

# Rules & Regulations

## A Compilation of Rules and Regulations

April 8, 2006

### *Land Use Restrictions*

#### **Section A. Buildings:**

1. No building, fence, wall or other structure shall be commenced and/or erected upon any Platted Residential lot or the Common areas or any part thereof, nor shall any exterior addition to, or change or alteration therein, be made until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted and approved in writing as to the Architectural Committee. Before starting any action, proper permits must be obtained from the Shorecrest beach Club Architectural Committee and the appropriate governing bodies, including Mason County Building, Health and Planning Departments in addition to all Washington State, P.U.D. and Federal agencies as required. Permits issued by the Architectural Committee shall expire after one year (365 days). If construction is not completed within the one year time frame, an extension needs to be applied for in writing stating the reason(s) why the construction is not completed. This extension needs to be received by the Architectural Committee thirty (30) days before the original permit expires. A permit fee of \$25.00 must accompany all permit requests.
2. Owners must furnish the Architectural Committee with telephone numbers of the owner or contractor charged with the responsibility of the construction.
3. Owner shall be responsible for providing for and locating suitable construction waste material dumpster. A San-I-can or self-contained trailer must be provided on the Job site.
4. No structure may be placed closer than thirty (30) feet of any shoreline or five (5) feet to the property line.
5. All perk holes dug must be filled in within thirty (30) days. Each hole not filled in will be subject to the penalties as specified under number 16.
6. All residential building sites must be used solely and exclusively for private, one family residence with appurtenant garage(s). No manufactured home or Mobile Home shall be placed on any lot without express permission and appropriate permits from the Architectural Committee as stated in number 1 above. This includes all divisions, Blocks and Tracts of Shorecrest Beach Club, Inc as defined by the plat map. (Adopted 7/2004).
7. Single-wide mobile and/or manufactured homes are prohibited except in those cases where placing a double wide is not possible. Written approval from the Architectural Committee must be obtained. Single-Wide Mobile Homes already in place as of the date of this filing will be allowed to remain in the current location.
8. Mobile homes, manufactured homes or stick built homes older than ten (10) years of age shall not be moved into Shorecrest or moved from one lot to another lot within

Shorecrest.

9. Prefabricated and/or modular homes must meet the following criteria for acceptance into Shorecrest:
  1. Removal of undercarriage and towing attachments
  2. Placed on a permanent foundation
  3. Crawl space completely enclosed with material which is compatible with the upper exterior.
  4. Must be completed within one year from the issue date of the Shorecrest Building Permit.
  5. Skirting must match décor of mobile home and installed no later than ninety (90) days after occupancy.
10. Owners of Park Models that do not meet the square footage requirements of 600 square feet or owners of cabins smaller than 600 square feet, that are already in place in Shorecrest as of the date of the adoption of these rules and regulations, must meet with the Architectural Committee and obtain a signed and notarized exemption from the Board of Directors. This notarized exemption can be transferred to the new owners if the lot is sold.
11. Single-wide mobile homes older than ten (10) years that are already in place as of the date of the adoption of these rules and regulations, must meet with the Architectural Committee and obtain a signed and notarized exemption from the Board of Directors. This notarized exemption can be transferred to the new owners if the lot is sold..
12. Storage sheds constructed on a concrete foundation, concrete slab, or greater than 120 square feet measured at the roof eaves, shall be subject to Mason County Building Department regulations and a Shorecrest Building Permit. All other structures/sheds are subject to a Shorecrest permit only. Storage sheds are limited to one story. A site plan showing location of structure(s)/storage shed(s) shall be submitted to the Architectural Committee for approval. There shall be a maximum of two (2) per lot. Temporary covers consisting of poles with a fabric top shall be maintained and must adhere to all setbacks as set forth in the applicable sections of this regulation.
13. Storage sheds and garages shall not be used for anything other than storage and shall not be used for living or sleeping quarters.
14. Greenhouses are allowed in Shorecrest, but must adhere to the following:
  1. No commercial usage is allowed.
  2. Not to be used as additional storage or additional living space.
  3. Covering material: Glass or fiberglass is preferred and such greenhouses will be considered permanent structures.
  4. Walls are limited to 8 feet in height and floor area is limited to 100 square feet.
  5. Greenhouses must be maintained in an orderly fashion and cleaned and/or repaired in a timely manner consistent with the general aesthetics of the Community.
15. No organization(s) or person(s), except Shorecrest Beach Club, Inc. shall erect or maintain on any part of Shorecrest or any lot or building site, any commercial sign, advertisement, or billboard, or other advertising structure of any kind. An owner may place a "For Sale" sign on his property, and a builder or Realtor may place their sign during construction and subsequent offer for sale. The person who places a sign must remove the sign within three days after expiration of the controlling agreement or sale of

said property. Any signs that become unsightly or are unauthorized with be moved at the owner's expense.

