

BOARD OF TRUSTEES - LAKE LIMERICK COUNTRY CLUB

June 17, 2000 9:00 A.M.

I. **ROLL CALL:** **Esther Springer-Johannesen**

APPROVAL OF MINUTES: II.

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

ROAD BISS

3. proshop umh

V. **OLD BUSINESS:**

1. Cart Shed Lease Revision

VI. **NEW BUSINESS:**

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

2. LotAt

4. Clici Inn July 124 5, habe Treatment - Jim Metaland

3. MAIN SHOP

1. Review of General Manager Job Description

2.

3.

4.

5.

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:

MOTION TO ACCEPT ALL CLOSED SESSION MOTIONS: XII.

(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.)

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: BIII 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 <u>rescinds</u> 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 4th 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 1st

The Board decided to leave the restaurant open on July 1st, 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 1st, 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.

Jun 14, 2000 3:49 pm

Expenses

Salaries Restaurant

Payroll Tax Exp Rest

Lake Limerick Country Club Inc

Income Statement

(Department # 75: Restaurant & Lounge)

he lastyan 8 Months 8 Months Variance Ended May/00 Ended May/99 Fav/<Unf> % Var Income Gross Revenue Sales 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% **TOTAL Gross Rev Sales** 95,975.90 85,847.08 10,128.82 11.8% **TOTAL Income** 95,975.90 85,847.08 10,128.82 11.8% **NET INCOME** 95,975.90 85,847.08 10,128.82 11.8% Cost of Goods Sold **Direct Costs** 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% **TOTAL Direct Costs** 47,213.19 42,053.36 (5,159.83)-12.3% TOTAL Cost of Goods Sold 47,213.19 42,053.36 (5,159.83)-12.3% **GROSS PROFIT** 48,762.71 43,793.72 4,968.99 11.3%

64,073.55

7,693.92

44,834.83

5,265.53

(19,238.72)

(2,428.39)

-42.9%

-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></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	(1,400.01)	-110.070
Wash Excise Tax Rest	470.55	402,28	(68.27)	-17.0%
Advertising	87.71	0.00	(87.71)	-17.070
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)	-0.4% -3.6%
Laundry	3,107.37	1,791.58	(1,315.79)	-3.0% -73.4%
Licenses & Permits	534,99	523.00	(11.99)	-2.3%
Repair & Maintenance	707.47	1,273.29	565.82	-2.3% 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%
TOTAL Expenses	91,912.07	66,824.54	(25,087.53)	-37.5%
OPERATING PROFIT	(43,149.36)	(23,030.82)	(20,118.54)	-87.4%
PROFIT BEFORE TAXES	(43,149.36)	(23,030.82)	(20,118.54)	-87.4%
NET PROFIT	(\$43,149.36)	(\$23,030.82)	(\$20,118.54)	-87.4%

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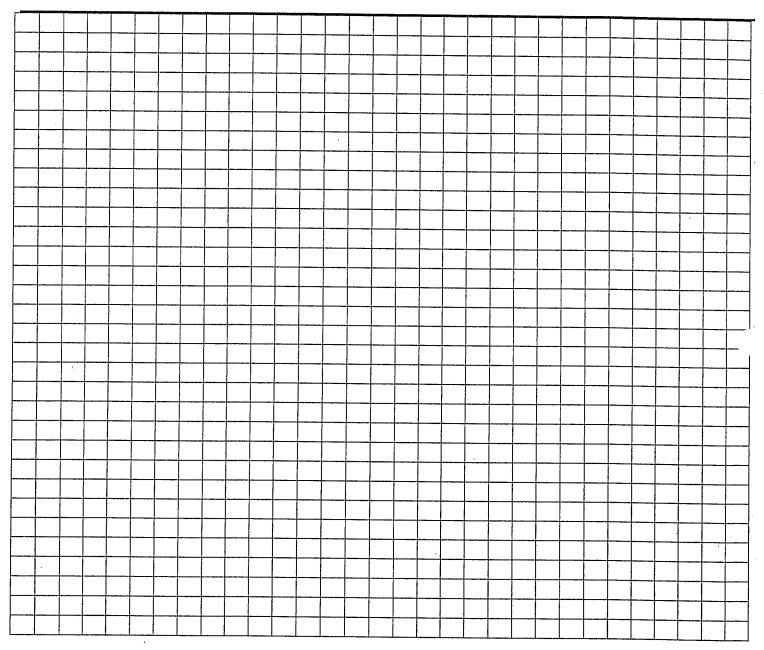
LAKE LIMERICK COUNTRY CLUB, INC. E 790 ST. ANDREWS DRIVE, SHELTON, WA 98584 (360) 426-3581

APPLICATION TO ARCHITECTURAL COMMITTEE

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		c. ☐ Clearing, grading, se	ptic system	and the second of the second o	Maadoonalaa maasa ahaa ahaa ahaa ahaa ahaa ah	44
	•	d. Addition or change to	existing struct	ure ED manufacture	want (manufacture //ye)	Y .
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		· Signature of Applicar	at (Owner of De	200rd)	D-4-	
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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.



TYMEOFOUTUNES

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Covenants, Conditions and Restrictions
Restrictions Common to all Division
Architectural Committee Guidelines of Committee Guidel
Domestic Pets Resolution 7
Guidelines Common to all Divisions
Guidelines Specific to Lake From Lots 10
Guidelines Specific to Golf Course and Greenbelts
Appurenant and Temporary Str. e.ures (Storage shed, garage SVIRO SWARDA AND AND AND AND AND AND AND AND AND A
SHELTON, WA 98584 11
Fax: (360) 426-8922 bornstofward of semislation of
Fences
Metal Roof
Docks and Floats
Green Houses
Trees
Penalties
Permit Restrictions

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Guidelines Common to all Divisions9
Guidelines Specific to Lake Front Lots
Guidelines Specific to Golf Course and Greenbelts
Appurtenant and Temporary Structures
Guidelines for Modular and On-site Constructed Homes
Guidelines for Manufactured Homes (22) (2006)
Signs
Fences
Metal Roof
Docks and Floats
Green Houses
Trees
Penalties
Permit Restrictions

nesd to the DECLARATION OF RESTRICTIONS, LAKE LIMERICK! Scattered as a consequence of the second as a second of the confidence of the of th

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. To be broken and the videous accordance on the detailed below, but not necessarily restricted thereto. To be broken and videous accordance on the videous accordance on the detailed below, but not necessarily restricted thereto.

