

Lake Limerick

COUNTRY CLUB

LAKE LIMERICK COUNTRY CLUB

ARCHITECTURAL COMMITTEE HANDBOOK

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RESOLUTION NO. 2006 – 01

Architectural Committee

This Resolution sets out the purposes, authority, makeup and operating procedures of the Lake Limerick Country Club Architectural Committee.

1. **Purposes.** The Architectural Committee has three primary purposes, all centered on service to the members of the Association:
 - to review, and recommend to the Board, approval, disapproval or conditional disapproval of applications for permits for projects involving changes to the platted lots, common areas, and any other real property within the jurisdiction of the Association. Such projects include but are not limited to grading, tree cutting, and construction of residences, docks, fences, and so on;
 - to review and investigate complaints of lot condition requirement violations, such as construction without a permit, storage of junk and garbage and the like, and recommend accordingly to the Board of Directors; and
 - to identify circumstances that would benefit from a general rule, investigate these circumstances, and recommend such rules to the Board.
2. **Authority.** The Architectural Committee does not have the authority to act for the Board with respect to any final decisions; rather, it recommends to the Board based on its investigations, experience and deliberations. The Board may or may not accept such recommendations in whole or in part. The Architectural Committee does have the authority to make such investigations and recommendations to the Board. Because the Architecture Committee does not have the final authority to act; the recorded restrictive covenants provide that any application for approval that is submitted, and not acted on within 20 days, is automatically approved; and the Board meets only once per month on a regular basis; all applications to the Architectural Committee are automatically denied, pending consideration by the Board. Any member who believes that an emergency exists so that more immediate attention must be given to an application (not to include the mere failure to submit the application earlier so it could be considered in the regular course of events), must bring this concern to the Chair of the Architectural Committee, or if not available, to the President of the Board, as soon as possible.
3. **Makeup.** The Architectural Committee shall consist of one Chair, who is appointed, and serves at the pleasure of the Board; and additional members, who have petitioned the Architectural Committee for appointment to the Committee, have attended three meetings as a guest over a six-month period and have subsequently been approved by the Architectural Committee. The Board or the Architectural Committee may also terminate the membership of any of the general members of the Architectural Committee, at its discretion. Only Association members in good standing may serve as Architectural Committee members, although any actions that may be taken by the Architectural Committee while a member who is not in good standing is serving on the committee are not subject to challenge for that reason.
4. **Operating Procedures.** The Architectural Committee shall operate pursuant to procedures that are fair and reasonable. It shall create and make a readily-accessible record of systems for its operation, which shall include processes, timelines, assignment of responsibilities, accountability and forms, as well as other procedures that are beneficial to the work of the committee.

These shall include systems for the processing of applications for permits, responses to complaints of property condition violations, recommendations to the Board for adoption of new rules, coordination with legal counsel and the conduct of meetings.

Robert's Rules of Order, or other mechanical rules of procedure, shall not apply to any of the process and procedures of the committee; rather, the committee shall proceed in all ways reasonably and fairly, with concern not only for the rights of the general membership to enforcement of the applicable rules, but also for the rights of individual members to a process that affords them respect as members, gives them a reasonable chance to participate in the process, and fairly considers their positions.