16. Penalties for Building violations: Fines for commencing any construction without the benefit of an approved building permit issued by the Architectural Committee and fines for a violations of any of the above shall be as follows:
  1. \$250.00 per violation.
  2. If work continues after member has been issued a "Stop Work Order" \$20.00 per day will be added until work is halted.
  3. In addition, the member's contractor or subcontractor, not including non-supervisory employees, shall, at the discretion of the Board, be barred from working within Shorecrest for a period of up to five (5) years.
  4. Any penalties assessed in this matter shall constitute a lien against the lot involved, pursuant to By-Laws and costs, expenses and attorney fees shall be added to the amounts assessed.
  5. Violators may appeal a determination of the Board of Directors, within thirty (30) days of being notified of the determination in writing. The decision of the Board of Directors after the hearing on the appeal shall be final.

## **Section B. Land Usage**

Following are the rules and regulations for Land Usage within Shorecrest Beach Estates. Violators will be notified that they have forty five (45) days to correct any violation. A fine of \$250.00 will be imposed at the end of forty five (45) days if the violation is not corrected a fine of \$20.00 per day will be added until such time as the violation is cleared. If any lot owner violates the foregoing regulations or permits a violation thereof by the members or his family, his invitees or his licensees and fails to cure such violation within sixty (60) days of having been notified thereof by the Board of Directors, a Standing Committee, or an assignee of the Board of Directors established to enforce these rules, the Board of Directors may correct the offending condition and the cost of such correction shall be a continuing lien upon such lot until the entire sum is paid as provided for above. Such costs may include a reasonable attorney's fee, as provided for above.

1. No lot shall be used for the purposes of mining, quarrying, drilling, exploring or taking or producing therefrom, water, oil, gas, or other hydrocarbon substances, mineral or ores of any kind, except that the corporation may drill for water to supply lot owners in Shorecrest.
2. The owner of each lot shall keep it reasonably clear of all weeds and rubbish and do all things necessary to keep the premises neat and in good order.
3. No noxious or offensive activity shall be carried on upon said lot, nor anything done or maintained there on which may become an annoyance and nuisance to the neighborhood. Three complaints from neighboring homes in any consecutive twelve (12) month period shall constitute a violation and be subject to the fine listed above. All illegal activities shall be reported to the proper Mason County authorities.
4. Dumping of trash or debris over the bank onto the shoreline areas is prohibited. Causing

or allowing the disposal of any waste material (including but not limited to processed lumber, plastics, cloth, metal, glass or any other non-natural trash or debris) onto any common area or greenbelt is prohibited.

5. Due to the danger to human life, the danger of starting a fire and the possibility of damage to personal property, the discharge of any **fireworks** is strictly prohibited.
6. No hunting or use of firearms shall be permitted within Shorecrest and is strictly prohibited. Discharge of firearms within the residential area of Shorecrest shall be reported to the proper Mason County authorities.
7. No trash, garbage, rubbish, refuse, or other solid waste of any kind, including particularly junk/hulk automobiles, appliances, and furniture, shall be thrown, dumped, stored, disposed of, or otherwise placed on any part of the Real Property. Garbage and similar solid waste shall be kept in sanitary containers that are suited for that purpose. The owner or occupant of each platted residential lot shall be responsible for the disposal of solid waste at legally established solid waste disposal facilities.
8. Improper disposal of human waste is strictly prohibited. Outhouses are not permitted on any lot in Shorecrest.
9. No basements, garages, sheds, shacks, outbuildings or impermanent structures such as tents shall be used as dwellings on any platted residential lot except:
  1. With the written permission of the Board of Directors or the Architectural Committee and then only for a relatively short period of time as will be specified in the written permit authorizing such use.
10. No platted residential lot shall ever be used in a fashion, which unreasonably interferes with the other lot Owner's right to the use and the enjoyment of their respective properties, or the other lot Owner's right to the use and the enjoyment of any Common areas. The Board of Directors shall determine whether any given use of the platted residential lot unreasonably interferes with those rights, and such determination shall be conclusive.
11. Outside fires may be built only if permitted by the governing authorities of Mason County Fire District #5 and/or Department of Natural Resources, whichever is applicable. No burning of household garbage, rubbish or toxic materials is allowed. The requirements contained in Mason County Fire Marshal pamphlet MCFMO 02-8/95, Guideline for Outdoor Fires in Mason County, apply. In addition:
12. The use of the Shorecrest facilities is limited to members and their guests. Owners, in good standing as defined, may provide their renters with a "Use Permit" for a nominal fee, as directed by the Board of Directors. Members are strictly responsible and liable for the actions of family members, guests or renters. Members shall insure that they and their family members, guests or renters comply with all Shorecrest Regulations, Rules, By-Laws, Restrictions and guidelines as well as all controlling Federal, State and County laws and regulations. Consistent violations by any member or their guest may result in the temporary banning of the usage of Shorecrest facilities. This is to be determined by the Shorecrest Board of Directors
13. Vehicles, including but not limited to, cars, trucks, trailers, recreational vehicles and boats placed on Shorecrest Lots in conjunction with a residence, garage or other outbuilding must be legally parked in a proper driveway designated for that purpose, or placed to the side or behind said structure(s) to the extent possible and consistent with the configuration of the lot or lots. Vehicles shall not be parked haphazardly on the property

