

**2097181 MASON CO WA**

08/07/2018 12:32 PM RESOL  
LAKE LIMERICK COUNTRY CLUB #116451 Rec Fee: \$103.00 Pages: 5



**Name and Return Address:**

Lake Limerick Country Club  
E. 790 St. Andrews Dr.  
Shelton, WA 98584

**Document Title(s)**

1. Lake Limerick Country Club Resolution 2018-1 Trailer/Recreational Vehicle (RV) Use on Lots Without Permanent Residences
- 2.

**Reference Number(s) of Documents Assigned or Released**

1. Lake Limerick Country Club

**Guarantee(s) (Last name first, then first name and initials)**

1. Public - Residents of Lake Limerick Country Club

**Legal Description**

Lake Limerick Divisions 1-5

**Reference Number(s) (Of documents assigned or released):**

**Assessor's Property Tax Parcel/Account Number:**

Division 1-32127-50-00001 to 32127-50-00207;  
Division 2-32122-50-00001 to 32122-50-00900;  
Division 3-32127-53-00001 to 32127-53-90015;  
Division 4-32127-54-00001 to 32127-54-00139;  
Division 1-32127-52-00001 to 32127-52-00900;

## Resolution 2018-1

### Trailer/Recreational Vehicle (RV) Use on Lots Without Permanent Residences

Whereas, prior to 2006 Lake Limerick Country Club (LLCC) Homeowners Association (HOA) policy was trailers/RVs used by members on "camping lots" (those without a permanent residence) had to be removed every year from November 16 to April 1, as stated in the Architectural Guidelines (revised 08/29/2002, printed 10/12/06) *"Travel trailer [sic], 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."*, and

Whereas, in 2006 the LLCC Board of Directors granted hardship permission to an ill member to leave their trailer over the winter, and

Whereas, in 2007 the Board Of Directors approved a one-year experiment aimed at allowing additional trailers/RVs to remain over the winter with a permit, and

Whereas, the experiment was allowed to continue as reflected in the 2010 draft revision to the Architectural guidelines *"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. Lot must be in compliance with Guideline #2. Winter Time Trailer Permits are required to keep trailers or recreational vehicles on lots without residences between November 15 and April 1. Only one trailer or recreational vehicle shall be allowed per lot during this period and shall not be used as winter storage, full time residence or covered with tarps"*, reflecting the Board's intent that the trailers/RVs would be used during the winter to allow members to use LLCC recreational facilities, and not just be stored on LLCC lots

Whereas, the BOD also placed conditions on the use of trailers with winter permits: the lot where the trailer was stored had to have water, power and a septic system; the trailer/RV had to be kept neat and clean and road worthy, including having a current registration; only one trailer/RV would be allowed per lot; members were required to use their trailers/RVs during the winter timeframe for occasional stays (considered 12-15 days per season minimum), not residency (15 or more days per month) or storage; failure to comply with these requirements could result in fines, and

Whereas, in 2016 upon recommendation of the Architectural Committee the Board of Directors also required holders of winter trailer permits to sign in to demonstrate use, and

Whereas, as evidenced during the past several years, trailers left on camping lots and not used regularly become attractive nuisances for burglary, vandalism and even arson, and can deteriorate and become neighborhood eyesores incapable of being moved and therefore violating the Declarations of Restrictions for all Divisions, and

Whereas only 12 LLCC members received winter permits in 2016-2017, with all failing to comply with the sign-in/use requirements, and

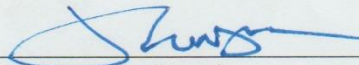
Whereas, during winter 2017-2018 on one day at least 10 unpermitted trailers were counted by LLCC security in two Divisions, and

Whereas the Board of Directors in 2017 voted to rescind the winter trailer policy, thus returning to the policy existing prior to 2006, and

Whereas several members objected saying there had been insufficient warning about the change in policy, and that they had encountered difficulties in finding the sign-in sheets during the 2016-2017 winter, in response to which the Board of Directors allowed a limited number of members who had previously had permits and who had already applied for permits to be exempted from the re-instated winter trailer removal policy for one more year, and

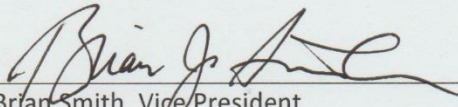
Whereas, only six (6) members applied for winter permits and only two (2) complied with the use and sign-in requirements during winter 2017-2018,

Now therefore be it resolved that the LLCC Board of Directors reestablishes the pre-2006 policy regarding trailers/RVs and further directs the next revision to the Architectural Guidelines include the following wording: *"Travel trailers, campers, recreational vehicles and tents will be allowed for use by owner/members between April 1 and November 15 in any given year on lots without a permanent residence. They will also be allowed at other times for use by members constructing residential dwellings 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"*.

  
\_\_\_\_\_  
Paul Wagner, President

8/7/18  
\_\_\_\_\_  
Date

Lake Limerick Country Club Board of Directors

  
\_\_\_\_\_  
Brian Smith, Vice President

8/6/18  
\_\_\_\_\_  
Date

Lake Limerick Country Club Board of Directors

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officer this 23 day of August

Lake Limerick Country Club, INC

BY: *[Signature]*

PRESIDENT

Signer, title of office

STATE OF WASHINGTON )

) ss.

COUNTY OF MASON )

On this 7 day of August, personally appeared (Paul Wagner), personally known by me to be the (President) of Lake Limerick Country Club, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute the said document.

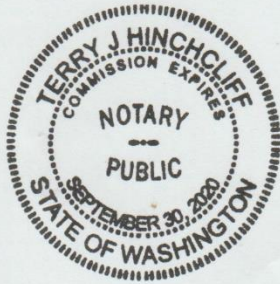
WITNESS my hand and official seal this 7 day of August 2018.

*Terry J Hinchcliff*

PRINT NAME: Terry J Hinchcliff

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, residing in Shelton

My commission expires: 9-30-2020



IN WITNESS WHEREOF, said corporation has caused this instrument to be  
executed by its proper officer this 6<sup>th</sup> day of August 2018

Lake Limerick Country Club, INC

BY: Brian J. Smith, vice president  
Signer, title of office

STATE OF WASHINGTON )  
  ) ss.  
COUNTY OF MASON )

On this 6 day of August, (Brian Smith), personally known by me to be  
the (Vice President) of Lake Limerick Country Club, for the uses and purposes  
therein mentioned, and on oath stated that he/she was authorized to execute the  
said document.

WITNESS my hand and official seal this 6 day of August 2018.



Terry J. Hinchcliff  
PRINT NAME: Terry J. Hinchcliff  
NOTARY PUBLIC IN AND FOR THE STATE OF  
WASHINGTON, residing in Shelton  
My commission expires: 9-30-2020