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- 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)
- b. 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)
- co 101 v 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;) or 101 v 101 v
- d. Said Architectural Committee shall have the power and authority to approve of 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-IIId; Div 2-Vd; Div 3-Vd; Div 4-Vd; Div 5-Vd)
- ed a lo 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-IIIf; Div 2-Vf; Div 3-Vf; Div 4-Vf; Div 5-Vf) and the latter of the committee.

- find 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) constant and appropriate mason county governing bodies.
- 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) and appear and become a forest of the previously of the Architectural Committee.
- as a 5 5The 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 imgood 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. Mills 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) region tal disordene la come esta esta com con l'esta destra del constitue de la companie disagrant of the plans and view for the time and view of the smaller of the contraction and 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) engages structure on the set of building suctions their to ground diestilous the color scheme. descro 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) To protected any or all other in ators of the stands in an administration of the course steel will randor eine. No lot in Lake Limerick may be subdivided EXCEPT in anumental mason or and 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.

would not be detrimental to a neighboring lot. (Reference: Div 1-IVa; Div 2-VIa; Div 3-VIa; Div 4-VIa; Div 5-VIa) and not be detrimental to a neighboring lot.

- 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) to mort exall the forest service.
- 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) to associated as a configuration of the configuration of
- 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) and the first tensor between delical gail in the continuous regulation of purchasers.
- 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 part 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

M MOISTAN

construction and subsequent offer for sale. Signs may be placed upon business buildings; the Architectural Committee will approve the type and number of signs. A (Reference: Div 1-IVh; Div 2-VIh; Div 3-VIh; Div 4-VIh; Div 5-VIh) promide solar to a Committee will approve the type and number of signs. A (Reference: Div 1-IVh; Div 2-VIh; Div 3-VIh; Div 4-VIh; Div 5-VIh) promide solar to a committee of signs. A committee of signs and not seem to 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)

h. No bullong stanting of organ error of the constantial described at 150 ballong stanting of organized at normated SOOISIVID. Y BRIDGES SINGLES AND STANDERS SINGLES OF SOUTH SO

There shall not be erected or maintained on lots in said tract any residence bears, which shall have a living area confirst floor of less than 600 square feet; exclusive of carports, garages, and covered porches unless approved by the of an Architectural Committee. No building shall be lerected nearer than 30 feet to maintain street lot lines and must maintain sidelines of 5 feet. On lake or stream about (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)

constitution of the state of the probability of contract of the probability of the state of the temporaris such the speciment of a II NOISIVIA. Company of a result was a line to be HTA MERSON IN MONEY COLDENS AND BOOKERS THE TERROPORES. CHAMMA vel be. 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: 202 of 62. ourseen a Lots 249 through 267 inclusive bars a 720 min, sq. feet that applied Hads cens, and then Lots 268 through 304 inclusive and 1800 min. sq. feet ad the agon, area Replat of Division II - cause inconsequence not noticed to make the still good ten one amutos. February 24. inclusive a bonia 800 min. sq. feet a saft and inclusive Con mittee Decite 25 through 32 findlusive ideas of 720 min. sq. feet Decite 400 min. sq. feet D HTV-Lots 33 through 36 inclusive constrate 800 minisq. feet a le constraço est 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 To rerected; located, or imaintained nearer than 50 feet from the waterfront lot one clines :: On the golf course lots, no building or structure shall be erected, located non-commaintained 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), ed 4-VIc. Div 5-VIc)

DIVISION III

m. Until laneary 1, 1975, no person except the chib, shall error or mainteen any sorbided tynic toart bias inivitod no beniatiniam to better education lands erad! [393] each land to self-to-sale toart bias property, and a builder may prove his sign on his property, and a builder may prove his sign during

garages and covered porches unless approved by the To vitte Architectural Committee, with the following exceptions: Lots 1 through 18 inclusive 720 min. sq. feet and an alambet terito 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 110 720 min. sq. feet Lots 296 through 303 inclusives to 40800 min. sq. feet Lots 312 through 322 inclusive 720 min. sq. feet A benefit str Lots 270 through 295 inclusive notion 720 min. sq. feet signed A to you No building shall be erected nearer than 30 feet from street lot lines and must yam emaintain sidelines of 5 feet. On lake lots, no building or structure shall be garage erected, located or maintained nearer than 50 feet from the waterfront lot lines another- EXCEPT that on Lake Leprechaun, and on stream lots, an uncovered porch and an added 8 feet toward the lake lot lines, or toward the stream lot roy wallines. (Reference: Div 3-VId) spensor out born product lists but world barred od: ed margin is cost a Vicini is bad with a greater of the automotioned such action rate to the V. & VINOISIVIE call, a letter to the his owner. ing concon of temperatures easer bly estimated to per on faring trained 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 s al an Architectural Committeezus son suor s bross, unt ed a use orgitos yravel 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) instrain! ...s Bittry of close mage threatening of people and or their or irrela-LAKE LIMERICK COUNTRY CLUB, INC. 11

RESOLUTION REGARDING DOMESTIC PETS

- The Declarations of Restrictions provide with respect to animals as follows: 1. 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.
- The Board of Trustees has received complaints about dogs and other animals. 2. The Board intends this resolution as a response in those complaints.
- The following actions of pets, including in particular dogs and cats, are 3. violations, and their owners will be held strictly liable for the same:

