

## INSTRUCTIONS TO BUILDERS

The Building & Use Restrictions of the Covenants in effect within the Camano Country Club area requires that an Intent to Build Notification MUST be filed with the Covenants Committee BEFORE any building can commence in this area!!

This ITB is completely separate from any and all County permits and inspections which have previously been applied for.

The Board of Trustees reserves the right to impose a STOP WORK ORDER on any or all construction which does not conform to the Camano Country Club Building & Use Restrictions, and/or which has not been reviewed and approved by the Covenants Committee. (Refer to Items 4. & 5. of the Letter of Agreement on Page 1 of 5.)

1. This Intent to Build Notification shall be completed and include the following data:

- a). One complete set of final building plans. These plans must include the right and left side elevations, showing the true foundation in relation to the actual natural grade of the building site. The elevation of the main living floor level, relative to the highest property corner must also be stipulated.
- b). A copy of the approved Septic Permit for this building site, issued by Island County, WA.
- c). A profile of this site, showing the lay of the land with the house elevational view superimposed on the drawing.
- d). A processing fee of \$ 200.00 must be submitted with each ITB Notification.

2. An approved ITB shall NOT be valid after twelve (12) months of the date, if construction has not commenced.

3. An approved ITB shall NOT be transferrable *for any reason* to another property owner, or building contractor or any developer, due to sale of specified property, or other transaction regarding said property.

4. The Building Contractor, SHALL call the Committee, allowing a time span of a minimum of 72-hours (excluding all holidays & weekends) prior to the Committee coming to the site to inspect the lot to verify the profile and the measurements shown on the ITB; and must also CALL BEFORE proceeding with any construction of the three building phases which require inspection and approval, namely: 1. At Excavation before forms are placed; 2. When Main sub-floor is in place; and, 3. When Roof trusses or rafters are in place. A FINAL 4th INSPECTION of the site property shall be made and approved by the Committee upon completion of all building by the Contractor.

## BUILDING RESTRICTIONS

**SIZE:** A minimum of 700 sq. ft., (unless otherwise stipulated in the applicable Building & Use Restrictions), on the main living floor excluding attached garage or car-port, porches, decks, patios and passageways.

**HEIGHT:** (Additions 1 thru 14); 1-1/2 stories as described: Shall mean that the cubic foot volume of space between the roof and the ceiling of the main living level of a dwelling, limited to 1-1/2 stories in height, shall not exceed 50% of the cubic volume of said main living level based on an 8 ft. ceiling height. Said main living level is defined as that level on which the living room, eating area and kitchen are located. Said main living level shall not be more than 4 ft. above grade for more than 50% of the total perimeter or more than 8 ft. above grade at any point. (Grade is *always* defined herein as the existing natural grade).

(Additions 15 thru 25); Maximum of 14 ft. above the highest natural point on the building site. (Normally the highest property corner).

**SETBACKS:** Front 20 ft. Rear 15 ft. Sides 5 ft. unless County Code is greater.

**CONSTRUCTION TIME:** The exterior finish and appearance MUST be completed within 12 months from the time that the initial County Building Permit is issued. (Accessory buildings must be completed in 6 months).

**ACCESSORY BUILDINGS:** No accessory building shall exceed 14 ft. in height above the finished grade on any lot or building site. (14 ft. above finished grade shall mean: "The 14 ft. height of accessory buildings for finished grade shall be determined by the four corners of the accessory building. Measuring from the lowest point of the four corners of the accessory building will determine the 14 ft. height").

**MOBILE HOMES:** Addition #23 ONLY, *per Covenants*.

INTENT TO BUILD NOTIFICATION - Camano Country Club

BUILDING SITE DESCRIPTION: Addn. \_\_\_\_\_ Blk. \_\_\_\_\_ Lot \_\_\_\_\_ JOB NO. \_\_\_\_\_

SITE ADDRESS: \_\_\_\_\_

OWNER NAME: \_\_\_\_\_ Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_ Beach Club Member No. \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

BUILDER/CONTRACTOR: \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

BUILDING DESCRIPTION: HOUSE ( ) (Check Each Applicable Item) ACCESSORY BUILDING ( ) REMODEL/ADD-ON ( )

Building Type: \_\_\_\_\_ Height Class: \_\_\_\_\_ (14 ft. or 1-1/2 Story)

Main Living Level: \_\_\_\_\_ x \_\_\_\_\_ x 8 \_\_\_\_\_ = vol. \_\_\_\_\_

Volume Under Roof: \_\_\_\_\_ (area) x \_\_\_\_\_ x \_\_\_\_\_ = vol. \_\_\_\_\_

1-1/2 Story Level: \_\_\_\_\_

Floor Height Relative to Highest Property Corner, (Control Point) \_\_\_\_\_ ft.

