that the club may drill for water to supply lot owners in Lake Limerick. (Reference: Div 1-IX; Div 2-XI; Div 3-XI; Div 4-XI; Div 5-XI)**  
**No noxious or offensive activity shall be carried on upon said lot nor anything done or maintained thereon which may become an annoyance and nuisance to the neighborhood. (Reference: Div 1-IX; Div 2-XI; Div 3-XI; Div 4-XI; Div 5-XI)**  
**No hunting shall be permitted and the use of firearms is prohibited in all divisions. (Reference: Div 1-IX; Div 2-XI; Div 3-XI; Div 4-XI; Div 5-XI)**  
**No lot in Lake Limerick may be subdivided EXCEPT:**

**1. Where in the case of three contiguous lots, the outside two lots each are increased in size by a portion of the middle lot, in which event only two houses would be permitted on the three lots.**

**2. Where in the opinion of the Architectural Committee the division of a lot would not be detrimental to a neighboring lot. (Reference: Div 1-IVa; Div 2-VIa; Div 3-VIa; Div 4-VIa; Div 5-VIa)**

f. The Lake/Dam and Board of Trustees/Committees shall establish boat speeds on Lake Limerick and generally control operations of boats as to size, speed, water skiing, power boats, etc. (reference: Div 1-IVi; Div 2-VII; Div 3-VII; Div 4-VII; Div 5-VII)

g. Outside fires may be built only if permitted by the governing authorities of Mason County and the Forest Service, or Department of Natural Resources (Reference: Div 1-IVm; Div 2-VIm; Div 3-VIm; Div 4-VIm; Div 5-VIm)

h. No building structure or improvement shall be constructed, erected, altered, placed or permitted to remain on lots in these tracts, except as specifically permitted elsewhere in these restrictions other than one single family dwelling per lot, together with appurtenant outbuildings. (Reference: Div 1-IVb; Div 2-VIb; Div 3-VIb; Div 4-VIb; Div 5-VIb)

i. The work of construction of all buildings and structures shall be prosecuted diligently and continuously from commencement of construction until such buildings or structures are fully completed and painted. All structures shall be complete as to external appearance, including finished painting, within 10 months from date of commencement of construction, unless prevented by cause beyond the owner's control. (Reference: Div 1-IVk; Div 2-VIk; Div 3-VIk; Div 4-VIk; Div 5-VIk)

j. A shed, tent, garage, trailer, or other outbuilding may be used as a residence temporarily with the approval of the Architectural Committee. (As Declared by Lake Limerick Associates: Div 1-IVf February 11, 1966; Div 2-VIf July 11, 1966; Div 3-VIf May 11, 1967; Div 4-VIf October 11, 1967; Div 5-VIf April 11, 1968). (Approved by the Board of Trustees September 19, 1998)

k. No horses, cattle, cows, sheep, rabbits, pigs or other animals, fowl or Poultry, shall be kept, raised or permitted on said tract or any part thereof, except domestic cats, dogs and birds may be kept as household pets upon said Tract provided, that they are not kept, bred or raised thereon for commercial purposes or in unreasonable quantities. The actual number permitted may be determined by the Architectural Committee. Declarant may establish stables for the benefit of lot purchasers and for the operation of riding stables. (Reference: Div 1-VI; Div 2-VIII; Div 3-VIII; Div 4-VIII; Div 5-VIII)

l. Out buildings such as shed and garages erected and maintained upon any of said lots shall conform generally in architectural design and exterior materials to the finish of the dwelling house to which they are appurtenant, and may be, but need not be, attached to said dwellings. (Reference: Div 1-IVd; Div 2-VIc; Div 3-VIc; Div 4-VIc; Div 5-VIc)

m. Until January 1, 1975, no person except the club, shall erect or maintain any part of Lake Limerick or any lot or building site, any sign advertisement or Billboard, or other advertising structure of any kind, except that an owner may place his own "For Sale" sign on his property, and a builder may place his sign during

construction and subsequent offer for sale. Signs may be placed upon business buildings; the Architectural Committee will approve the type and number of signs. (Reference: Div 1-IVh; Div 2-VIh; Div 3-VIh; Div 4-VIh; Div 5-VIh)

n. No fence, wall, or hedge shall be erected upon any of said lots in such locations or at such heights as to unreasonably obstruct the view from any other lot or lots. Fences shall not be erected on any lot nearer than fifteen feet to any street lot line, and on the stream and lake front lots no nearer than fifty feet from the stream and lake front lot lines; and on golf course lots no nearer than thirty feet from golf course lot lines. (Reference: Div 1-IVi; Div 2-VIi; Div 3-VIi; Div 4-VIi; Div 5-VIi)

