

August 19, 2022

Dear Members of 4 Seasons Ranch,

We, the newly appointed Architectural Control Committee (ACC) are planning the following:

1. Rename our committee the **Architectural Education Committee (AEC)** in line with our new purpose to EDUCATE the members of our community, to the best of our ability, of their requirements under their DECLARATIONS OF PROTECTIVE RESTRICTIONS (DOPR's).
 - a. Reasons for this proposal; Due to the vast amount of undiscovered historical legal real estate material; including multiple different conflicting DOPR's, variances, road right-a-ways, set-backs, and/or utility easements.
 - b. A lack of a standardized process that we can enforce.

For Example:

Our only committee requirements in accordance of the DOPR's is the following vague language:

A. BUILDING RESTRICTIONS AND LIMITATIONS.

1)No structure shall be constructed, placed or maintained on any such lot until the construction plans and specifications and a plan show the location of the structure have been approved by the architectural control committee as to the **quality of workmanship and materials, harmony of exterior design with existing structures and location with respect to topography and finish grade evaluation.**

However, this is also listed under 1):

The architectural control committee's approval or disapproval required herein shall be in writing. In the event the architectural control committee fails to approve or disapprove, with thirty (30) days, any plans and specifications submitted to it or if no suit to enjoin the construction of any structure has been commenced prior to the completion thereof, the architectural control committee's approval will not be required and this sub-paragraph 1-A shall be deemed to have been fully complied with.

2. Our revised role:

- a. **EDUCATE ranch residents** so they can protect themselves from litigious neighbors
- b. Share **EDUCATIONAL DOCUMENTATION** (plat maps, specific DOPR's, ranch forms)
- c. Make **OBSERVATIONS** to the resident as to problems we might observe based on what we know. To the best of our ability, we will attempt to ensure residents **DO NOT build on ranch property and road right-a-ways.**
- d. **EXERCISE OUR RIGHT** to **neither approve or disapprove ranch projects.**

3. Combine ALL educational materials to one easy, consistent form 2 pages long, **see attached.**

We would like to **EDUCATE**, provide **OBSERVATIONS**, and give **EDUCATIONAL MATERIALS** to residents.

Thank you for reviewing our proposal, please let us know what questions you have.

Kelli Shewey | Sarah Lewis | Amanda Kiddle

Architectural Educational Committee (AEC) *formerly known as
Architectural Control Committee* suggestions per the
DECLARATIONS OF PROTECTIVE RESTRICTIONS (DOPR)
BEFORE YOU BUILD

Before starting any construction please check below information. If there's a conflict, your DOPR'S supersede notations on your PLAT MAP. The DOPR'S can be more stringent than county requirements. In that case, you can be held legally accountable for the DOPR requirements by other property owners. Some lots have **HEIGHT RESTRICTIONS**, **ALL LOTS** have specific property line **SET-BACK REQUIREMENTS** and/or **UTILITY EASEMENTS** for their Addition/Block/Lot. The roads were not built as wide as their recorded right-of-ways and can meander. The full recorded **ROAD RIGHT-OF-WAYS** is Ranch owned property. **You may not build on it.** You may be able to obtain a variance from a DOPR requirement by filing a document with the county verifying written approval by 65% of the property owners in your Addition/**BLOCK**. Variances are not the AEC's responsibility. It's always smart to talk to your neighbor before you build!

On all new residential construction:

1. Property owners need to provide the AEC with the following:

- A) Property set back information specific to their addition/ block/lot as well as DOPR'S given in their closing documents at the purchase of their property.
- B) A set of construction plans.
- C) A completed construction form given to the AEC with your signature.
- D) Lots marked "S" on the PLAT MAP are eligible to be connected to a COMMUNITY DRAIN FIELD . A \$1000 deposit, quarterly fee, county approval and Drainfield Committee review MUST happen before you can hook up. Drain field access is subject to limit capacities, state and county regulations. Thus, there are no guarantees to a "right of access." All drain field access must be permitted and meet county /state regulations in additions to Four Season Ranch's requirements.

2. Structures you should talk to the AEC about:

- A) Exterior additions to existing dwellings.
- B) Second floor decks.
- C) Garages.
- D) Any structure extending beyond the set-back lines .

3. Structures not authorized

- A) No buildings which violate the DOPR's of a specific Block/Addition/Lot.
- B) No Mobile/Modular homes.
- C) No structures intended for housing animals, livestock or poultry.

4. Items not requiring AEC review. If the construction is:

- A) Within your Addition/Block/Lot set-backs.
- B) You are not blocking your neighbors view.
- C) You are complying with height, set-back, right-of-way, and/or easement, including utility restrictions for your lot.

EXAMPLES	EXAMPLES
<ul style="list-style-type: none"> *remodeling within existing home with no exterior changes *patios *ground level decks *landscaping 	<ul style="list-style-type: none"> *fences/screens not exceeding 6 feet in height *bird houses and feeders *wood sheds and stacks *green houses *hot tubs and enclosures 6 feet or under

NOTE: Review of plans from the AEC/Board DOES NOT release one from the *obligation* to obtain Clallam County building permits as well as *compliance* with your own DECLARATIONS OF PROTECTIVE RESTRICTIONS.

Architecture Education Committee (AEC) **CONSTRUCTION FORM -- FOUR SEASONS RANCH**

Owner Name	Address	Phone
Contractor	Address	Phone
Addition	Block	Lot

The following are requirements which must be observed

1. For the above lot the maximum height of the structure from the highest ground level at the building perimeter is _____ feet. The required setbacks are: _____ ft. from the side lines _____ ft from the rear &, _____ ft from the front. Road right-a-way is _____
2. The owner/contractor will be required to clean up or restore any damage to roads and facilities. A refundable \$1000 "clean-up/damage deposit" is required before starting construction.
3. No loads on Ranch roads or car bridge may be in excess of 35 tons (70,000 lbs.).
4. No noise producing work between
 - a. 7:00pm to 7:00am Weekdays
 - b. 7:00pm to 8:00am Saturdays
 - c. 7:00pm to 10:00am Sundays
5. Utility connections requiring crossing the road are to be done by qualified workers punching under the road, or road restoration will be done to Ranch satisfaction. Road restoration work is to be a lot owner's expensive.
6. The contractor is required to provide sanitation facilities for workers.
7. The exterior of the building must be completed within 12 months of construction start date unless authorized for an extension by the Architecture Education Committee.
8. Lots marked with a "S" are eligible for connection to a community drainfield. A non-refundable fee of \$1000 is required for connection. This fee is deposited into the Drainfield Fund, which is used for maintenance of that system. A special quarterly assessment is levied for this system. Septic tanks connected to the community drainfield must be inspected annually. Inspections are paid for from Drainfield Reserve Fund and are scheduled by the Board of Trustees. Plan for easy access to the risers for inspections. Screens are required on the outlet baffle of the tank. Owners are responsible for cleaning and replacing the screens and for all necessary maintenance and pumping of their residential septic tank.
- 9. The volunteers of the AEC are in no way legally responsible for your building project.**

The owner and contractor read and agreed to the above requirements.

Owner signature	Date	Contractor Signature	Date