Roof Height: \_\_\_\_\_ ft. (+ or -) Roof Pitch: \_\_\_\_\_ / \_\_\_\_\_

Setbacks: Front: \_\_\_\_\_ Street; Rear: \_\_\_\_\_ ft.; Sides: \_\_\_\_\_ (N or W); and \_\_\_\_\_ (S or E);

REMARKS \_\_\_\_\_

ESTIMATED CONSTRUCTION SCHEDULE: Begin Date \_\_\_\_\_ Complete Date \_\_\_\_\_

Attached Check No. for ITB: \_\_\_\_\_ Dated: \_\_\_\_\_ Lending Agency: \_\_\_\_\_

Copy of Septic Permit Attached: (Y/N) \_\_\_\_\_ Plot Plan with Elevations & Profile Attached: (Y/N) \_\_\_\_\_

County Building Permit Applied For: (Y/N) \_\_\_\_\_ Approved: (Y/N) \_\_\_\_\_ County Number \_\_\_\_\_

FOR OFFICIAL APPROVAL AND REMARKS ONLY:

BY: \_\_\_\_\_ Date \_\_\_\_\_ (Covenants Committee Approval)

CONSTRUCTION APPROVED: \_\_\_\_\_ Date \_\_\_\_\_ (Board of Trustees, C.C.C.)

OFFICIAL REMARKS: \_\_\_\_\_

Inspection No. 1 (EXCAVATION): By \_\_\_\_\_ Elevation Below Designated Control Point \_\_\_\_\_ Date \_\_\_\_\_

Inspection No. 2 (MAIN FLOOR): By \_\_\_\_\_ Elevation Relative to Designated Control Point \_\_\_\_\_ Date \_\_\_\_\_

Inspection No. 3 (ROOF HGHT.): By \_\_\_\_\_ Elevation Relative to Control Point \_\_\_\_\_ Date \_\_\_\_\_

Inspection No. 4 (FINISHED CLEAN-UP): By \_\_\_\_\_ Date: \_\_\_\_\_

# LETTER of AGREEMENT

Camano Country Club

## BUILDING & USE RESTRICTIONS CONTROL

TO: Board of Trustees and  
Covenants Committee

We, the undersigned, have read the Covenants and understand the Building and Use Restrictions which are applicable to the building site for which we are applying. We further agree to abide by said restrictions and agree to follow the stated specific requirements and procedures shown below:

1. For this building site, the Builder shall submit one copy of the Island County approved Septic Permit; a complete set of plans, drawn to scale @ 1/4" = 1 foot, in a standard and architectural manner, showing all information and details as required by Island County Building Department which is necessary to secure a County building permit.

The Plot Plan shall be submitted, drawn to scale and show all information which is required by Island County, plus the following:

a.) Relative elevations of all lot corners.

b.) Profile of the lot, which is submitted herein, shall be drawn to scale, with sufficient detail to show clearly the relative elevation of the natural grade in relationship to the proposed structure. Show footing elevation, main floor elevation and the roof elevation. EACH of these elevations shall be shown in relationship to the highest point (control point), which is the natural grade on the lot.

2. BEFORE ANY BUILDING CAN COMMENCE, the Builder SHALL call the Committee, allowing a time span of a minimum of 72-hours (excluding holidays & weekends) prior to the Committee coming to the site to inspect the lot to verify the profile and measurements for approval of the ITB; and also call BEFORE making the required inspections and approval of same, namely; 1. At Excavation before forms are placed; 2. when Main sub-floor is in place; 3. when Roof trusses or rafters are in place; and last, 4. when the building site has been completed and Clean-Up of site is finished.

3. The OWNER, BUILDER, and/or ANY AND ALL SUB-CONTRACTORS, SHALL BE HELD LIABLE FOR NOT CONFORMING TO THE COVENANTS.

4. In the event that the Owner and/or Builder/Contractor fails to adhere to the provisions in this Letter of Agreement and/or that the data submitted on the attached and approved ITB Notification form is incorrect, a STOP WORK ORDER will be issued and placed on the building site. No further work on the site will be allowed once the STOP WORK ORDER is posted.

5. A STOP WORK ORDER shall remain in effect until corrective action is agreed upon between the Board and the Owner/and or Builder.

6. In the event the Board is required to obtain legal advice and/or services in order to determine what corrective actions or measures are required to bring the building site referenced above into compliance with the Building & Use restrictions, the Owner shall be assessed all of the costs associated with those legal services.