- out of provide. 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; 1878 of Author. Energy of TE 250.1
 - 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.
- A complaint about any violation of section 3 may be filed with the Board. A same designee of the Board shall screen all reports. Depending upon the history of a list the animal and/or owner, the seriousness of the incident, etc., the designee may seed somake telephone contact with the owner, send a letter, set the matter for hearing notice for any combination of these. A permanent record of all complaints and actions to the 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, especially assessment of charges for actual costs incurred, and if necessary, referral to the approximate to the design of the corporation attorney for legal actions and a profile of the first of the design of the corporation attorney for legal actions.
- - a. Interfering with property of other, and the sent to meaning
 - 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; PARCHA TRANSPORT ROPETS
 - d. Excessive noise:
- estiondul2 and reson birelsi and to servo flog and otno gnirated.... a is follows: bit in deports resised on a straight of beservable and businessed on a straight of said an another said another said and contact down said another said another said another said another said another said another said and another said that they are not beet, bred or susse thereor sa commercial purposes or in unreasonal to granuties. The said that the paraticed may be determined by the Archivectural Commerce obtained our stables for the benefit of lot purchases, and for the centile of lot purchases, and for the operation of lot purchases, and for the centile of the paretheses and for the centile of the paretheses.
- 2. The Board of Crontees has a polyed configurate and doponed atmatching the Board onends this resolution as a require of latest of the configuration.
- The following actions of personal including a particular days and ords, are violations, and their owners will be held still by habite for a company.

- to northbook orde GUIDELINES COMMON TO ALL DIVISIONS) softme V vehicles, or pure thereal which here not been upally in a tused for a raised of Four Stream lot line setbacks of 50 feet apply only to Cranberry Creek. 40 00 vehicles that are stead fully which enclosures wieth who do it! Architectural Lot line setbacks for structures not parallel to the front or rear (lake, river, 2. street or golf course) shall be computed on an average distance. Owners of permanent researces thay start the recreational vehicle on the lot 3.1911 Septic systems as specified by the Thurston/Mason Department of Health shall bevor be installed and connected to alluapproved permanent dwellings, approved temporary buildings, travel trailers and campers. Travel trailers and campers with holding tanks may be permitted. WILL MR REMAINERING 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 exist c obtained and a permanent building is actually under construction. Travel the retrailers, campers and tents are permitted on weekends or other short periods between November 16 and April 1 provided they are removed after each brief Travel Trailers may not be parked closer than 50 feet to the bolk? All permanent buildings must be originally constructed in accordance with the 5. ? minimum square foot requirements (as defined) in the Declaration of Restrictions applicable to the respective division and lot. Permanent todays to the Misson Lake Road through preentalist for driveways. 6.oda 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. Prior to say work don. I golf course property approval from the Greens TV satellite dishes over 27 inches in diameter require an application from the 7. dand Architectural Committee and will be treated as a structure of so amount) and out trees to golf our it property. Applicated shall betained use need for a 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: CTAVAL REDAMA & CHER MAROUR 9.1 12.1 Cutting trees requires removal of felled trees and debris because of fire hazard. connected to a septic system approved by the Misson Country lealth An architectural permit is required if repair or replacement exceeds more than 10. one half of the existing structure.
- Derelict vehicles are declared to be rubbish. The owner of each lot shall keep project 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 at (1) 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 ins and Committee. There is the including temperature and ensuring and to t suger of golf courses staff of computed on the New Sectionary

Owners of permanent residences may store one recreational vehicle on the lot 12. their home is on or adjacent property they own. The recreational vehicle must by acquired be used for additional living quarters and must be capable of being moved. temporary northings, manel mathous and them a leave to the parts

GUIDELINES SPECIFIC TO ŁAKE-FRONT LOTS block and we

have the No fertilizer may be applied closer than 20 feet to a lake or stream front lot rode. Hineway and out. The John theory many quantities for well but the AMA the country of the remains of the country of the country of the result in the result.

- 2. (a) 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 stad a Shoreline regulations. The believe of the second to be much much med
- 3. Travel Trailers may not be parked closer than 50 feet to the Lake. All permanent buildings must be to guidly constructed in accordance with the 3 to GUIDELINES SPECIFIC TO GOLF COURSE LOTS AND GREENBELTS Resiments as a property second of the configuration of a same
- Permanent access to the Mason Lake Road through greenbelts (for driveways, 1. The capaths, etc.) is denied. Within greenbelts, no activity will be permitted without of the specific approval of the Architectural Committee. To the British use elearing, grading, when early or decleans
- Prior to any work done on golf course property, approval from the Greens 2. ent in Committee; and then the Architectural Committee is needed. Missing VT 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 wish diview with the need to screen golfers from private property and and sail recommunity for level solden on all cases only deem in a said. of tota GUIDELINES FOR APPURTENANT OR TEMPORARY STRUCTURE (STORAGE SHED, GARAGES, LAVATORY) on orbigoilli.

connected to a septic system approved by the Mason County Health An architectural neural is required if repair or replacement, membrander than .01 one half of the existing ships but uttle

A storage building may be combined with a lavatory. 2. Derelier vuhicles are declared to be rubbish. The owner of each intenall keep .11 3.00 On undeveloped lots the maximum size of storage sheds and/or lavatory of buildings shall be 150 sq. feetra varaquar as a raint of their addressives are expenses thereof, shall become due and preadile from the owner to the club 4d vis Storage sheds shall be limited to one story no more than twelve feet (12) in foreclosed as a lica against the lot and lot owner shall a their noisates costs and reasonable afferded toes