GENERAL RESTRICTIONS

1. No building, garage, patio, outbuilding, mobile home, trailer, fence or other structure shall be constructed, erected, altered, remodeled, placed, maintained, or be permitted to remain on said Tract or any portion thereof, unless and until three complete sets of plans and specifications therefore, including finished grading plans, plot plan showing location of such structure on the building site, floor and roof plan, exterior elevations and color schemes shall have been submitted to and approved in writing, by Lake Limerick Country Club. (Reference: Div 1-IV(A)a; Div 2-Va; Div 3-Va; Div 4-Va; Div 5-Va)
2. Lake Limerick Country Club shall have the power and authority to approve or disapprove the plans and specifications; and approval of said plans, specifications and plot plan may be withheld not only because of noncompliance with any of the specific conditions and restrictions constrained 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. Lake Limerick Country Club may, if it so desires, adopt rules governing its procedures for approval or disapproval of such plans and specifications. (Reference: Div 1-IV(A)B; Div 2-Vd; Div 3-Vd; Div 4-Vd; Div 5-Vd)
3. The approval of the Lake Limerick Country Club of any plans or specifications submitted for approval as herein specified for use on any building site shall not be deemed a waiver by it of its right to object to any of the features or elements embodied in such plans and specifications, if or when the same features or elements are embodied in any subsequent plans and specifications submitted for approval as herein provided for use on other building sites. (Reference Div 1-IV(A)c; Div 2-IVc; Div 3-IVc; Div 4-IVc; Div 5-IVc)
4. If Lake Limerick Country Club fails to approve or disapprove such plans and specifications and plot plan within a reasonable time after said plans, specifications and plot plan have been submitted to it, it shall be presumed that it has approved said plans, specifications and plot plan as submitted. If after such plans and specifications and plot plan have been approved, the building, fence, wall or other structure shall be altered, erected or maintained upon the lot or building site otherwise than as approve by Lake Limerick Country Club having been obtained as required by this declaration, and Lake Limerick Country Club shall have the power to require correction for the irregularity or, or enter in, and correct same, and bill for necessary series. (Reference Div 1-IV(A)d; Div 2-IVd; Div 3-Vd; Div 4-Vd; Div 5-Vd)
5. Before starting any construction, clearance must also be secured from the appropriate Mason County, Washington State, and other governing bodies. (Reference Div 1-IV(A)e; Div 2-Ve; Div 3-Ve; Div 4-Ve; Div 5-Ve)

RESTRICTIONS COMMON TO ALL DIVISIONS

1. The owner of each lot shall keep it clear of all weeds and rubbish and do all other things necessary to keep the premises neat and in good order. In the event of default of this rule the club reserves the right to enter the property and remove all weeds and rubbish and the expenses thereof shall become due and payable from the owner to the club within five days after written demand. If not paid, said charges may be foreclosed as a lien against the lot and lot owner shall be responsible for costs and reasonable attorney fees. (Reference: Div 1-VIII; Div 2-X; Div 3-X; Div 4-X; Div 5-X)
2. No lot shall be used for the purpose of mining, quarrying, drilling, exploring or taking or producing there from, water, oil, gas, or other hydrocarbon substances, minerals or ores or 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)
3. 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)
4. 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)
5. No lot in Lake Limerick may be subdivided EXCEPT
 - . 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.
 - . Where in the opinion of the Lake Limerick Country Club the division of a lot would not be detrimental to a neighboring lot. (Reference: Div 1-IV(B)a; Div 2-VIa; Div 3-VIa; Div 4-VIa; Div 5-VIa)
6. Lake Limerick Country Club 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-IV(B); Div 2-VII; Div 3-VII; Div 4-VII; Div 5-VII)
7. Outside fires may be built only if permitted by the governing authorities of Mason Country and the Forest Service, or Department of Natural Resources. (Reference: Div 1-IV(B)m; Div 2-VIm; Div 3-VIm; Div 4-VIm; Div 5-VIm)
8. 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-IV(B)b; Div 2-VIb; Div 3-VIb; Div 4-VIb; Div 5-VIb)
- 9.
10. 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-IV(B)k; Div 2-Vik; Div 3-Vik; Div 4-Vik; Div 5-Vik)

10. A shed, tent, garage, trailer, or other outbuilding may be used as a residence temporarily or permanently with the approval of Lake Limerick Country Club. (Reference Div 1-IV(B)f; Div 2-VIf; Div 3-VIf; Div 4-VIf; Div 5-VIf)
11. 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 Lake Limerick Country Club. 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)
12. 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-IV(B)d; Div 2-Vic; Div 3-Vic; Div 4-Vic; Div 5-Vic)
13. Until January 1, 1975, no person except the club shall erect or maintain any part of Lake Limerick or any lot or building site, any sign advertisement or Billboard, or other advertising structure of any kind, except that an owner may place his own "For Sale" sign on his property, and a builder may place his sign during construction and subsequent offer for sale. Signs may be placed upon business buildings; Lake Limerick Country Club will approve the type and number of signs. (Reference: Div 1-IV(B)h; Div 2-VIh; Div 3-VIh; Div 4-VIh; Div 5-VIh)
14. No fence, wall, or hedge shall be erected upon any of said lots in such locations or at such heights as to unreasonable 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 fifty feet from golf course lot lines. (Reference: Div 1-IV(B)I; Div 2-Vii; Div 3-Vii; Div 4-Vii; Div 5-Vii)