Owner \_\_\_\_\_  
(Print Name)

Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

Builder/Contractor \_\_\_\_\_ License # \_\_\_\_\_  
(Print Name)

Contractor Signature \_\_\_\_\_ Date \_\_\_\_\_

ITB 101 (Rev. 6/8/93)

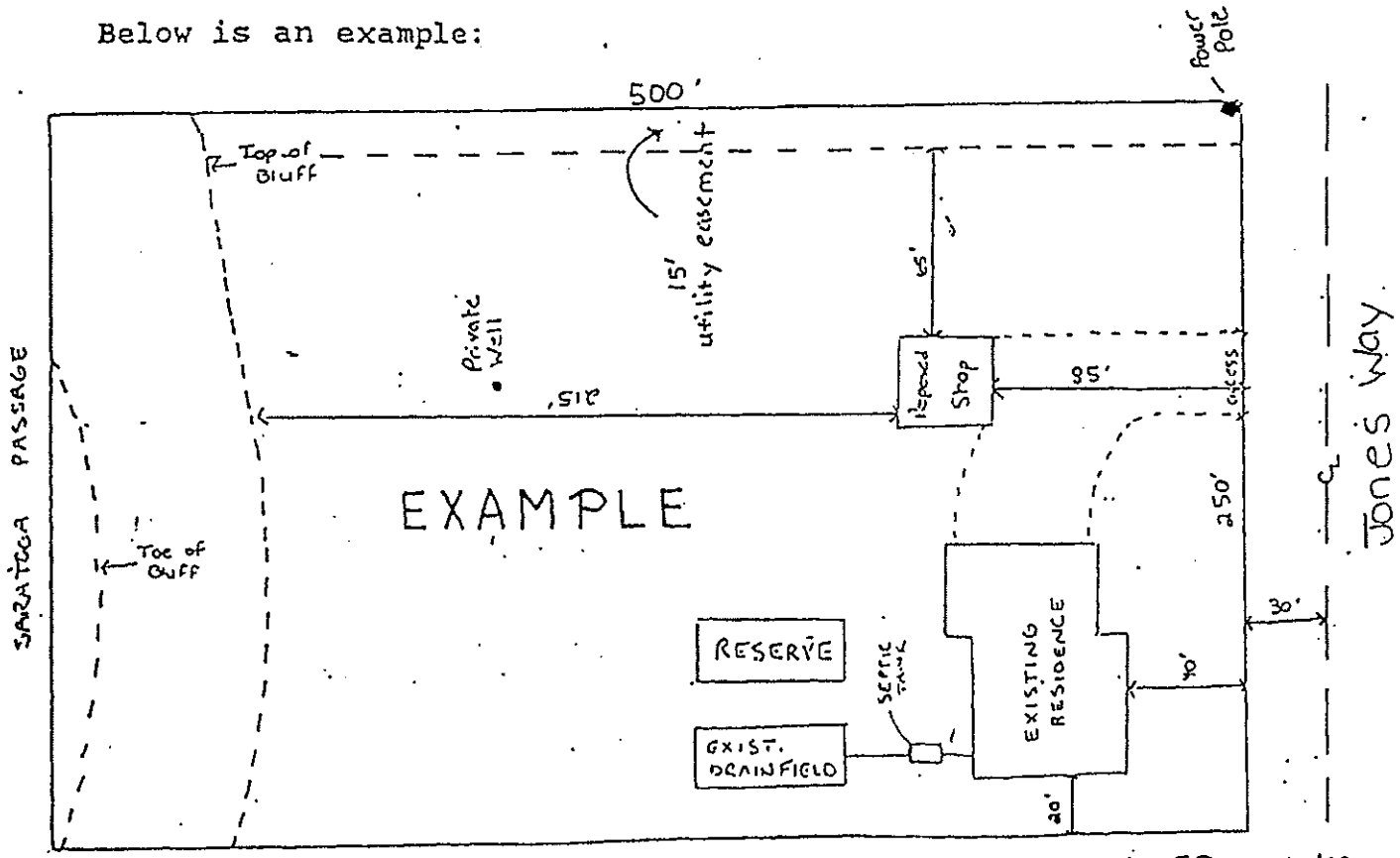
**ADD FOR CAMANO COUNTY CLUB COVENANTS:  
 RELATIVE ELEVATIONS OF ALL LOT CORNERS (NATURAL GRADE)  
 PROFILE: SHOWING FOOTING, FLOOR AND ROOF RELATIVE ELEVATIONS**

A plot plan (site plan) is an accurate and detailed map of your property. It shows the size, shape, and special features of your property and the size and location of any buildings, septic area, or other improvements to the property. Your plot plan will show what currently exists and any changes or improvements you are proposing to make.

Plot plan requirements are as follows:

- 1). Must be drawn to a standard scale (i.e. 1" = 30')
- 2). Name and address of property owner
- 3). Shape and size of lot with accurate dimensions.
- 4). Show any special land features (i.e. bluff line, slope, streams, ponds, ravines, swamps, lakes etc.)
- 5). Location and size of all existing buildings (temporary or permanent) and proposed buildings. Include all decks, roof overhangs, porches, retaining walls, patios, parking areas, etc. Show setback distances from property lines and other buildings.
- 6). Location of septic tank, drainfield, and reserve area.
- 7). Location of entry (access/driveway)
- 8). Enter the name(s) of road(s) bordering property.
- 9). Indicate north direction
- 10). Indicate any and all easements on the property (access, utility, drainage, etc.)