**SPECIFIC RESTRICTIONS BY DIVISIONS**

**DIVISION I**

There shall not be erected or maintained on lots in said tract any residence which shall have a living area on first floor of less than 600 square feet; exclusive of carports, garages, and covered porches unless approved by the Architectural Committee. No building shall be erected nearer than 30 feet from street lot lines and must maintain sidelines of 5 feet. On lake or stream (Granberry Creek only) lots, no building or structure shall be erected, located or maintained nearer than 50 feet from the lake front lot lines. (Reference: Div 1-IVe)

**DIVISION II**

There shall not be erected or maintained on lots in said tract any residence which shall have a living area on first floor of less than 600 square feet; exclusive of carports, garages and covered porches unless approved by the Architectural Committee, with the following exceptions:

- Lots 249 through 267 inclusive - 720 min sq feet
- Lots 268 through 304 inclusive - 800 min sq feet
- Lots 1 through 24 inclusive - 800 min sq feet
- Lots 25 through 32 inclusive - 720 min sq feet
- Lots 33 through 36 inclusive - 800 min sq feet

No building shall be erected nearer than 30 feet from street lot lines and must maintain sidelines of 5 feet. On lake lots, no building or structure shall be erected, located, or maintained nearer than 50 feet from the waterfront lot lines. On the golf course lots, no building or structure shall be erected, located or maintained nearer than 50 feet from the golf course lot lines except fences may be up to 30 feet from the golf course lot lines. (Reference: Div 2-VId)

**DIVISION III**

There shall not be erected or maintained on lots in said tract any residence which shall have a living area on first floor of less than 600 square feet;

exclusive of carports, garages and covered porches unless approved by the Architectural Committee, with the following exceptions:

- Lots 1 through 18 inclusive 720 min. sq. feet
- Lots 29 through 31 inclusive 720 min. sq. feet
- Lots 32 through 36 inclusive 720 min. sq. feet
- Lots 37 through 63 inclusive 800 min. sq. feet
- Lots 64 through 111 inclusive 720 min. sq. feet
- Lots 113 through 118 inclusive 720 min. sq. feet
- Lots 296 through 303 inclusive 800 min. sq. feet
- Lots 312 through 322 inclusive 720 min. sq. feet

Lots 270 through 295 inclusive 720 min. sq. feet

No building shall be erected nearer than 30 feet from street lot lines and must maintain sidelines of 5 feet. On lake lots, no building or structure shall be erected, located or maintained nearer than 50 feet from the waterfront lot lines

EXCEPT that on Lake Leprechaun, and on stream lots, an uncovered porch may extend an added 8 feet toward the lake lot lines, or toward the stream lot lines. (Reference: Div 3-VId)

DIVISION IV & V

There shall not be erected or maintained on lots in said tract any residence which shall have a living area on first floor of less than 600 square feet, exclusive of carports, garages and covered porches unless approved by the Architectural Committee.

No building shall be erected nearer than 30 feet from street lot lines and must maintain sidelines of 5 feet. On lake lots, no building or structure shall be erected, located or maintained nearer than 50 feet from the waterfront lot lines

EXCEPT that an uncovered porch may extend an added 8 feet toward the stream lot lines. (Reference: Div 4-VId; Div 5-VId)

LAKE LIMERICK COUNTRY CLUB, INC

### RESOLUTION REGARDING DOMESTIC PETS

1. The Declarations of Restrictions provide with respect to animals as follows:  
No horses, cattle, cows, sheep, rabbits, pigs or other animals, fowl or poultry, shall be kept, raised or permitted on said tract or any part thereof, except domestic cats, dogs and birds may be kept as household pets upon said tract provided, that they are not kept, bred or raised thereon for commercial purposes or in unreasonable quantities. The actual number permitted may be determined by the Architectural Committee. Declarant may establish stables for the benefit of lot purchasers and for the operation of riding stables.
2. The Board of Trustees has received complaints about dogs and other animals. The Board intends this resolution as a response in those complaints.
3. The following actions of pets, including in particular dogs and cats, are violations, and their owners will be held strictly liable for the same:



- a. Interfering with property of others, including particularly tipping over garbage cans, digging in lawns, defecating on the property of others;
- b. Biting or close range threatening of people and/or other animals who are in a place where they have a lawful right to be;
  - a. Running in packs;
  - b. Excessive noise, including in particular barking and
  - c. Entering onto golf course property or the island near the clubhouse, which are areas strictly forbidden to animals.

4. A complaint about any violation of section 3 may be filed with the Board. A designee of the Board shall screen all reports. Depending upon the history of the animal and/or owner, the seriousness of the incident, etc., the designee may make telephone contact with the owner, send a letter, set the matter for hearing or any combination of these. A permanent record of all complaints and actions taken thereof shall be kept in the owner file. Any hearings shall be before the Board and shall be conducted in a manner reasonably calculated to be fair yet expeditious. If a hearing is held, and remedial action is taken by the Board, such action may take the form of a telephone call, a letter to the lot owner, imposition of restrictions reasonably calculated to prevent further violations, assessment of charges for actual costs incurred, and if necessary, referral to the corporation attorney for legal action.

5. Every action taken by the Board under this resolution shall be followed up in a manner, and within a period of time, that are reasonably calculated to prevent further violations.

6. Pet owners will be held strictly liable for the following activities of their pets:

- a. Interfering with property of others;
- b. Biting or close range threatening of people and/or their animals who have a right to be where they are;
- c. Running in packs;
- d. Excessive noise;

Entering onto the golf course or the island near the Clubhouse.

All complaints should be addressed to the Board of Trustees through its Animal Control Officer. This resolution shall be kept on file in the Animal Control Office and shall be available to all members of the Board. The Board shall be responsible for the enforcement of this resolution. The Board shall be responsible for the enforcement of this resolution. The Board shall be responsible for the enforcement of this resolution.

The Board of Trustees has received complaints about dogs and other animals. The Board intends this resolution as a response to those complaints.

The following actions of pets, including in particular dogs and cats, are violations and their owners will be held strictly liable for the same:

**GUIDELINES COMMON TO ALL DIVISIONS**

1. Streamlot line setbacks of 50 feet apply only to Cranberry Creek.
2. Lot line setbacks for structures not parallel to the front or rear (lake, river, street or golf course) shall be computed on an average distance.
3. Septic systems as specified by the Thurston/Mason Department of Health shall be installed and connected to all approved permanent dwellings, approved temporary buildings, travel trailers and campers. Travel trailers and campers with holding tanks may be permitted.
4. Travel trailers, campers and tents will be allowed by owner/members between April 1 and November 15 in any given year. They will also be allowed at other times if the required building permits (Club and Mason County) have been obtained and a permanent building is actually under construction. Travel trailers, campers and tents are permitted on weekends or other short periods between November 16 and April 1 provided they are removed after each brief use.
5. All permanent buildings must be originally constructed in accordance with the minimum square foot requirements (as defined in the Declaration of Restrictions applicable to the respective division and lot.
6. An Architectural Committee permit is necessary for any work which will substantially change the contour of any lot, (such as, but not limited to, clearing, grading, excavating, or dredging.
7. TV satellite dishes over 27 inches in diameter require an application from the Architectural Committee and will be treated as a structure.
8. The Architectural Committee is allowed to contact the club attorney with their recommendations for legal action on all cases they deem necessary. Cases are to be brought before the Board of Trustees for approval or disapproval prior to filing the action.
9. Cutting trees requires removal of felled trees and debris because of fire hazard.
10. An architectural permit is required if repair or replacement exceeds more than one half of the existing structure.
11. Derelict vehicles are declared to be rubbish. The owner of each lot shall keep clear of derelict vehicles. In the event of default of this rule the club reserves the right to enter the property and remove derelict vehicle(s) and the expenses thereof, shall become due and payable from the owner to the club within 5 days after written demand. If not paid, said charges may be foreclosed as a lien against the lot and lot owner shall be responsible for costs and reasonable attorney fees.