SPECIFIC RESTRICTIONS BY DIVISIONS

DIVISION 1

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 Lake Limerick Country Club. No building shall be erected nearer than 25 feet from street lot lines and must maintain sidelines of 5 feet. On lake or stream (Cranberry Creek only) lots, no building, or structure shall be erected, located or maintained nearer than 50 feet from the lake front lot lines. (Reference: Div 1-IVe)

DIVISION 2

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 Lake Limerick Country Club, with the following exceptions:

| | |
|--------------------------------|-------------------|
| Lots 249 through 267 inclusive | 720 min. sq. feet |
| Lots 268 through 304 inclusive | 800 min. sq. feet |
| Replat of Division 2 | |
| Lots 1 through 24 inclusive | 800 min. sq. feet |
| Lots 25 through 32 inclusive | 720 min. sq. feet |
| Lots 33 through 36 inclusive | 800 min. sq. feet |

No building shall be erected nearer than 25 feet from street lot lines and must maintain sidelines of 5 feet. On lake or stream (Cranberry Creek only) lots, no building, or structure shall be erected, located or maintained nearer than 50 feet from the lake front lot lines. (Reference: Div 1-IVe)

DIVISION 3

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 Lake Limerick Country Club, with the following exceptions:

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

(Reference Div 3-Vie)

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

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

Declarant has constructed a dam and lake in Division 3 to be known as Lake Leprechaun. This lake and dam will be deeded to the Lake Limerick Country Club, Inc., who will continue to maintain same. This lake will be limited to rowboats, canoes, fishing and swimming. No power boats will be permitted. No docks will be permitted. Structures or swimming floats, if any, must be approved by Lake Limerick Country Club. This privately owned lake will be used for Lake Limerick lot owners and their guests. (Ref Div 2-IVd; Div 3-IVd; Div 4-IVd; Div 5-IVd)

DIVISION 4 & 5

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 Lake Limerick Country Club.

No building shall be erected nearer than 30 feet from street lot lines and must maintain sidelines of 5 feet. On lake lots, no building, or structure shall be erected, located or maintained nearer than 50 feet from the waterfront lot lines – EXCEPT that on uncovered porch may extend an added 8 feet toward the lake lot lines. (Reference: Div 4-VId; Div 5-VId)

GUIDELINES COMMON TO ALL DIVISIONS

1. Stream lot line setbacks of 50 feet apply only to Cranberry Creek.
2. Septic systems as specified by the Thurston/Mason Department of Health shall be installed and connected to all approved permanent dwellings, approved temporary buildings, travel trailers, tents and campers. Travel trailers and campers with holding tanks may be permitted.
3. Travel trailer, campers and tents will be allowed by owner/members between April 1 and November 15 in any given year. (See Attachment A for Winter Storage Permit) 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.
4. The term "Setback" as used in reference to a home is the front or street side (address of lot) not the lake or golf course side. In the case of a corner lot, non front side shall have a minimum of 20 foot setback. The setback shall be measured to foundation of structure.
5. A Lake Limerick Country Club 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.
6. See Attachment "B" for alternative energy.
7. 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.
8. Cutting trees requires removal of felled trees and debris because of fire hazard.
9. An architectural permit is required if repair or replacement exceeds more than one half of the existing structure.
10. Derelict vehicles are declared to be rubbish. The owner of each lot shall keep it clear of derelict vehicles. In the event of default of this rule the club reserves the right to enter the property and remove derelict vehicle(s) and the expenses thereof, shall become due and payable from the owner to the club within 5 days after written demand. If not paid, said charges may be foreclosed as a lien against the lot and the 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 Lake Limerick Country Club.
11. Owners of permanent residences may store one recreational vehicle on the lot their home is on or adjacent property they own. The recreational vehicle must not be used for additional living quarters and must be capable of being moved.

