YOUR HOMEOWNER'S ASSOCIATION PROPERTY IMPROVEMENT HANDBOOK

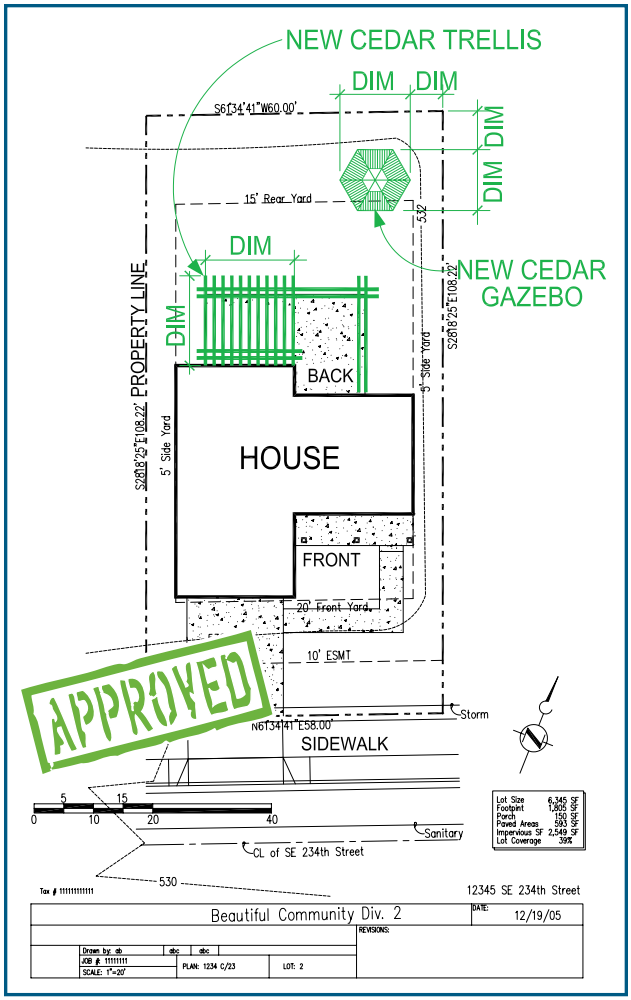
Property Improvement Memo: PIM-13

Gazebos and Add-on Structures Application Requirements

The following Property Improvement Memo has been provided to assist Homeowners in preparing property improvement applications to the Association. It lists information which must appear on submitted applications.

Illustration 1

See Definitions for Site Plan.
The Sample Site Plan below shows additional information needed, in green, for application of gazebos and add-on structures.



Application Requirements

- Completed Application Form
- Site Plan–Please, use site plan of your actual property provided by your Developer/Builder as basis for application.

Please add to the Site Plan:

- Drawing of proposed location of add-on structure.
- Setbacks and structure dimensions indicated.
- Location, size, materials and design of the structure.
- Photographs and manufacturer information if pre-fabricated.
- Architectural drawings if not prefabricated.
- Elevations and plans of proposed structure.
- You may be required to provide additional information, including a professional survey, to meet specific requirements of the Property Improvement Committee.
- We urge you to not begin construction until you receive all of the appropriate approvals.

Notes

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Examples NOT Recommended

Figure B

Configurations NOT RECOMMENDED

You, the applicant, have the sole responsibility for ensuring full compliance with setbacks, easements, permits, fees, ordinances and restrictions associated with the modification of your property. Washington law requires you to "Call Before You Dig", prior to any digging or excavation to protect you and underground utilities (www.callbeforeyoudig.com, 1-800-424-5555) Approval by Property Improvement Committee does not constitute approval by any other jurisdiction, regulation or restriction.
You, the applicant, have the responsibility to submit for PIC approval even if your proposed improvement follows the requirements described in this Property Improvement Handbook.

Notes

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Gazebos and Add-on Structures Construction Requirements and Recommendations

Figure A

Configurations RECOMMENDED

Construction Requirements:

- You must seek a PIC approval for all add-on structures including, but not limited to, greenhouses, sunrooms, gazebos, cabanas, trellises and screened porches.
- Roofing shall match or complement that of the residence.
- Maximum exterior height is 10 feet.
- All exterior freestanding structures as well as trellises attached to the house shall maintain proper drainage on the site. Homeowner is required to provide detailed runoff and drainage patterns created as a result of the new structure.
- If electrical service to a gazebo or cabana is desired, it must be supplied underground. No overhead electric wires are permitted. Electrical service to exterior structure requires a permit from your local jurisdiction.

Construction Recommendations:

- Freestanding gazebos, trellises, cabanas and other similar enclosures should match the color of the residence or be constructed of natural wood.
- Size of add-on structure should be appropriate for your lot.
- Trellis may be either freestanding or attached to the exterior of the house. The size and design of the trellis should complement the scale of the residence and its elements must correspond with elevation of the home.
- Roofed structures and concrete pads may be considered part of the impervious surface, depending on their location.
- Consideration should be given to minimizing the views of gazebos, trellises and cabanas from decks, patios and windows of adjacent lots.