Vehicles or parts thereof, that are in apparent inoperable condition or vehicles, or parts thereof, which have not been legally operated for a period of 60 days are declared to be derelict. Derelict vehicles shall not include such vehicles that are stored fully within enclosures authorized by the Architectural Committee.

12. Owners of permanent residences may store one recreational vehicle on the lot back of their home or on adjacent property they own. The recreational vehicle must not be used for additional living quarters and must be capable of being moved.

#### GUIDELINES SPECIFIC TO LAKE FRONT LOTS

No fertilizer may be applied closer than 20 feet to a lake or stream front lot. Any activity, such as grading or clearing that will increase erosion into a lake or stream must comply with all applicable Federal, State, County and Shoreline regulations.

3. Travel Trailers may not be parked closer than 50 feet to the Lake.

#### GUIDELINES SPECIFIC TO GOLF COURSE LOTS AND GREENBELTS

1. Permanent access to the Mason Lake Road through greenbelts (for driveways, paths, etc.) is denied. Within greenbelts, no activity will be permitted without the specific approval of the Architectural Committee.

2. Prior to any work done on golf course property, approval from the Greens Committee, and then the Architectural Committee is needed.

Owners of lots adjoining the golf course may apply for a permit to clear brush and cut trees on golf course property. Approval shall balance the need for a view with the need to screen golfers from private property.

#### GUIDELINES FOR APPURTENANT OR TEMPORARY STRUCTURE (STORAGE SHED, GARAGES, LAVATORY)

A permit is required for construction of a lavatory building. Lavatories must be connected to a septic system approved by the Mason County Health Department.

2. A storage building may be combined with a lavatory.

3. On undeveloped lots, the maximum size of storage sheds and/or lavatory buildings shall be 150 sq. feet.

4. Storage sheds shall be limited to one story, no more than twelve feet (12) in exterior height.

**GUIDELINES FOR MODULAR AND ON-SITE CONSTRUCTED HOMES**

Modular and on-site constructed homes shall be in accordance with Mason County/(UBC) Uniform Building Code.

**IV GUIDELINES FOR MANUFACTURED HOMES**

REVISION LINE 500

1. Manufactured homes must be factory built to (HUD) Housing and Urban Development standards and Federally inspected.
2. Manufactured homes, mobiles and trailers will not be permitted in Divisions I, II, or III. Manufactured homes, mobiles and trailers will be permitted in Divisions IV & V.
3. One manufactured home, mobile or trailer will be permitted on any single lot. Age (1 through 5 years) and type of manufactured home, mobile or trailer must be inspected and approved by the Architectural Committee before placement at Lake Limerick Country Club.

A manufactured home, mobile or trailer older than five years will not be approved for placement at Lake Limerick Country Club.

Skirting must match exterior decor of home, and be in place within 60 days of home placement.

**GUIDELINES FOR SIGNS**

1. One campaign poster will be allowed of a size not to exceed sixteen square feet on lot owner's property; must be removed ten days after election.

No commercial signs are allowed on Lake Limerick property, or private member property, without permission of the Architectural Committee.

**GUIDELINES FOR FENCES**

1. Fences and gates up to 72 inches (6 ft.) in height may be allowed from the street side front edge of a home, outward to side lot lines, extend to the back and along the rear property line.

2. Fences and gates running forward of a home shall be no more than 48 inches (4 ft.) in height.

3. On properties bounded by the golf course, no fence shall be closer than thirty feet from the golf course lot line and no higher than 48 inches.

Metal roofs may be approved by the Architectural Committee, being careful to insure that any metal roof is consistent with the aesthetics of the community.

DOCKS AND FLOATS REQUIREMENTS FOR APPROVAL  
REVISION JUNE 2000

1. DEFINITION: This regulation applies to all structures commonly known as docks, floats, wharves etc. to be called "docks" herein.

2. GOALS: The primary goals of this regulation are to prevent encroachment by docks into the lake, to prevent docks from covering up the shoreline more than necessary, and to enhance the aesthetic value of each dock. (No docks are to be permitted at Lake Leprechaun.)