GUIDELINES SPECIFIC TO LAKE FRONT LOTS

1. No fertilizer may be applied closer than 20 feet to a lake or stream front lot line.
2. Any activity, such as grading or clearing that will increase erosion into a lake or stream must comply with all applicable Federal, State, County, and Shoreline regulations.
3. Travel Trailers may not be parked closer than 50 feet to the Lake.

GUIDELINES SPECIFIC TO GOLF COURSE LOTS AND GREENBELTS

1. Permanent access to the Mason Lake Road through greenbelts for driveways, paths, etc. is denied. Within greenbelts, no activity will be permitted without the specific approval of Lake Limerick Country Club.
2. Prior to any work done on golf course property, approval from the Greens committee, and then Lake Limerick Country Club is needed.
3. Owners of lots adjoining the golf course may apply for a permit to clear brush and cut trees on golf course property. Approval shall balance the need for a view with the need to screen golfers from private property.

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

1. A permit is required for construction of a lavatory building. Lavatories must be connected to a septic system approved by the Mason County Health Department.
2. A storage building may be combined with a lavatory.
3. On undeveloped lots the maximum size of storage sheds and/or lavatory buildings shall be 200 sq. feet.
4. Storage sheds shall be limited to one story no more than twelve feet (12) in exterior height.
5. Temporary covers consisting of metal/plastic poles with a canvas, metal or plastic top shall require an Architectural permit (as approved by the Board of Trustees, September 18, 1998) and must be inspected and reapproved every 2 years with a \$5.00 fee.

GUIDELINES FOR MODULAR AND ON-SITE CONSTRUCTED HOMES

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

GUIDELINES FOR MANUFACTURED HOMES

1. Manufactured homes must be factory built to (HUD) Housing and Urban Development Standards and federally inspected.
2. Manufactured homes, mobiles and trailers will not be permitted in Divisions 1, 2, or 3. Manufactured homes, mobiles and trailers will be permitted in Divisions 4 & 5.
3. One manufactured home, mobile or trailer will be permitted on any single lot. Age (1 through 5 years) and type of manufactured home, mobile or trailer must be inspected and approved by the Architectural Committee before placement at Lake Limerick Country Club.
4. A manufactured home, mobile or trailer older than five years will not be approved for placement at Lake Limerick Country Club.
5. Skirting must match exterior décor of home, and be in place within 60 days of home placement.

GUIDELINES FOR SIGNS

1. One campaign poster will be allowed of a size not to exceed sixteen nine square feet on lot owner's property; must be removed ten five days after election.
2. No commercial advertising signs (that advertises a business) are allowed on Lake Limerick property, or private property, without permission by the Architecture Committee.
3. Lot owners will be allowed up to two for sale signs.

GUIDELINES FOR FENCES

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

GUIDELINES FOR A METAL ROOF

1. Metal roofs must be approved by Lake Limerick Country Club, being careful to ensure that any metal roof is consistent with the aesthetics of the community.

DOCK AND FLOATS --- REQUIREMENTS FOR APPROVAL

Refer to Attachment "C"

GUIDELINES FOR GREENHOUSES

1. Greenhouses are limited to 250 square feet and are not for commercial use, storage space, or living space.

GUIDELINES FOR TREES

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

PENALTIES

1. When a project is begun that is subject to permit application processes but no permit application approval is requested, or work is done or commenced prior to approval, or work is undertaken that is beyond the scope of approval, Lake Limerick Country Club 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 3 of GUIDELINES COMMON TO ALL DIVISION, along with additional fees up to \$5.00 per day until the vehicle is removed.
3. The violator may appeal a determination of Lake Limerick Country Club to the Hearing Committee within thirty-one (31) days of determination date. The decision of the Hearing Committee shall be final. Any penalties assessed in this matter shall be paid within fourteen (14) days of the final determination, or shall constitute a lien against the lot(s) involved.