Below is an example:



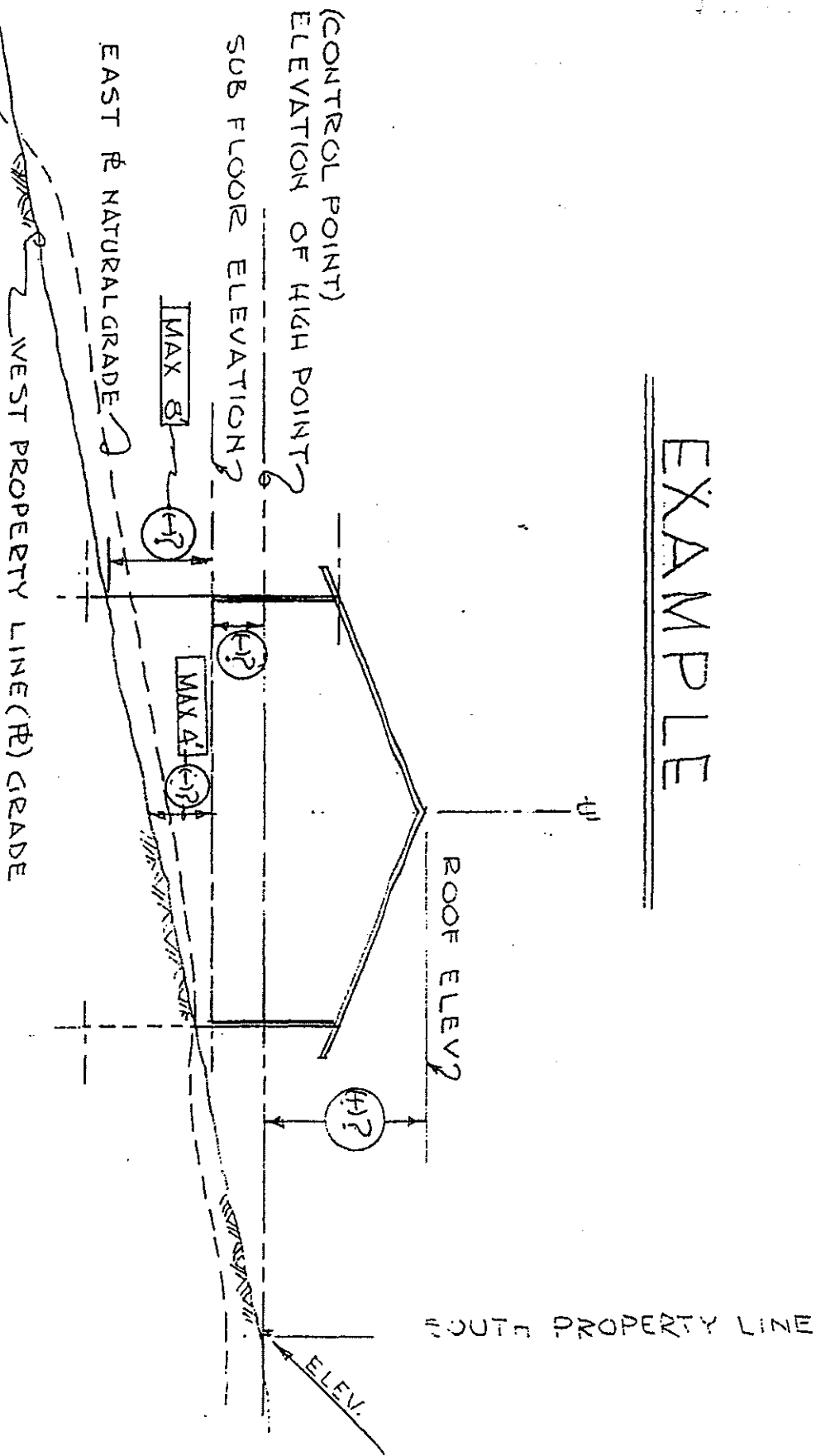
[ SEE PROFILE EXAMPLE ON BACK OF THIS SHEET ]



1" = 50' 1/2/92  
 John Jones  
 123 Main St.  
 Coupeville WA  
 98239

4055

# EXAMPLE



|                             |
|-----------------------------|
| PROFILE                     |
| ADD: 00 BLK 00 LOT 00       |
| ADDRESS:                    |
| SCALE: HORIZ & VERT: 1"=10' |
| RY: PZ NATF: A-6-97         |