GUIDELINES FOR MODULAR AND ON-SITE CONSTRUCTED HOMES

In histor Modular and on-site constructed homes shall be indaccordance with Mason County/(UBC) Uniform Building Code. We allowed State of a land small
ANV GUIDELINES FOR MANUFACTURED HOMES ACCOUNTS TO THE MODEL TO BE A SECOND TO THE MODEL TO T
1. Manufactured homes must be factory built to (HIID) Housing and II-box
Development standards and Federally inspected.
This regulation applies in all sinuculars community known at active, theas,
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.
The primary goals of this regulation are to throw at energy, as a by clicks into
3. The 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.
S. STRUCTURES, SIZE, AND A TIACHNEN A
4. Dires A manufactured home, mobile or trailer older than five years will not be
VEN Zisapproved for placement at Lake Limerick Country Club. of Sendonia
will be more than 8 feet will be more than 4 feet wide. Ho part of any dook
5. Skirting must match exterior decor of home, and be in place within 60 days of
a solid home placement. The was transifings "f" to be going nor of highest to
or smarght. To red there is on a continued start action of the short as shore in a maximum of 10 feet by M. leut. All docks will be sheriled to the shore in a
and which is the contains on the execution of the might will be about the might will be a fine of the might be a f
most user of the safette and the GUIDELINES FOR SIGNS and it we have been gow
side or projected side for lines into the lake. Treated wood may be used so
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.
4. FLOATS:
2 min No commercial signs are allowed on Lake Limerick property, or private
medice property, without permission of the Architectural Committee.
are to be a maximum of 160 source feet, with no dimension targer than 16 feet.
GUIDELINES FOR FENCES to a year should bead T
1. Fences and gates up to 72 inches (6 ft.) in height may be allowed from the
estable street side front edge of a home, outward to side lot lines, extend to the back
where shallow water exists the [5] in minimum is a shallow water exists the [5] in the shallow water exists the [5] in the shallow water exists the [5] in the shallow water exists the shallow wate
a. A dock length of 40 feet absolute maximum or 36 inches of normal
2. Fences and gates running forward of a home shall be no more than 48 inches
b. Water depth will be measured to determination in (4.ft.) dock
secund projected from the normal high water shoughte.
On properties bounded by the golf course; no fence shall be closer than thirty
of feet from the golf-course lot line and the line and the documents of the feet from the golf-course lot line and the lin
syst offeet from the golf course lot line and no higher than 48 inches.
gauge" (located at spillway).

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 TUNE 2000

- 1. DEFINITION: A regular of raths and response of the regularion instructive C.

 This regulation applies to all structures commonly known as docks, floats, if a regulation applies to all structures commonly known as docks, floats, if a regulation applies to all structures commonly known as docks, floats, if a regulation are to prevent accommonly known as docks, floats, if a regulation are to prevent encroachment by docks into the primary goals of this regulation are to prevent encroachment by docks into the primary goals of the aesthetic value of each dock. No docks are its beautiful to enhance the aesthetic value of each dock. No docks are its beautiful.
- 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 or less 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
- noticelle refu e que montre en esua remodera a montre el noticelle refue en est de sua la resulta de la refue en est est el la la refue el noticelle refue el noticel
- 4. FLOATS:
- by the Club for the common use of all members of 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:it moDISCRETION: an information of a section 27 of my section one section 1. About a Docks/floats are to be a maximum of 20 feet in length. Only in those cases where shallow water exists the following-will applying the contributions.
- a. A dock length of 40 feet absolute maximum or 36 inches of normal sendon 84 and encommer.water depth, whichever comes first. Son box sendon 2.
 - 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).

- - because of their length or location would obstruct boat traffic and recreational use. What is the property of existing 30 feet dealer and the replacement of existing 30 feet dealers.
 - meti mort temse are except toot-06 gnitsissito themend the reduced to the survey of the survey of the factor of the survey of the factor of th
- 1. Greenhouses are limited to 250 square feet and are not for commercial use, storage space, or living space are lond by insurance modern to 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. 20 Whenever trees care cut, without aproper approval; or where they are made solve 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 stime allowed in the permit, the Architectural Committee shall require a program of cleaning the lot of debris and generally correcting any out adverse visual impact. To proof and out of the permit and shall all a compact to proper approval.
- 1. stold 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 direct aconstitute a lien against the lot(s) involved: so it a manufacture aboth IIA above Applications on at his concluded by the classic Committee before no With the first GUIDELINES FOR RESTRICTING PERMITS A 000124 uniferential du l'actifique de manifolde les les decesions une combination and Lake Limerick Country Club, Inc. permits will not be issued to any member whose account is delinquent in excess of 60 days. The Architectural XII Committee will issue construction permits prior to approving the application ban of for construction of any structure. Said permit will insure that a pre-construction inspection is made by a competent inspector who is to be mappointed 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 stacks of all lots shall be prominently marked. If the corner stakes are not clearly visible, an inspection of one pre-construction placement will not be accomplished.

ON POET IN ESTICATIVES

- 2. Lake Limerick Country Club, Inc. will report to Equifax-Credit Bureau of ten vedelinquent accounts: ed game count beroug at heracic ed or for one sto I dream river. The property of the story of the
- Zabar Lake Limerick Country Club, Inc. Annual Membership purchases will be denied to members with accounts delinquent in excess of 60 days.
- 3 Action The Lake Limerick Country Club, Inc. Board of Trustees has authorized the benime Executive Committee to terminate water service and apply appropriate service neglectees to member when accounts are delinquent for a period in excess of 90 lieds adays; or when an account fails to adhere to an existing payment plan.
- 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.
- permit application approvation requested or week to denot or control approvation approvation approvation approvation approvation work is undertaken that is beyond the scope of approvat; the Architectural Committee may at a panetry of unit (40) tone the regular pennit fee for any particular projects.
 - 2. Beginning November 10 of any given year a penalty of up to 55 0.00 may be a sessed the property owner for non-compliance of paragraph wo GUIDELINIES COMMON TO ALL DIVISIONS, along with additional facily up to \$5.00 per day until the vehicle of removed.
 - 3. The violator may appear a actomination of the Architectural Committee to the Board of Trustees, within third-english days of determination date. The decision of the Board of Trustees, and he final Any panalities 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.