GUIDELINES FOR RESTRICTING PERMITS

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

LAKE LIMERICK COUNTRY CLUB, INC.
790 East Saint Andrews Drive, Shelton, WA 98584
Phone (360) 426-3581, Fax (360) 426-8922, email: lakelim@hctc.com

Application to Architectural Committee
Winter Time Trailer Permit
Season: _____

Owner Data

Division _____ Lot _____ Phone _____ Alternate Phone _____
Name (printed) _____
Address of LL Lot _____
Mailing address (if different) _____
Trailer _____ Model _____ Year _____

Attach copy of current year registration

I (we) request to keep my (our) recreational vehicle on my (our) lot past the November 15th date and shall abide by the winter time trailer requirements as set forth by LLCC Architectural Committee.

I verify by signing this permit that I (we) have a septic tank, water, and power on the lot. The lot and trailer/recreational vehicle shall be kept neat and clean in appearance over the winter season. The trailer shall be kept road worthy and with current tabs.

Only one trailer or recreational vehicle shall be allowed per lot during the period of November 15 – April 1. Vehicles shall not be covered with tarps.

This request is for active member status only. Members shall be required to use their trailer and or recreational vehicles during this time frame. For occasional stays only, not trailer winter storage and not full time residence. Occasional stays are considered to be 12-15 days per season minimum. Full time residence is considered 15 days or more per month.

I agree that if I show no activity I will be in non-compliance and subject to removal of the trailer/recreational vehicle. I understand that fines will be levied for noncompliance. In receiving this permit, I understand that I must sign in personally at the office, golf course or Blarney Room when I am at Lake Limerick using my RV over the winter, and that I must show photo id and include my Division and Lot number.

A permit fee of \$25.00 is required at the time of application.
Permit must be placed in a location that is easily visible from the street.

Signature _____ Date _____

LLC Architectural Committee Approved Denied

Signature _____ Date _____

Updated 11/2016

**Winter Time Trailer Permits Discontinued Effective
November 15, 2017**

Lake Limerick Homeowner’s Association recognizes the economic and environmental benefits of its members using alternative sources of energy, such as wind and solar power. At the same time, the Association must also protect the views and quality of life of all members from nuisance conditions that can be created by the construction and operation of

any primary and appurtenant structures on Lake Limerick lots, as provided in the CCRs. These guidelines are intended to help owners of Lake Limerick lots design, build and operate alternative energy systems consistent with the intent of the CCRs.

Definitions:

1. “**Solar panel**” describes two types of devices that collect energy from the sun:
 - . Solar photovoltaic modules use solar cells to convert light from the sun into electricity.
 - . Solar thermal collectors use the sun’s energy to heat water or another fluid for space heating or water heating purposes.
2. A wind energy device or wind turbine is a rotating machine which converts the energy in wind into mechanical energy. If the mechanical energy is used directly by machinery, such as a pump or grinding stones, the machine is usually called a windmill. If the mechanical energy is converted to electricity, the machine is called a **wind generator, wind turbine, wind power unit (WPU), wind energy convener (WEC), or aero generator**. Wind turbines are generally mounted on poles high enough to get uninterrupted access to prevailing winds.

Guidelines:

1. The construction of residential alternative energy facilities (e.g. wind power generation and solar heating and electric devices) is subject to the general provisions of the LLCC CCRs, and all requirements of Mason Country and the State of Washington.
2. Solar heating or power generation facilities shall conform to the general construction and aesthetic consistency restrictions of the LLCC CCRs and shall not cause a nuisance to neighbors and LLCC residents, aviation or wildlife.
3. Solar power nuisance conditions can include but are not limited to:
 - . Framing materials, or standalone structures not compatible in shape, materials and color with other structures on the property flare from solar collectors
 - . Roof top or standalone structures interfering with neighbors views
4. Wind power generation nuisance conditions can include but are not be limited to:
 - . Excessive noise due to normal or damaged operating conditions
 - . Visual intrusion into scenic (including lake or golf course) views
 - . Damage to wildlife
 - . Risk of property damage or risk to human health due to falling towers or supports

