

Architectural and Lot Improvement Guidelines

for

Deer Park RV Owners Association

Deer Park, Washington

Authority Reference: *Deer Park RV Resort Owners Association Declaration CC&Rs Paragraph 9.1.3 - Placement of other Structures and Improvements upon a Parcel. The placement of any structures or any improvements done on a Parcel without prior approval by the Board or its authorized representative in writing is hereby prohibited.* Properly exercised, design review and approval can create and preserve an attractive, livable community, as well as protect all lot owners' investments.

All owner requests for adding structures or improvements to their lots must be in compliance with the Declaration. These guidelines are subject to revision from time to time and are not intended to be all-inclusive. All owner lot change or improvement requests will be reviewed and acted upon by the Board of Directors of the Association.

Failure to exercise design and review properly can create major problems for a community in the form of misunderstanding and controversy among home owners, inconsistencies and unfairness in treatment, too many real or imagined violations and potential expensive and lengthy legal cases.

A properly designed and operated system of design review yields substantial benefits to all residents and maintains the property value for all homeowners.

An essential element of successful design review is recognition by all members of the community that it is a benefit and not a burden.

All improvements, changes or additions to any owner's lot are to be submitted to the Board of Directors and approved in writing by the Association Board of Directors, or its authorized representative, prior to starting any work, contracting for services and ordering supplies or other additions.

It is the responsibility of the lot owner to comply with these Guidelines, as well as current city, state, and federal building codes.

The following Guidelines are provided to assist lot owners in the development of their lot improvement plans, and to maintain our Deer Park RV Resort Owners Association's standard of excellence and well managed architectural consistency and control.

Minimum requirements for submitted plans:

1. A written explanation of the scope of improvements, changes or additions to lot:
For example: add structure (e.g., shed, gazebo), concrete, landscaping, fencing, install propane tank, steps or ramps, etc.
2. A drawing/sketch of the placement of the changes or additions to lot.
3. The design and type of structures to be changed or added.
4. Identification of contractors, including electricians, to be utilized, if any.
5. Note all existing improvements on the drawing/sketch.

Examples of acceptable lot change/addition plans are available as requested from the Association Board of Directors.

General Guidelines:

Noise and disruption to neighboring properties must be mitigated. Construction work will only be allowed from 8 a.m. to 4:30 p.m., Monday through Friday, not including holidays.

All plans will be reviewed by neighboring lot owners to ensure their understanding of planned activity.

Any plans submitted that involve significant alteration or modifications to owner lots, may be required to be performed prior to Memorial Day or after Labor Day each year.

During and after the project completion, owners are responsible to ensure park streets and other areas are kept free of dirt, debris, and other contaminants. If the street is not returned to **its** original condition before project start, the G7 employees will clean the impacted areas and submit a bill to the Lot Owner for all costs incurred.

Note: Any prospective additions and/or changes to irrigation, utility installations or landscaping must also be reviewed and approved by the G7 Deer Park RV Resort maintenance supervisor prior to commencement of any work and must be performed by licensed contractors, under required building codes and permitting, as applicable. Any changes/additions to any owner's lot that impact Association irrigation system or other utility installations (e.g., water, sewer, electrical) must include the cost of re-hosting or moving any irrigation or other utility piping, sprinkler heads or related equipment and landscaping.

No water or sewer utility hookups are allowed in sheds or other structures.

Lot coverage and other specification limits:

Covered areas (sheds, gazebos, etc.) on each lot are not to exceed 500 square feet per lot in total. This includes a maximum of 3 covered areas per lot and does not include RV awnings or picnic table umbrellas.

All covered area additions, except landscape, must maintain setback from Resort streets no closer to street than original concrete patio adjacent to RV parking area. Structures cannot be installed beyond the front or side edge of original patio or beyond the side or back end of the original RV pad. No structure or addition may be installed on any utility easement.

Sheds:

All shed installations or modifications must conform to existing Sturdy Built Shed roof, siding, heights, and other design standards installed in the park.

Maximum Shed size is 12' wide X 24' long.

The total length of shed with an overhang to be no longer than 30' overall.

Gazebos or other covers:

Maximum size is 12' wide X 14' long.

BBQ gazebo or other covered areas installed will count as 1 covered area each.

Fencing:Permanent fencing:

- Type: Vinyl Fencing may be installed adjacent to the property lines of each owner's lot.
- Height: Maximum height is 5 feet tall with pickets above solid fencing to match design on other lots in the Resort.
- Length: Maximum is 50 feet per side and cannot extend past the street side of the original patio in the front and beyond the end of the original parking pad to the rear of each lot.
- Placement: No permanent fencing is allowed across any portion of the front or rear of any lot.

Temporary/removable (Pet) Fencing/Enclosures:

- Type: Temporary wire/metal pet fencing.
- Height: Maximum of 3 feet.
- Length: Surrounding Recreational Vehicle to front, rear and sides of RV.
- Placement: On lot owner concrete pad and patio. At the rear of each lot, temporary/removable fencing may be installed at the rear of concrete pad with coverage onto grass area to the rear of original concrete patio.

Temporary fencing installed on grass area adjacent to concrete pad to rear of patio will be removed for Association landscape activities or lot owner will maintain to Association landscape standards.

In no circumstances may any fencing either permanent or temporary/removable be installed into any area to the rear of lot beyond concrete parking pad onto Association grass and/or utility easements.

Owner must include the cost to remove grass, retrofit irrigation system or other utility installations and replace with rocks similar to other rock areas in the park in all areas under 6 feet wide between neighboring RV pad and existing patio for any additions, changes or improvement affecting these areas.

Approved Colors:

Sheds:

Body color is Sunday Gloves in satin sheen.

Trim color may be Hunter Green, Sparkling Snow or Safari Beige, also in satin sheen. At the discretion of the Board, additional colors may be approved to match the color of the RV.

Shed overhangs are required to be painted in the same colors as shed.

Color Codes are available at Sturdy Shed in Clayton WA, and Sherwin Williams on Hwy 2 North Spokane. Request the Sturdy Shed colors.

Gazebos:

Support columns - dark metal or wood-tone.

Top coverings - brown tones or tans.

Insect screens - dark in color to match gazebo color scheme.

Fencing:

Permanent fencing - white or light tan.

Temporary/Removal pet fencing – Black, dark brown or white.

Propane Tanks:

All propane tanks installed on a lot must be screened from visibility of adjoining property. Permanent propane tank installations may be installed if tanks are properly screened by Architectural Committee approved fencing.

All permanent propane tank installations must be approved in advance by Association Board of Directors.

Exception: From October 1 through May 15 propane tanks may be temporarily installed on a lot for use in cold weather months.

RV covers:

May be installed from September 15 to May 15.

RV Covers must be removed no later than May 15.

Skirting:

Winter season skirting may be installed no earlier than September 15.

Winter RV Skirting must be removed no later than May 15.

Any lettering on winter season skirting must not be visible to outside.

Custom skirting matching the color of the RV may be approved by the Board for permanent use.