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submitted. ! !AJINEMILE JALL, RAOITSIRTESIRTONOITARALIDED as been approved, the building, SETTIMMOD LARUTDETHORAL on alternal erected or maintained on the building suc office was then approved by the committee, such shall be deemed to have been undertaked dithout the approval of the committee.

The Lake Limetick 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 anyofuture 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 The powers and duries of the Architectural Committee shall cease after (IIX63) beauties And Architectural (Committee that) been formed; b Duties and powers of the committee are idetailed below; but not necessarily restricted thereto po bebroom or to ye representative or representatives who shall thereafte, exercise the same powers and (Reference: Div authority previously exercised by the Allbinectural Committee No building, garage, patio, outbuilding, fence for other structure shall be constructed, erected, altered, remodeled, placed, maintained, or be permitted to remain on said lot for any portion thereof, builess and until one set of plans and specifications therefor, including finished grading plans, plot plan showing location of such structure our 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 Divd-IIIa; Div 2+Va; Div 3-Va; Div 4-Va; Div 5-Va) a daiddur bas abeev owner to the club within live days after written domaind. If not paid, said charges may bus 212 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) (1-2)

co unicoSqid application and plans and specifications shall be delivered to the loffice of Lake Limerick Country Clubia (Reference! Divid-III; Divid-Ve; Div

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, farchitecture, shape, theight and style, of other 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-IIId, Div/2-Nd, Div/3-Nd, Div/4-Nd, Div/5-Vd).

eal n to If the committee fails to approve on 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, iwall 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-IIIf, Div-2-Mf, Div-3-Vf, Div-4-Vf, Div-5-Vf) uni.) saled 5d T Articles of incorporation and By-laws, shall be binding on the purchasers of any lot or fine? Before starting any construction, clearance must also be secured from the appropriate Mason County governing bodies (Reference Div 1-IIIg) Div 24Vg Div maintenance of the dam. (Retinence: Div 1-X; Div 2-XII. Div 3-XII; Div 4-XII; Div 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 No building, garage, pado, (dWedwid ghvelvid ghvelvid ghvelvid ghlet constructed, erected, altered, remodeled, placed analytained, or be permitted to ternain on said BROISIVIGIDATONOOMMOD ROOTTOINTEERS of plans and specifications therefor, including finished grading plans, plot plan showing location of as so bithe owner of each lot shall keep itsclear of all weeds and rubbish and dotall 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 lenter 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 Divol-VIII) Div 2-X, Div 3-X, Div 4-X, Div 4-X, Div

be soffiNo lot shall be used for the purpose of mining, quarrying, drillings exploring or taking voil producing therefrom, watery foil, gas, for 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 Said Architectural Committee shall have the power and authority to approfixed disapprove the plans and specifications; and approval of said plans specifications and chipsed No noxious or offensive activity shall be carried on upon said lot nor anything done commaintained thereon which may become an annoyance and nuisance to the neighborhoods/(Reference: Div-1-IX); Div-2-XI; Div 3-XI; Div-4-XI; Div 5-XI) snoggest structure on the lot or building site, the finished ground elevations, the color scheme, descon Noshunting 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) to studoute any or all other matters or things which in the judgment of the committee will render eige No lot in Lake himerick may be subdivided EXCEPTai surjourns becording off 2016 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.

(Reference: Div 1-IIIb: Div 2-Vb; Div 3-Vb; Div 4-Vb; Div 5-Vb)

5-X)

anonso 2 io Where sin the polition of the Architectural Committee the division of a lot would not be detrimental to an eighboring lot. (Reference: Div 1-IMa; Div 2-VIa; Div 3-VIa; Div 3-VIa; Div 5-VIa; Div 5-V

1

- construction and subsequent of for sale. Signs may be placed upon business.
- f. 20 The Lake/Dam and Board of Trustees Committees shall establish boat speeds on Lake Limerick and generally control operations of boats as it is size, speed, water skiing, power boats, etc. (reference: Div 1-IVI; Div 2-VII; Div 3-VII; Div 4-VII; Div 50 VII) and bire to you come to be a distributed of the stable of the s
- 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)
- somebren yas torn bias ni stel no bomistaism to beloeve ed ton llads ered! ited of the work of construction of all buildings and structures shall be prosecuted diligently and continuously from commendement 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 commendement of construction, unless prevented by cause beyond the owner's control (Reférence Divill-IVK; Div 2-VIK; Div 3-VIK; Div 4-VIK; Div 5-MIK)

(5V (-1

- 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 Aprild 1, 1968). (Approved by the Board Of Trustees September 19, 1998) to some gravit a good limit doi: doi: or via layer as always about the box of the section of the section of the section.
- 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 unireasonable 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-MIpDiv 2-VIII; Div 3-VIII; Div 4-MIII; Div 5-VIII) a more and the committee and belong and links and the problem 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 6-isaid dwellings. (Reference Div 1-IVd; Div 2-VII; Div 3-VIC; Div

DIVISION IN

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 rout? Billboard for 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) biround each no viG 1117-6 viG 1117-6

There shall not be erected or maintained on lots in said tract any residence between which shall have a living area conditient floor of less other 600 square feet; and bluekelusive of carports, ngarages, and covered porches unless approved by the of an example of the said conditient. No building shall be lerected in earer than 30 feet to saffrom street lot lines and must maintain sidelines of 5 feet on lake constream a real vol. (Granberry Creeksonly) lots, no building, or structure shall be erected, located or maintained mearer than 50 feet from the lake front lot lines (Reference Div 1-IVe)