Application Contents:

1. In addition to the ordinary permit application requirements of the LLCC CCRs, applications for residential **solar heating or electrical generation** facilities shall include:
 - . If to be installed on residence or appurtenant structure, **elevation drawings or retouched photographs** (photos carefully marked with a felt tip pen, etc.) depicting roughly what the finished installation will look like.
 - . **Brochures** or other illustrations indicating the **shape, size, framing colors and reflectivity** of the solar devices to be installed.
 - . A statement that the devices will not cause a nuisance to LLCC residents due to glare or other problems once installed and in operation.
- 2.

3. Permit applications for **small wind energy devices** shall conform to all LLCC CCR permit requirements and, in addition, conform to and provide the following:
 - ▯ . **Tower height, setbacks, views** (retouched site location photos showing tower location and height, turbine design), **guy wire locations, projected noise levels, proposed repair lay down area** contained on the owner's property and indicated on a plot plan, and **design safety requirements**.
 - ▯ . Notification of the project to **neighbors within 300 feet** of the property on which the system will be located, including their right to comment to the Architectural Committee and the Board of Directors.
 - ▯ . Tower height **not to exceed 65 feet**,
 - ▯ . **Noise not to exceed 60 decibels** at the nearest residence
 - ▯ . Compliance with applicable state and local building codes with design certification by a qualified professional.
 - ▯ . A statement that the devices will not cause a nuisance to LLCC residents due to noise or visual intrusion once installed and in operation.

Alternative Energy Guidelines approved by the Board of Directors June 20, 2009

LAKE LIMERICK COUNTRY CLUB DOCK AND FLOAT GUIDELINES

DEFINITION:

This guideline applies to all structures commonly know as docks, floats, wharves.
(deleted to be called docks hearin)

GOALS:

The primary goal of this guideline is to prevent encroachment by docks into the lake, to prevent docks from covering up the shoreline more than necessary, and to enhance the aesthetic value of the lakefront.

STRUCTURE:

1. Any material that is used shall not contaminate the lake.
2. Treated wood may be used as long as it is dry-cured for at least 10 days and is clean, dry and free from oil residue.
3. Polyethylene covered buoyancy blocks may be used.
4. Closed cell floatation buoyancy blocks may be used (blue Styrofoam).
5. A freestanding aluminum frame system may only be used on Lake Limerick, but the base of the dock platform should not sit higher than 24 inches above the normal summer water depth.
6. Not allowed:
 - . Creosote treated wood shall not be used
 - . Opened celled buoyancy blocks shall not be allowed.
 - . Buoyancy blocks wrapped in plastic shall not be allowed.
 - . Fire hose used for bumpers shall not be allowed.

SIZE:

1. Docks shall be no more than 294 square feet in total size on Lake Limerick or 140 square feet in total size on Lake Leprechaun, including the walkways.
2. Acceptable configurations for all new docks and rebuilt docks will be "L", "T", or "Straight".
3. When the "L" or "T" configuration is used, the overall portion parallel to the shore shall not exceed 16 feet on Lake Limerick or 10 feet on Lake Leprechaun. *See exceptions for shallow water.*
4. When using the "L" or "T" configuration, the maximum float platform will be a rectangle 10 x 16 and/or no larger than 160 square feet on Lake Limerick. On Lake Leprechaun, the maximum float platform will be a rectangle 10 x 10 and/or no larger than 100 square feet. *See exceptions for shallow water.*
5. No dock component is to exceed 20 feet in length on Lake Limerick, measuring from the shoreline and extending into the lake. On Lake Leprechaun, the overall float not exceed 18 feet in length, measuring from the shoreline and extending into the lake. *See exceptions for shallow water.*
6. Exceptions of dock length:
 - . Docks, that because of their length or location would obstruct boat traffic and recreational use.

