

SOUTH BAY COMMUNITY ASSOCIATION

South Bay Design Standards

SBCA-ARC

Revision 5.1
06/08/18

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INTRODUCTION

Port Ludlow is known as one of the finest residential and recreational communities in the Pacific Northwest. Those people who own homes and property in Port Ludlow become parties to a longstanding tradition of exemplary stewardship of some of Washington's most superb natural resources.

The purpose of these Standards is to protect the substantial financial commitment made by the many individual property owners who have chosen to live within the confines of South Bay and, in particular, the area administered by the South Bay Community Association. The Standards attempt to assure the highest quality of living environment, while at the same time, allowing an appropriate degree of individual choice in site planning and residential design and construction.

The information contained herein is derived from the South Bay Master Declaration and is formatted so as to provide clarification and ease of reference.

South Bay Design Standards shall mean the rules and standards established by the SBCA Architectural Review Committee which rules shall be enforceable in the same manner as the Master Declaration.

1.0 DEFINITIONS

- 1.1 **Board** shall mean the Board of Directors of the South Bay Community Association.
- 1.2 **Common Areas** shall mean:
- A. All land owned by the South Bay Community Association;
 - B. All land within South Bay which the Declarant makes available to members of the South Bay Community Association and evidences its intent to convey to South Bay Community Association at a later date; and
 - C. All land within South Bay which comprises the trail or pathway system, or which the Declarant indicates on a recorded subdivision plat or within a Supplemental Declaration is to be used for the benefit of all Owners within South Bay, but expressly excluding any Open Space within a subdivision which shall be construed as Limited Common Area.
- 1.3 **Community Association Land** shall mean such part or parts of South Bay, together with the buildings, structures, and improvements thereon, and other real property which the South Bay Community Association owns or may at any time have an easement or leasehold interest, which property is designed for the use and enjoyment of the members of the South Bay Community Association.
- 1.4 **Declarant** shall mean Port Ludlow Associates, its successors, and assigns, but only if such successors or assigns should acquire all or substantially all of the then-developed portions of South Bay from Declarant for the purpose of development.
- 1.5 **Limited Common Areas** shall mean all land within South Bay which the Declarant designates on a recorded subdivision plat as Limited Common Area or Open Space. (See Master Declaration Section 5.5)
- 1.6 **Lot** shall mean any area of real property within South Bay designated as a residential Lot by any appropriate means of governmental approval recorded or approved by Declarant, with the exception of the Common Areas, Limited Common Areas and property dedicated to any governmental entity, but together with all appurtenances, improvements, and residences now or hereafter built or placed on the Lot. Also, for purposes of these Standards, Lot shall include any condominium unit located within South Bay.
- 1.7 **Owner** shall mean the record owner of a fee simple interest in any lot. For the purposes of this document, owner shall also mean homeowner, lot owner or property owner.

- 1.8 **Recreational Facilities** shall mean all real property within South Bay owned by the South Bay Community Association or Declarant for the common recreational use and enjoyment of the members.
- 1.9 **SBCA-ARC** shall mean the South Bay Community Architectural Review Committee.
- 1.10 **South Bay** shall mean all real property subject to the Declaration of Covenants, Conditions, Restrictions, Assessments, Charges, Servitudes, Liens, Reservations, and Easements' ("The Master Declaration") recorded under Jefferson County Auditor's No. 324010.
- 1.11 **South Bay Approval Letter** shall mean the Written Approval (including e-mail) obtained from the SBCA-ARC upon satisfaction of the requirements set forth in these Standards.
- 1.12 **South Bay Community Association** shall mean the Association created pursuant to the provisions of the South Bay Declaration of Covenants, Conditions, Restrictions, Assessments, Charges, Servitudes, Liens, Reservations, and Easements' ("The Master Declaration") as amended from time to time, recorded under Jefferson County Auditor's No. 324010.
- 1.13 **South Bay Rules** shall mean the rules for South Bay as adopted by the Board of Directors of the South Bay Community Association pursuant to the Declaration.
- 1.14 **Standards** shall mean these South Bay Design Standards adopted pursuant to the Declaration.
- 1.15 **Supplemental Declarations** shall mean a Supplemental Declaration recorded pursuant to the terms of the Declaration to which portions of South Bay, or certain villages may be subjected.
- 1.16 **View** A view shall mean a vista observable from the residence of a property. The view can be either unobscured or partially obscured by an adjoining building or natural vegetation. The view may change in time by the natural growth of vegetation.
- 1.17 **Village-ARC** shall mean the individual or group responsible for the administration of these Standards and Supplemental Declarations within their respective Villages. Each Village HOA may designate one or more individuals as a Village-ARC.
- 1.18 **Visible from Neighboring Property** shall mean, with respect to any given object, that such object is or would be visible to a person six feet tall, standing at ground level on any part of a lot, Common Area, or Limited Common Area neighboring that on which such objects exists.
- 1.19 **Written Approval** shall mean a communication expressed on paper or electronically (e.g. e-mail).

2.0 AUTHORITY AND APPLICATION

- 2.1 **Authority.** The authority for these Standards is set forth in the South Bay Master Declaration of Covenants, Conditions, Restrictions, Assessments, Charges, Servitude, Liens, Reservations, and Easements' (hereinafter "Declaration") as recorded under Jefferson County Auditor's File No. 324010, records of Jefferson County, Washington.

2.2 **Scope-Applicability.** These Standards apply to that portion of the South Bay subject to the above-referenced Declaration and are wholly in addition to applicable standards set forth in federal, state, county and local regulations. With the exception of structures designed and/or constructed by Declarant, no alteration or modification to an existing dwelling unit or other structure, which in any way alters the exterior appearance of the structure, shall be made without SBCA-ARC approval, unless the alteration or modification is exempt from approval requirements. (See DS 4.2.2)

Once a Lot has been conveyed by the Declarant to an owner, all subsequent structures, improvements, alterations and landscaping are then subject to the Design Standards and require approval by the SBCA-ARC.