A shed, tent, garage, trailer, or other outbuilding may be used as a residence temporarily with the approval of the ILNOISIVICI Committee. (As Declared by Lake Limerick Associates: Div 1-fVf February 11, 1966; Div 2-Vif July 11, 1966; Div 3-Vif vd ba / There shall not be receted or maintained on lots in said tract and residence which shall have a living area on first floor of less? than 2600 square feet: exclusive of carports, garages and covered porches unless approved by the No horses, carthering exceptions than earth and a first control of the control of shall be kept, raistooptings; mim 020m sadovisulani 769. depth epit domestic cats, does and but self-palining 100s house wishing 100 Ainch 120 Book and that they Replatiof Division II socrang is increased the control of the part of the state of quantities. The extra painted minus of the extra self-using the extra se Committee. Deciteeshipsenim 02/Ish stable evizulonit Schemost 25 atotheses and for HIV-Eots 33!through 36 inclusive conservation of ministration of motorcopy and 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 he verected; located sor imaintained mearers than 500 feet from the water front lot dipession the golf course dots, no building or structure shall be creoted alocated commaintained nearer than 50 feet from the golf course lot likes except fonces may be up to 30 feet from the golf course lothines. (Reference: Div.2-Wid) . ed 4-VIc: Div 5-VIc)

DIVISION III

m. Until January 1, 1975, no person except the club, shall erect or maintain any person bidestylen itsentobias mystel not be diagnism, roybetgers Jedrton llads erent. [1937 or ships 000 and testel flostroolluteriff not berst, grivibus based lads abaid and be builder may place his sign on his property, and a builder may place his sign during

gaigga exclusive of carports, garages and covered porches unless approved by the to viracArchitectural Committee with the following exceptions: Lots 1 through 18 inclusive 720 min, sq. feetradio elaminas vertro Lots 29 through 3 hinclusive: 720 mineso, feet with 8 d medicats 32 through 36 inclusive 15720 ming squifeets other Lots 37 through 63 inclusive 800 mtnosq. feet and a Lots 64 through blikinclusive 720 min. sq. feet 2023 bus Lots 1113 through 1118 inclusive Hog 720 min squifeet 2 abschots 296 through 303 inclusive on the 800 minosquieet Lots 312 through 322 inclusive 720 min. sq. feet A Limost can Liots 270 through 295 inclusive normal 720 minus quifeet signed A to vior No building shall be elected nearer than 30 feet from street lot lines and must yam comaintain sidelines of 5 feet o On lake lots, no building or structure shall be minimaderécted, located or maintained nearer than 50 feet from the waterfront lot lines anodos - EXCEPTithat on Lake beprechaun, and on stream dots: an uncovered porch and an added & feet toward the lake lot lines, or toward the stream lot Board and shall be conducted in a manne(blMc6wiDysoncent) tend from part of expeditions. If a bearing is hold, and remoded outloo is taken by the Reard such action that take the Word MOISIVIGAE call, a letter to the let owner. imposition of restrictions reasonably calculated to prevent further violations, salt of iThere shall not be breeted for maintained on flots 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 Every getien isken by the Board roder this respectfully and action is not go and action is represented in a they are 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-VIdnDiv 5-VId) restraint b. Buing or close range threatening of people and/or their animals LAKE LIMERICK COUNTRY CLUB, INCOM RESOLUTION REGARDING DOMESTIGRETS ...

- 1. The Declarations of Restrictions provide with respect to animals as follows:

 No horsest 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:

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- on of bevorque alinterfering with property of sothers, including particularly tipping over garbage cans, digging in lawns, defecating on the property of others of the solution of the solutio
 - b. Biting of 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 paoks; 008 sinclusive 800 is along in paint \$37 decouple 63 inclusive
 - b. Excessive noise, including in particular barking and
 - c. Enteringmonto golf scourse property or the disland near the solubhouse, which are areas strictly forbidden to animals.

Lors 312 through 322 inclusive 720 unn sq. feet

- 4. A complaint about any violation of section 3 may be filed with the Board. A sum indesignee of the Board shall screen all reports. Depending upon the distory of all land the animal and/or owner, the seriousness of the incident petroughers the designee may send to make telephone confact with the lowner, send at letter, set the matter for hearing nor of to may combination of these. Appermaient record of all complaints and actions to mestaken thereof shall be kept in the lowner 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, embisassessment of charges for actual costs incurred; and if necessary, referral to the specific proporation attorney for legal actions are goivil a synd link doing solved by the best of the distribution of the sent of the sent
- 5. Every action taken by the Board under this resolution shall be followed up in a sum binary and within a period of times that are reachably each tild teleprise maintain sidelines of 5 feet. On lake lots, no sidelines of the control of the maintained nearer than 50 feet from the waterfront lot intested to the transfer of the control of the period of
 - a. Interfering with property of other concrete with given as the summer of the summer
 - b. Biting or close range threatening of people and/or their animals who have a right to be where they are a land.
 - RESOLUTION REGARDING FRANCE OF THE STATE OF
 - d. Excessive noise;

exiondul@entirsen.bitalei.entironearuocallog entirongarientalea as follows: bit deports eastern of pathot becaute bluode entironed bluode entironed be lespt, raised or permitted on said reareolated for provided or pathot becaute domestic cats, dogs and birds may be kept as tousehold pets upon said tract provided, that they are not kept, bred or caised 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 to those complaints.
- The following actions of pets, including in particular dogs and cats, are violations, and their owners will be held strictly habie for the same.

8

Vehicles o RIQUEIVICALIA OTAINOMMOD REPUBLICATION or vehicles, or pans thereof, which have not been legally operated for a period of 60 dayser Cyrreduct O tyles of William of William State of William enclosures authorized by the Architectural vehicles that are stated fully within enclosures authorized by the Architectural

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.

tof odd no obcidev into increases one prote year some piece to community of the state of the systems as specified by the Thurston/Mason Department of Health shall hoven beginst alled and connected to call upproved permanent dwellings, capproved temporary buildings, travel trailers and campers. Travel trailers and campers with holding tanks may be permitted NUCCES CEMPORE.