- . Only in cases where shallow water exists may the following apply:
 - 6.b.i. A dock length of 40 feet maximum or 36 inches of normal summer water depth, whichever comes first, on Lake Limerick. On Lake Leprechaun, a float length of 30feet maximum or 24 inches of normal summer water depth whichever comes first.
 - 6.b.ii. Water depth will be measured to determine the permitted dock length projected from the normal summer water shoreline.

LOCATION AND ATTACHMENT:

1. All docks must be at least 10 feet from the side (or projected side) lot line into the lake.
2. All docks shall be attached to the shore with a walkway.
3. No walkway will be more than 8 feet wide or less than 4 feet wide.
4. Suitable anchorage is required such as:
 - . A foundation or footing on the shore, with suitable reinforcement and setback to prevent slippage or undercutting the shore.
 - . Anchors may be placed in the lake.
 - . Galvanized pipe, not to exceed 3.5 inches in diameter, which is not to be higher than 36 inches above the dock deck when measured at normal summer water depth. White poly pipe may be used over the galvanized pipe, but shall not exceed the height limits for galvanized pipe.
5. The surface of the floating structure shall be a minimum of 8 inches above the surface of the water.

OTHER STRUCTURES:

1. No permanent structure(s) are allowed on the dock that obstructs the view.
2. No railings are allowed.
3. Boathouses are not allowed.
4. Boat lifts:
 - . May be allowed on Lake Limerick only, on a case-by-case basis, and shall be determined by the criteria used on obstructing the neighbors view.
 - . A 10 foot lot line set back is required.
 - . No farther out from the shoreline than what is allowed for a dock.
 - . No canopy, awning or cover is allowed.
 - . The boats raised elevation shall be no more than 3 inches from the keel to the lake water.

MAINTENANCE:

1. All dock owners will perform routine maintenance in such a manner that dock materials or components are not introduced into the lake, including:
 - . Ensuring no vegetation growth.
 - . Ensuring sufficient floatation to maintain horizontal stability.
 - . Safe anchorage without the need for ropes.
 - . No visibly deteriorated or rotten components.
 - . No loose boards or floatation.

- . No loose or hanging dock material.

APPLICATIONS:

1. All new and replacement docks need a Lake Limerick architectural permit.
2. A replacement dock is considered major repair or rebuild work performed on an existing dock. This is including, but not limited to, replacing floatation blocks, decking, side boards, ramps, etc. or changing the physical dimension of the dock.
3. All architectural applications will be reviewed for compliance with the goals as set forth.
4. The Lake Dam Committee will screen every application prior to action by the Architectural Committee. The dock configuration is to be drawn on the application, stating the materials used, the type of floatation blocks, anchorage method and the location of the dock, on the lot, including the distance from the lot side line.
5. Every application will be considered on a case-by-case basis.

FLOATS:

1. No unattached floats shall be allowed in Lake Limerick, except any maintained by the Lake Limerick Country Club for the common use of all members.
2. Floats are allowed in Lake Leprechaun as an alternative to a dock, provided they extend no further into the lake than 18 feet from the summer water line and are a maximum of 100 square feet, with no dimension larger than 10 feet.

Lake Limerick Country Club Resolution Regarding Domestic Pets

1 The declaration of Restrictions provide with respect to animals as follow: 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 domesti cats, dogs and birds may be kept as howehold pet upon said tract provided that they are not kept, bred or raised thereon for commercial purposes or in unreasonable quantity. The actual number permitted may be determined by the Architectural Committee. Declaranat my establish stables for the benefit of lot purchasers for the operation of riding stables.

The Architectural Committee has determined that three, total house hold pets are a reasonable quantity.

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

3. The following actions of pets, including in particular dogs and cats are violations, and their owner will be held strictly liable for the same,
 - a. Interfering with the proerty of others, including particularly tipping over garbage cans, digging in lawns, defecating on the property of other.
 - b. Biting or close-range threatening of people and/or other animals that are in a place where they have a lawful right to be.
 - c. Running in packs