so as to give the appearance of a used car lot. Three or more proper complaints in any consecutive twelve (12) month period shall constitute a violation.

14. No derelict or inoperable vehicles shall be kept on any lot. Inoperable vehicles shall not be stored for removal of useable or saleable parts. Compliance with the Mason County Board of Health Solid Waste and Bio-solids Handling and Facilities Regulation is required. Inoperable/derelict vehicles are defined as follows:
  1. Any unlicensed vehicle
  2. Any vehicle with a missing fender, door, hood, engine, glass, etc.
  3. Any vehicle with missing tires or placed on blocks for more than five (5) consecutive days
  4. Any vehicle with brush growing up to the level of the bumper or higher
  5. Any vehicle that cannot be started when asked to do so
15. If any lot owner violates the foregoing regulations or permits a violation thereof by the members or his family, his invitees or his licensees and fails to cure such violation within 48 hours of having been notified thereof by the Board of Directors or a Standing Committee established to enforce these rules, the Board of Directors may correct the offending condition and the cost of such correction shall be a continuing lien upon such lot until the entire sum is paid as provided for above. Such costs may include a reasonable attorney's fee, as provided for above.

### **Section C – Recreational Vehicles**

Recreational Vehicles as defined by RCW, excluding Park Models, may be occupied and used on any platted Residential Lots under the following:

If for recreational use:

1. The Recreational vehicle must be self-contained.
2. The Recreational vehicle must have current vehicle tabs.
3. The owner of the lot must provide dump proof or proof of septic system if placed on the lot for fifteen (15) days or more.
4. The use of recreational vehicle on a residential lot cannot exceed 120 days in any consecutive twelve-month period.

When constructing a Permanent Dwelling:

1. The Recreational vehicle must be self-contained.
2. The Recreational vehicle must have current vehicle tabs.
3. The owner of the lot must provide dump proof or proof of septic system.
4. Obtain a permit from the Development/Architectural Committee.
5. Complete construction within a consecutive twelve-month period.

Parked on Owners Lot:

1. The Recreational vehicle must be self-contained.
2. The Recreational vehicle must have current vehicle tabs.

3. Remain in a towable condition at all times.
4. Cannot have a porch, deck, or skirting permanently attached.

If any lot owner violates the Recreational Vehicle rule, as stated above, a fine of \$500.00 shall be imposed. In addition, the Recreational Vehicle must be removed from the lot.

Adopted on December 10, 2005. Shorecrest Board of Directors.