- 4. Marilar campers and tents will be allowed by lowner/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 appermanent building is actually under construction. Travel time vitrailers, campers and tents are permitted on weekends on other short periods between November 16 and April 1 provided they are removed afterward brief use.
 - Travel Cailors may not be parked closer than 50 feet to the Lake.
- 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.
- ! Permanent access to the Meson Lake Read through precubelts (for driveways, with end continued parameters per significant to any work with the clearing grading, excavating or dredging.

 2. Prior to any work done on got course property, approval from the Greens.
- 7. TV satellite dishes over 27 inches in diameter require an application from the dand rAfchitectural Committee and will be treated as a structure of the analysis of the anal
- 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 (CTAVAL ZEDAMA) (CERTER DAMA)
- 201 izan Cutting trees greduires removal of felled trees and debris because of fire hazard country that the blasson country the blasson country that the blasson country that the blasson country that the blasson country the blasson country the blasson country the blasson country that the blasson country the bla
- 10. An architectural permit is required if repair or replacement exceeds, more than one half of the existing structure.

 2. A storage problem of the existing structure and the existing structure.
- 11. Derelict vehicles are declared to be rubbish. The owner of each lot shall keep property at clears of derelict vehicles in the revent of default of this rule the club reserves the right to enter the property and remove derelictivehicle(s) and the expenses thereof, shall become due and payable from the owner to the club of (1) within 5 days defter ewritten 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 lare 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 derelicts Derelict vehicles shall intrinclude such vehicles that are stored fully within enclosures authorized by the Architectural court. Committeen most set of this agree on seminate to adouble end to 1.2 source and parave as no boundary of these (semior) log to tests.

12. Owners of permanent residences may store one recreational vehicle on the lot that at their home is on or adjacent property they own. The recreational vehicle must be capable of being moved.

Argument bus statistical lover of the companion o

- A times if the required building permits (Club and Mason County) have been times if the required building permits (Club and Mason County) have been times if the required building permits (Club and Mason County) have been alake of the original permits of the provided they another the and April 1 provided they another being the permits of the provided they are permits of the permi
- 3. Travel Trailers may not be parked closer than 50 feet to the Lake.

 and this economic becomes a become of the construction of the construction
- 1. Permanent access to the Mason Lake Road through greenbelts (for driveways, liw depaths, letc.) is denied. Withingreenbelts, no activity will be permitted without of beithe specific approval of the Architectural Committee and of which the specific approval of the Architectural Committee and of the Architectural contains and access to the Mason Lake Road through greenbelts (for driveways, like the Architectural Committee and of the
- 2. Prior to any work done on golf course property, approval from the Greens and the Committee; and then the Architectural Committee is needed tillaise VT Committee; and then the Architectural Committee is needed tillaise VT Committee; and then the Architectural Committee is needed tillaise VT Committee; and 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 might divide with the need to screen golfers from private property to hid a Article Viasses of mean voice large in an another tree of the course property. Approval shall balance the need for a might divide with the need to screen golfers from private property to hid a Article Viasses of the course property. Approval shall balance the need for a might divide with the need to screen golfers from private property to hid and the need to hid and the need to hid and t

lbuggardApermitsisrequired for construction of a lavatory buildings Lavatories must be connected to a septic system approved by the Mason County Health and explored its required if repair or replacement must be partition of the existing structure.

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

Oerelies vehicles are declared to be rubbish. The owner of each lot shall keep substantially some of each lot shall keep on the combined with the enter the property entering the object of the countries of

GUIDELINES FOR MODULAR AND ON-SITE CONSTRUCTED HOMES

by info Modular and on-site constructed homes shall be indaccordance with Mason After County/(UBC): Uniform Building Code, and all hoor later were used amount

JAV GUIDELINES FORMANUFAGTURED HOMES 2000

REVISION JUNE 2000

Manufactured homes must be factory built to (HUD) Housing and Urban 1. Development standards and Federally inspected. DEPONITION:

This regulation applies to all storemes commonly known as decks, illetis,

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. COALS:

The primary goals of this regulation are to provent encreachment by docks into

3. Tasked One manufactured home amobile or trailer will be permitted on any single lot. home. Age (bthrough 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.

STRUCTURES, SIZE, AND A ITACHMENT

0 4 minor A manufactured home, mobile or trailer older than five years will not be verillinapprovedifor placementiat Lake Limerick Country Club. old . emissible will be more than 8 feet wide, or less than 4 feet wide. Me part of any dook 51 Skitting must match exterior decor of home, and be in place within 60 days of or Smaight! When using it or T' configurations, the financial emodiff be a maximum of 10 feet by 16 feet. All docks will be strached to the shore in a way that of the short RADIR ROTERIAGIUD must be at least 10 feet from side or prejected side for lines into the lake. Treated wood may be used so

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

> FLOAT'S: 13

2. minimaNor commercial signs are fallowed on Lake Elimerick property; or private mucho-property, without permission of the Architectural Committee Achieved are to be a maximum of 100 sought feet, with no dimension larger than 10 feet GUIDELINES FOR FENCES for your short pend?

- Fences and gates up to 72 inches (6 ft.) in height may be allowed from the 1. seem ostreet side front edge of a home, outward to side lot lines, extend to the back and along the rear property!linemivrol(6) and atsize reason wollads such w a. A dock length of 40 feet absolute maximum or 36 inches of normal
- Fences and gates running forward of a home shall be no more than 48 inches 2. h. Water death will be measured to determinished nichtlish diock ternth projected from the narmal black water shoreline.
- 3. On properties bounded by the golficourse; no fence shall be closer than thirty ofeet from the golf course lot line and no higher than 48 inches.

games" (located as spillway).

Insure that any metal roof is consistent with the aesthetics of the community.

DOCKS AND FLOATS REQUIREMENTS FOR APPROVAL REVISION JUNE 2000

Manufactured homes must be factory built to (HUD) Housing and Urban

Development standards and Federally inspected. : NOITINITED . 1.

