



ASSOCIATION CONSTRUCTION RULES & REGULATIONS

The Architectural Review Committee (ARC) approves projects requested by a homeowner to ensure that the project(s) comply with the existing rules as defined in the Covenants Conditions and Restrictions (CC&R's) adopted by Lake Entiat Estates HOA. Lake Entiat Estates and the ARC do not research applicable County, City or State requirements – therefore it is the applicant's responsibility to ensure that all County, City, State and Federal codes, as well as requirements for setback and right of ways are complied with and that the proper permits are obtained. The verification of property lines is the responsibility of the individual homeowner when constructing any project. Approval of this request is conditioned on the applicant's compliance with all County, City, State, and Federal regulations and requirements.

The Association construction rules & regulations apply to both New Construction, Addition & Remodel Construction.

The following items must be observed during your construction:

- Approval of all plans by the Architectural Review Committee, and Lake Entiat Estates HOA. The approval remains valid for 1 year from the date of issuance.
- The construction start date must be clearly identified and a required completion will be established based on that. Any changes to the start date must be communicated to the HOA.
 - For New construction, the start of construction (commencement of construction) is defined as breaking ground for foundation.
 - For Remodel construction, the start of construction (commencement of construction) is defined by the start date identified on the approved application.
- Commencement of construction prior to ARC approval will result in a fine. If a second notice to comply is required, the fine will increase. See General Fee and Fine Schedule for specifics
The Architectural Review Committee (ARC) may monitor the construction process and reserves the right to come onto the lot to confirm compliance. The ARC also reserves the right to require that modifications be made in the event that a violation of the covenants is identified.
- Should a complaint be received regarding a possible covenant violation: both the member issuing the complaint and the member constructing the home will be contacted regarding the complaint. If the complaint is found as valid, the member constructing the home will be responsible for any and all expenses related to bringing the home into compliance. If a complaint is found to be invalid, the member issuing the complaint will be responsible for any and all expenses incurred in the resolution of the complaint.
- For all new construction, a formal survey by a licensed professional must be submitted to the HOA with the initial application and request for approval. All property survey markers identified in the plans, must be in place throughout the entire building process.
- Exterior colors are to be consistent, compatible, and harmonious with the desert color scheme currently being used for new homes within the community.
- The clubhouse is not available for contractor's use. You are required to furnish a portable toilet during the project. Any portable toilet must be removed from the property within 12 months of the start date of construction. The Board of Directors may allow one (1) extension of nine (9) months if requested.
- Property must be kept neat in appearance, no garbage piling up, during construction. The Association trash compactor is not to be used for disposal of construction materials. See General Fee and Fine Schedule for specifics.



Lake Entiat Estates

- As per Section 10 of the Association's Covenant, all construction must be complete as to the external appearance, including external finish within nine (9) months from the date of the start of construction. One extension of the building period of four months may be approved by the Architectural Review Committee of the Association. Any additional extensions of the building period must be approved by the Board of the Association.
- Douglas County Codes and Ordinances are the minimum. The Lake Entiat Estates' rules and regulations may exceed those of Douglas County. These include but are not limited to the following:
 - Noise Ordinance: 11pm-7am
 - Do not use the paved "road" as reference for setbacks. Be aware, the County/or Association owns a 60' right of way which is rarely represented by the visible "road".
 - Roof overhangs, stairs or decks may not fall within the setback areas.
 - Building height from the highest point on the lot as measured from the natural grade (CC&R, section 1.11, Height Restriction) may not exceed 22 ft.

***Please note that Association Requirements may be different from Douglas County Building Requirements.**