3. STRUCTURES, SIZE, AND ATTACHMENT: All docks are to be of Styrofoam logs, with no railings or other vertical structure. No dock will be more than 294 square feet in total. No walkway will be more than 8 feet wide, or less than 4 feet wide. No part of any dock will be more than 20 feet in length. Acceptable configurations will be 'L', 'T', or 'Straight'. When using 'L' or 'T' configurations, the float platform will be a maximum of 10 feet by 16 feet. All docks will be attached to the shore in a way that allows them to float in the water. Docks must be at least 10 feet from side or projected side lot lines into the lake. Treated wood may be used so long as it is dry-cured for at least 10 days and is not applied fresh.

4. FLOATS: No unattached floats shall be allowed in Lake Limerick except any maintained by the Club for the common use of all members. Floats in Lake Leprechaun are to be a maximum of 100 square feet, with no dimension larger than 10 feet. These floats may not be attached to the shore.

5. DISCRETION: Docks/floats are to be a maximum of 20 feet in length. Only in those cases where shallow water exists the following will apply:

- a. A dock length of 40 feet absolute maximum or 36 inches of normal summer water depth, whichever comes first.
  - b. Water depth will be measured to determine the permitted dock length projected from the normal high water shoreline.
- Normal summer water depth will be determined 14 inches above the dam spillway by adjusting actual lake level to the "lake level gauge" (located at spillway).

**6. APPLICATIONS:** All dock applications will be reviewed for compliance with the goals set forth above. Applications must be screened by the Lake/Dam Committee before action by the Architectural Committee. Dock configuration is to be drawn on the application, and forwarded to the Architectural Committee for its decision. Applications will be considered on a case-by-case basis.

**7. EXCEPTIONS:** Dock lengths as identified in item #5 will not include docks that because of their length or location would obstruct boat traffic and recreational use.

The replacement of existing 30-foot docks are exempt from item #5. **DISCRETION:**

**GUIDELINES FOR GREENHOUSES**

1. Greenhouses are limited to 250 square feet and are not for commercial use, storage space, or living space. No plastic film or sheeting is allowed.

**GUIDELINES FOR TREES**

1. Lots are not to be cleared. In general trees may be cut; however, lots may not be cleared in preparation for planned or speculative future development. Clearing may occur as part of a permit for installation of a septic system, construction of a residence or other approved activity.

2. Whenever trees are cut, without proper approval, or where they are made subject to proper approval, as part of a plan for construction or other permitted activity, but that construction or other permitted activity is not undertaken within the time allowed in the permit, the Architectural Committee shall require a program of cleaning the lot of debris and generally correcting any adverse visual impact.

**PENALTIES**

1. When a project is begun that is subject to permit application processes, but no permit application approval is requested; or work is done; or commenced prior to approval; or work is undertaken that is beyond the scope of approval; the Architectural Committee may set a penalty of up to (40) forty times the regular permit fee for any particular projects.

2. Beginning November 16 of any given year a penalty of up to \$500.00 may be assessed the property owner for non compliance of paragraph 4 of GUIDELINES COMMON TO ALL DIVISIONS, along with additional fee's up to \$5.00 per day until the vehicle is removed.

3. The violator may appeal a determination of the Architectural Committee to the Board of Trustees within thirty-one (31) days of determination date. The decision of the Board of Trustees shall be final. Any penalties assessed in this

matter shall be paid within fourteen (14) days of the final determination, or shall constitute a lien against the lot(s) involved. Applications must be received by the Architectural Committee before the Architectural Committee's decision. **GUIDELINES FOR RESTRICTING PERMITS**

1. Lake Limerick Country Club, Inc. permits will not be issued to any member whose account is delinquent in excess of 60 days. The Architectural Committee will issue construction permits prior to approving the application for construction of any structure. Said permit will insure that a pre-construction inspection is made by a competent inspector who is to be appointed by the Architectural Committee. The inspection is to confirm that the structure is placed in accordance with the plot plan, also within the policy as outlined in the Declarations of Restrictions. The Lake Limerick Country Club, Inc. permit will not be approved until the permit is issued and construction will not commence until inspection of form placement has been approved by the inspector. Corner stakes of all lots shall be prominently marked. If the corner stakes are not clearly visible, an inspection of pre-construction placement will not be accomplished.

