

# **CLIFFSIDE BEACH, INC. BUILDING GUIDELINES**

Adopted at the annual meeting July 8, 2000. Effective July 8, 2000.

These guidelines will govern construction on all lots included in the real property described as Cliffside Development Plat and Plats 2, 3 and 4, recorded in Volume 9 of plats, pages 58 and 59; Volume 12, page 43; Volume 13, pages 14 and 15; and Volume 14 page 36, records of Kitsap County, Washington. In the event of non-compliance with these guidelines, legal action will be commenced, at the property owner's expense.

Terms used in these guidelines will be defined in accordance with the following:

## **DEFINITIONS**

**Architectural Review Committee:** An advisory committee to the Board of Trustees that makes recommendations for approval or disapproval on building applications, variances and other enforcement of these Guidelines in accordance with the procedures herein.

**SINGLE FAMILY RESIDENCE:** A permanent residential structure on a lot in accordance with these Guidelines, suitable for habitation by a single family.

**MOBILE HOME:** Any structure transportable in one or more sections that is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to required utilities.

**MODULAR HOME:** Factory-built housing designed primarily for residential occupancy that does not contain a permanent chassis and must be mounted on a permanent foundation.

**DOMESTIC OUT-BUILDINGS:** Accessory buildings incidental to single family residences and other construction normally associated with single family residences, such as, for example, garages, tool houses, greenhouses, boat shelters, etc., as may be permitted.

**STRUCTURES:** Single family residences, domestic out-buildings, mobile or modular homes (including, in each case, overhangs, such as roofs, eaves, etc.)

**TEMPORARY STRUCTURES:** Travel trailer, camper or motor home, as defined in Section 82.50.010 of the Revised Code of Washington.

## REQUIREMENTS

1. **RESIDENCES** - Only one single family dwelling may be constructed on each lot, except that ancillary outbuildings consistent with the purpose and uses of a residence may be added.
2. **MOBILE HOME** - No mobile home may be placed on any lot in the Cliffside Beach Association.
3. **MODULAR HOME** - Modular homes may be constructed on any lot, provided that they conform to the latest edition of the Washington State Building Code at the time of occupancy.
4. **HEIGHT LIMITATIONS** - No part of a proposed structure shall be so high that it unreasonably interferes with the view from other dwellings. The Architectural Review Committee is authorized to limit the maximum height of proposed structures whether or not views will be affected.
5. **SETBACKS** -No building or structure shall be located on any lot closer than twenty (20) feet to the street side lot line or nearer than ten (10) feet to any side street or side lot line; or shall conform to Kitsap County Zoning Regulations, whichever setback is greater.
6. **TEMPORARY STRUCTURES** - Temporary living quarters during the construction period of the single family structure will not be permitted to remain after completion of the permanent structure. Tents will not be used as living quarters under any circumstances.

## BUILDING AUTHORIZATIONS

1. No construction or installation shall be commenced on any lot unless and until a valid Authorization has been issued by the Board of Trustees of Cliffside Beach Association.
2. Cliffside Beach Association Authorization may be issued in response to applications by members and upon payment of such fees as the Board of Trustees may impose.
3. Members applying for Authorization must provide the Architectural Review Committee with the following:
  - A. The name and address of the member and the address of the lot (lot number and plat number if no address).

B. A plot plan showing the location of any existing structures, lot boundaries, proposed structure, proposed septic system and drain fields, drawn to a scale of not less than 1/8 inch equals 1 foot.

C. Floor plan drawn to a scale of not less than 1/8 inch equals 1 foot.

D. Building elevations with grades.

## **CONSTRUCTION**

Structures erected on any lot shall be completed as to external appearance, including finish painting, within twelve (12) months of commencement of construction.

## **VARIANCE**

A variance from the requirement of single story or basement and single story construction to allow two story or basement and two story construction may be permitted at the sole discretion of the Architectural Review Committee, provided the view from any nearby lot is not substantially obstructed. Requests for variance will be submitted for review by owners of all adjacent lots.

## **ENFORCEMENT**

It shall be the obligation of the Board of Trustees to enforce these Requirements. After proper notice of violation is given, the Board shall take remedial action which may include the imposition of fines. All costs incurred in the enforcement of these requirements shall be paid by the owners violating same and Cliffside Beach Association Board of Trustees shall have an enforceable right to collect such costs from the property owner.

Approved and accepted by the membership of Cliffside Beach Association on July 8, 2000.

Cliffside Beach Association

Emma Jean Hemingway  
President

Janet Syre  
Secretary

Charles Nalen  
Vice President