## **Section D – Animals**

Following are the rules and regulations for Animals within Shorecrest Beach estates. If three (3) or more complaints are received on any one animal it will constitute a violation. Violators will be notified that they have 45 days to correct any violation. A fine of \$250.00 will be imposed at the end of forty five (45) days if the violation is not corrected and \$20.00 per day will be added until such time as the violation is cleared. If any lot owner violates the foregoing regulations or permits a violation thereof by the members or his family, his invitees or his licensees and fails to cure such violation within sixty (60) days of having been notified thereof by the Board of Directors, a Standing Committee, or an assignee of the Board of Directors established to enforce these rules, the Board of Directors may correct the offending condition and the cost of such correction shall be a continuing lien upon such lot until the entire sum is paid as provided for above. Such costs may include a reasonable attorney's fee, as provided for above

### **Domestic Pets**

1. No cattle, cows, sheep, rabbits, pigs or other animals , fowl or poultry shall be kept, raised or permitted in Shorecrest or any part thereof, except domestic cats, dogs, and birds may be kept as pets provided 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. Horses are allowed subject to certain restrictions noted later in this section. Household pets and horses shall not be allowed to become an annoyance or nuisance to the neighborhood.
2. The Board of Directors has received numerous complaints about dogs, cats, horses and other animals. The Board intends this regulation as a response to those complaints.
3. The following actions of pets, including in particular, but not limited to, dogs and cats, are violations, and their owners will be held strictly liable for the same.
  1. Interfering with property of others, including tipping over garbage cans, digging in lawns, defecating on the property of others and common grounds.
  2. Biting or close-range threatening of people and/or other animals that are in a place where they have a lawful right to be.
  3. Running in packs.
  4. Excessive noise or barking.
  5. Entering onto common properties or other areas that are strictly prohibited for animals.
  6. Causing a nuisance and offending odors from unsanitary conditions.

4. All domestic animals within Shorecrest shall have a collar and an identification tag indicating the owner's name and telephone number.
5. Any animal that does not have the collar identification tag will be impounded by the Shorecrest Animal impound officer. All expenses of impoundment will be charged to the owner, if and when the owner is identified.
  1. All animals without an identification tag will be considered to be strays unless they are legally on the property of their owner.
  2. Stray animals will be placed in a kennel for at least 48 hours, then transferred to an animal shelter on a space available basis.
  3. Its owner may claim an animal by paying a fine and a daily care charge, if it is still kenneled at Shorecrest. If the animal has been transferred to a shelter, the owner must pay the Shorecrest fine and daily care charges as well as any and all shelter charges.
  4. Any animal that is considered to be dangerous, pursuant to local and state laws, will be reported to the Mason County Animal Control Officer.
6. All members shall be responsible for their domestic animals and their renter's domestic animals, if applicable. The animals shall be confined within the boundaries of the residences by whatever means available, such as fences, kennels, tether, etc.
7. Animals, when accompanied by any person, must be leashed and under control at all times while off their owner's property.
8. Owners walking their pet within the Common Areas of Shorecrest Beach Club Proper are responsible for cleaning up Pet Feces.
9. Animal violations should be reported to the Shorecrest Office on complaint forms provided by the office. A permanent record of all complaints and actions taken thereof shall be kept in the member's file.
10. Any action taken to enforce this regulation may be appealed to the Board of Directors. Appeals must be made in writing within fifteen (15) days of notice to the member.

**Horses** – A viable plan for waste removal, maintenance and fly containment must be presented to the Architectural Committee for their approval. The plan will be reviewed with the lot owner on a semi annual basis.

No more than one horse can be maintained on any lot and must be the sole property of the lot owner. Shorecrest lots are not large enough to accommodate more than one horse.

1. Horses must be maintained as follows:
  1. De-worm horses every two months to decrease the number viability of the parasite eggs that are shed.
  2. Remove manure daily from the horses living area
  3. Compost and spread manure on non-grazing land, or
  4. Have the manure hauled away weekly either by Mason County Garbage or an alternate refuse hauling.
2. To prevent fly infestation around your property, owners must:
  1. Prevent flies from breeding by removing breeding grounds (decaying organic matter).
  2. Implement an effective moisture management program

3. Prevent fly larvae from hatching
4. Place fly traps around the area to capture or kill remaining flies
3. To control odors more effectively, two or more inches of sand, sawdust, or other material must be placed in arena area. This material must be replenished as it becomes soiled or erodes.
4. Cross-Connection controls must be placed at the meter to prevent back-flow of contaminated water.

## **Section E – Common Use Facilities**

1. Use of the Club House, swimming pool, basketball court, Picnic area and common areas shall be subject to the rules and regulations promulgated by the Board of Directors and posted in such areas.
2. Usage of these facilities is reserved for members in good standing, member's families, their guests and renters.
3. Board of Directors reserves the right to bar the usage of the common use facilities, for a period of time, to any member who violates the rules and regulations of the association.
4. If a user of the facilities receives three (3) violation notices they will be banned from the use of the facility for three (3) months and fined \$50.00.