**GUIDELINES FOR TREES**

2. Lake Limerick Country Club, Inc. will report to Equifax Credit Bureau of delinquent accounts.

3. Lake Limerick Country Club, Inc. Annual Membership purchases will be denied to members with accounts delinquent in excess of 60 days.

4. The Lake Limerick Country Club, Inc. Board of Trustees has authorized the Executive Committee to terminate water service and apply appropriate service fees to member when accounts are delinquent for a period in excess of 90 days or when an account fails to adhere to an existing payment plan.

5. The Lake Limerick Country Club, Inc. Board of Trustees has authorized the Executive Committee to accelerate the current time line for legal action on delinquent accounts, after the required waiting period.

6. Newly established payment plans will be accompanied by a Promissory Note.

7. Beginning November 1st of any given year a penalty of up to \$200.00 may be assessed the property owner for non-compliance of paragraph 4 of the Guidelines Common to All Divisions, along with additional fees up to \$200 per day until the vehicle is recovered.

8. The violator may appeal a determination of the Architectural Committee to the Board of Trustees within thirty (30) days of determination date. The decision of the Board of Trustees shall be final. Any penalties assessed in this

LAKE LIMERICK COUNTRY CLUB, INC.  
E 790 ST. ANDREWS DRIVE, SHELTON, WA 98584  
(360) 426-3581

APPLICATION TO ARCHITECTURAL COMMITTEE

1. OWNER DATA:

DIVISION \_\_\_\_\_ LOT \_\_\_\_\_ PHONE \_\_\_\_\_

LOT OWNER & ADDRESS: \_\_\_\_\_

MAILING ADDRESS (if different): \_\_\_\_\_

2. APPLICATION FOR: (Please check all applicable boxes)

- a.  New Residence (Complete Water Valve Request)
- b.  Garage  Storage Shed  Fence  Carport  Deck  Greenhouse  Dock  Other
- c.  Clearing, grading, septic system
- d.  Addition or change to existing structure

3. ATTACH PLOT PLAN OR COMPLETE PLOT PLAN ON REVERSE OF THIS SHEET

4. COMPLETE FOR NEW RESIDENCE, GARAGE, STORAGE SHED

Exterior description (Material, color, roofing, roof slope) \_\_\_\_\_

Main floor square footage \_\_\_\_\_

Manufactured Home (Manufacturer and Age) \_\_\_\_\_

5. DESCRIPTION OF PROJECT \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

I will comply with the Lake Limerick Country Club, Inc. Covenants, Conditions and Restrictions and the Lake Limerick Architectural Committee Guidelines.

\_\_\_\_\_  
Signature of Applicant (Owner of Record)

\_\_\_\_\_  
Date

Do not begin any work until this application has been approved and a permit has been issued. The Architectural Committee meets on the second Saturday of every month at 9:00 a.m. at the Inn. Please submit your application at least one week before the committee meeting.

ARCHITECTURAL COMMITTEE ACTION (Comments required unless approved)

- Approved.
- Conditionally approved.
- Disapproved.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

FEE SCHEDULE

\$35.00 – Item 2a – New Residence (Includes All New Elements Shown On Plot Plan)

\$15.00 – Items 2b, 2c, 2d

PERMIT NUMBER \_\_\_\_\_ ISSUE DATE \_\_\_\_\_ PAID: CK# \_\_\_\_\_ CASH \_\_\_\_\_ AMOUNT \$ \_\_\_\_\_

REQUEST FOR INSTALLATION OF WATER METER

Must be completed by all new resident applicants

Applicants Name: \_\_\_\_\_

Application Date: \_\_\_\_\_ Division#: \_\_\_\_\_ Lot #: \_\_\_\_\_

Date water meter is needed (please give 30 days notice): \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_



### PLOT PLAN

- Prior to inspection by Architectural Committee, locate and identify corner stakes of property.
  - Identify corner stakes, lot lines, lot size, location of septic tank and drain field, structure location showing setbacks from property lines.
- Note that only one single-family residence per lot is allowed.
- Lot owners are responsible for obtaining applicable Mason County Permits. Submit application with proper fee and include one set of building plans with permits approved by Mason County.
  - Approval is valid for one year and work must be started within that period of time. External appearance of all structures must be completed within ten months of the start of work.