This regulation applies to all structures commonly known as docks, floats, and semical bounds of the or the Mountactured homes, mobiles and traders will be permitted in

Divisions IV & V.

2. GOALS:

The primary goals of this regulation are to prevent encroachment by docks into style lake, to prevent docks from covering the shot line information and to enhance the aesthetic value of each dock. No docks are to be permitted to be preved by the Architectual Canada Lake Leprechau.

3. STRUCTURES, SIZE, AND ATTACHMENT:

All docks are to be of Styrofoam logs, with no railings of 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

One catespit beild que to when a state of the composition of the compo

4. FLOATS:

by the Club for the common use of all members affoats 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 1100

5th modiscretain this is a solution of the same to be a maximum of 20 feet in length. Only in those cases where shallow water exists the following phylogeness phylogeness are to be same to be length; of the same to be same to be same and along the same phylogeness are to be same and along the same phylogeness are to be same and along the same along the same and along the same and along the same and along the same along the same along the same and along the same along the sa

- a. A dock length of 40 feet absolute maximum or 36 inches of normal section 48 met ences maximum execution, whichever comes first tend 48 met ences are the section 48 met ences are the secti
 - b. Water depth will be measured to determine the permitted dock length projected from the normal high water shoreline.
- the dam spillway by adjusting actual lake level to the lake level gauge" (located at spillway).

- 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 Plock configuration is to be drawn on the application, and forwarded to the Architectural Committee for its decision.
- whose account is delinquent in excess of 60 days. The AZNOIGIADIXA that skied exhibition illiw: 2#maticin begittered exhigosphace the application on a sifter treed to rispection is made by a consequence is to be matically and the structure is placed in accordance villoutance. The lake timeries in the Cachardions of Restrictions. The lake Limerick Country Club, Inc. permit Calonations of Restrictions. The lake Limerick Country construction will not commence until inspection of form placement has been construction will not commence until inspection of form placement has been
- 1. Greenhouses are dimited to 250 square feet and are not for commercial use, storage space, or diving space to Norplastic film or sheeting is allowed pre-construction praceurem will not be accomplished.

GUIDELINES FOR TREES

2. Jake Limerick Country Club, Inc. will report to Equifax Credit Bureau of

- 1. Lots are not to be cleared. In general trees may be cut; howevery lots may not be cleared in preparation for planned or speculative future development. Clearing may recours as part of appermit for installation of a septic system, construction of a residence or other approved activity, and more of being permit.
- 2. All Wheneventreessare out, owithout oproper approval; or where they raise made construction for other permitted construction for other permitted cactivity; but ithat required in the permit, the Architectural Committee shall require a program of cleaning the lot of debris and generally correcting any odi adverse visual impact. To broad and construction of the permit of the permit account of the permit accounts and construction of the permit and permit accounts of the permit of the perm
- 1. Mold 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

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Lake Limerick Country Club, Inc. permits will not be issued to any member whose account is delinquent in excess of 60 days. The Architectural X Committee will issue construction permits prior to approving the application of for construction of any structure. Said permit will insure that a pre-construction inspection is made by a competent inspector who is to be cappointed 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 stacks of albits shall be prominently marked. If the corner stakes are not clearly visible, an inspection of or

GUIDELINES FOR TREES

2. Lake Limerick Country Club, Inc. will report to Equifax Credit Bureau of ton yadelinquent accounts: ed yant sent larened ut be eleated of ton accounts ed yant sent larened ut beared ed of ton account ed the property of the property of

4bam The Lake Limerick Country Clubp Inc. Board of Trustees has authorized the best in Executive Committee to terminate water service and apply appropriate service usual affects to member when accounts are delinquent for a period in excess of 90 lieds edays nor when an account fails to adhere to an existing payment planting you grisser or visiting payment planting your grisser or visiting your grisser or v

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.

1. stoN Vioszimor¶iavyd bsingqmosos addliw analq tnemyaqibədaildataavlwaylout nob 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 see a penalty of up to (40) forty times the regular permit fee for any particular projects.

- 2. Seginning 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

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

APPLICATION TO ARCHITECTURAL COMMITTEE

1.	OWNER	DATA:					
	DIVISIO	N	LOT	PHO	NE		
	LOT OW	NER & A	NDDRESS:				
			.55 (ii dillerent):				
2.			OR: (Please check all a	• • /			
a. □ New Residence (Complete Water Valve Request) b. □ Garage □ Storage Shed □ Fence □ Carport □ Deck □ Greenhouse □ Dock □ Other							
	b. □G	arage 🗆 S	Storage Shed 🗆 Fence 🗆	l Carport □ Deck □ G	reenhouse 🗆 Do	ock 🗆 Other	
	c. 🗆 C	learing, g	rading, septic system				
			change to existing struc				
			LAN OR COMPLETE F			S SHEET	
4. COMPLETE FOR NEW RESIDENCE, GARAGE, STORAGE SHED							
			on (Material, color, roofir				
	Main floo	or square	footage me (Manufacturer and A				
	Manufac	tured Ho	me (Manufacturer and A	.ge)			
5.	DESCRI	PTION O	F PROJECT				
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			Lake Limerick Country (ectural Committee Guide		s, Conditions an	a Resinctions and th	е
9	ive rilleli	CK AIGIIIL		#III 165.			
	- S	ionature	of Applicant (Owner of F	Record)		Date	
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			ork until this application				
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			on at least one week be			1	
A٢			OMMITTEE ACTION (C		• •	1)	
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			ew Residence (Includes	All New Flements S	Shown On Plot I	⊃lan)	
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	ERMIT NU		ISSUE DATE	PAID: CK#	CASH	AMOUNT \$	
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			REQUEST FOR INS	STALLATION OF WA	ATER METER		
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Ar	plication I		Division	n#:	Lot #·		
			needed (please give 30 d	lavs notice).			
	gnature of						

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.