## **Swimming Pool Regulations**

### **Membership, Guests Admittance**

1. Access to the pool is contingent upon membership assessments being "PAID IN FULL."
2. A member is a property owner, and their immediate family members who reside at the same address and whose membership dues are "Paid in Full." Property must be legally recorded in the member's name and proof of ownership must on record in the Shorecrest Office.
3. A member is allowed five guests and must be either present while their guests are at the swimming pool or guests must have written permission to use the pool.
4. Members are responsible for the actions of their guests. Any property damage caused by their guests is the responsibility of the member.
5. Landlords must provide names and addresses of their tenants before tenants can use the pool.
6. Tenants may bring guests as above in item 3 and 4. Each tenant and guest shall pay an admittance fee (fee to be reviewed annually by the Board of Directors)
7. A responsible adult, 18 years or older, must accompany any child under age 13.
  1. Any child under 13 who is being supervised by an adult not living in their residence, must have written permission from their parent stating such person has full responsibility for the child while at the pool.
  2. An adult supervising a child under 13 who is not the legal parents or guardian, must sign a responsibility declaration. When the adult leaves, the child must also leave the pool area.



8. Shorecrest Beach Club adheres to the buddy system and as a result, **NO** child aged 13 to 18 can be in the pool when no other person is present in the pool.
9. Admission shall be refused to persons having infectious, communicable diseases, inflamed eyes, colds, nasal or ear discharge, excessive sunburn or open sores of any kind.
10. No pets except service dogs are allowed in the swimming pool area.
11. No wheeled vehicles except wheelchairs or baby strollers are allowed in the pool area.
12. Pool Attendants and the Board reserves the right to refuse pool access to any individual.

## **Swimming Rules**

1. There is no alcoholic beverages allowed in the pool vicinity. No Smoking within the fenced pool area.
2. The pool attendant must approve recreational pool equipment.
3. No person may enter the pool area in an intoxicated condition.
4. Diving from the poolside is allowed only where water depth is six (6) feet or more.
5. The pool may not be reserved for private parties.
6. Showers are required before entering the pool. No tanning oil is allowed in the pool (it collects filth and gums up the filtering system.).
7. No running, pushing, scuffling, splashing or rough play is permitted in the pool area.
8. Glass containers of any kind are prohibited in the pool area.
9. Food and Drinks must be kept in designated area.
10. Swimming suits only in the pool. Cut-offs, gym shorts, tee shirts, or other street clothing is prohibited. Babies must wear swim diapers approved by the pool attendant.
11. Voices shall be kept at normal conversation levels. No cursing or fighting allowed.
12. Radios, tape players, etc. must be used with headphones. The pool attendant may make an exception for organized exercise times.
13. The gates to the pool are to remain closed at all times and are not to be propped open or otherwise left unsecured.
14. Do not open the pool gates to let in unsupervised children or guests.
15. All bobby pins, hairpins and other such items that can clog the filtering system are to be removed before entering the pool. Hair ties must be worn.
16. Children unable to swim, using life preservers, kick boards, water wings, or other flotation devices, must be accompanied by an adult or responsible person.
17. The swimming pool may have to be closed or its use limited at times at the discretion of the swimming pool manager.

## **Wading/Baby Pool**

1. The wading pool is to be used exclusively by children, 6 years of age or younger.
2. Parents or guardians must be in attendance of any child while they are in the wading pool area.

## **Department**

1. The swimming pool manager or any attendant has the responsibility to strictly enforce the rules and has the authority to temporarily bar any member or guest from the swimming

- pool facility and area.
2. Parents are ultimately responsible for their children's action in the swimming pool area and facility and should instruct their children to observe all the rules, to obey instructions given by the manager/attendant.
  3. Situations not specifically covered by these rules shall be handled at the pool manager/attendants discretion.
  4. The swimming pool attendant has been granted discretionary power to enforce these regulations. Any person who has difficulties with the rules should contact the Beach Club Board of Directors.
  5. The Board of Directors reserves the right to restrict usage of the pool for violations of these regulations.

These Rules and Regulations were adopted at the Board Meeting Held on April 8, 2006.

Signed \_\_\_\_\_ Jonathan Moyer, President

Signed \_\_\_\_\_ Doris Schaal, Vice President

Signed \_\_\_\_\_ Maxine McNamer, Secretary

Signed \_\_\_\_\_ Louann Davis, Treasurer