2.3 **Health, Safety, and Welfare.** In the event additional uses, activities, and facilities other than those regulated by these Standards are deemed by the Board to be a nuisance or to adversely affect the health, safety, or welfare of Owners, Residents, or Occupants, the Board may make rules restricting or regulating their presence in South Bay as part of the South Bay Rules or it may direct the SBCA-ARC to make rules governing their presence on Lots as part of these Standards.

2.4 **Lot and Common Area, Architectural Control.** No improvements, alterations, repairs, excavation, grading, removal of trees with base trunk diameter exceeding six inches (6"), or other work which in any way alters the exterior appearance of any Lot or Common Area within South Bay, or the improvements located thereon, from its natural or Declarant improved condition (existing as of completion of Declarant's construction thereon or improvements thereto) shall be made or performed without prior approval of the SBCA-ARC, except as otherwise expressly provided in these Standards. Other than as constructed by Declarant, no building, or structure, shall be commenced, erected, maintained, painted, improved, altered, or made without the prior written approval of the SBCA-ARC (other than those exempted in DS 4.2.2). All subsequent additions to, changes or alterations in any building or structure, including exterior color scheme, and all changes in the grade of Lots, Master Association Land, Common Areas or Recreational Facilities, shall be subject to the prior written approval of the SBCA-ARC. No changes or deviations in or from the plans and specifications once approved by the SBCA-ARC shall be made without prior written approval of the SBCA-ARC. All original construction as well as any modifications or additions thereto as shall be constructed by Declarant shall be exempt from the provisions of this Paragraph. Landscaping will be controlled as defined in section 4.2. For further information refer to section 11.2 of the South Bay Master Declaration.

2.5 **Supplemental Declarations.** In addition to the Master Declaration, individual villages may have Supplemental Declarations regulating aspects of construction and landscaping. The Supplemental Declarations shall control and be superior to the Master Declaration only insofar as it pertains to the maintenance, regulation and administration of any Limited Common Areas, facilities, amenities and Lots owned by the Village Association (See MD 5.5) as well as those items contained in the Supplemental Declarations that pertain to that Village that are further restrictive. Note: The Village Supplemental Documents cannot make allowable items that are not allowed in the SBCA documents. It is the responsibility of each Owner to ensure compliance with any additional requirements set forth in an applicable Supplemental Declaration.

2.6 **Village Association Authority.** The SBCA-ARC has the authority for issuing approval or disapproval regarding all ARC applications in South Bay, with the exception of projects in limited common areas and with regard to those matters specifically provided in any Supplemental Declaration to be handled by a Village Association. (See MD 5.2) The Village Association has authority for approving or disapproving ARC related issues pertaining to their Limited Common Areas and those items that are further restrictive in their Supplemental Declarations. The Village-ARC or Village HOA may only recommend approval or disapproval for all other ARC applications which are then sent on to the SBCA-ARC. (See DS 3.2) They are also encouraged to notify the SBCA-ARC if any variation to what was approved is discovered at any time during or after a project takes place.

3.0 **RESPONSIBILITIES**

3.1 **South Bay Architectural Review Committee.** The South Bay Architectural Review Committee (hereinafter "SBCA-ARC") is that group responsible for the administration of these Standards. The SBCA-ARC was established to administer the architectural control provisions of the Declaration and these Standards as provided for in Section 11.1 of the South Bay Master Declaration. The SBCA-ARC has the right to adopt rules and regulations for preparation, submission, and decision-making procedures relating to application of these Standards. The SBCA-ARC shall consist of not less than three (3) or more than five (5) members.

Members of the SBCA-ARC should avoid conflicts of interest and should decide matters coming before the Committee fairly and impartially. A member of the Committee should recuse himself or herself from participating in any consideration of or decision on any application or complaint coming before the Committee if:

1. The Committee member or any member of his/her immediate family is a party to or has a direct interest in the outcome of the particular application or complaint; or
2. The ability of the Committee member to decide the matter fairly and impartially may reasonably be questioned. The mere fact that a Committee member may be a neighbor, acquaintance or friend of a party having a direct interest in a matter coming before the Committee does not necessarily constitute a basis for reasonably questioning the ability of the Committee member to decide the matter fairly and impartially.

If a member of the Committee recuses himself or herself from acting on a particular matter, the matter will be handled by the remaining Committee members or alternates. A Committee member may be deemed disqualified from acting on a particular matter by a majority vote of the other Committee members, applying the standards for recusal set forth above.

Any member of the SBCA-ARC, by written notification to the Board, may resign from the SBCA-ARC at any time. The Board shall have the power to appoint all of the members of the SBCA-ARC. Members of the SBCA-ARC shall be required to be property owners in South Bay. The Board may ask the Declarant to assign a member from the Declarant's staff to serve on the SBCA-ARC. Decisions of the SBCA-ARC shall be by a majority vote of its members. The SBCA-ARC approval of plans shall not constitute a representation, warranty, or guarantee that such plans and specifications comply with good engineering or design, or with zoning or building ordinances, or other governmental regulations or restrictions.

By approving such plans and specifications, neither the SBCA-ARC, the members thereof, the Master Association, any member thereof, nor the Board, assumes any liability or responsibility therefore for any defect in the structure constructed from such plans or specifications. None of the above stated entities or individuals shall be liable to any Member, Owner, Resident, Occupant, or other person or entity for any damage, loss, or prejudice suffered or claimed on account of (a) the approval or disapproval of any plans, drawings, and specifications, whether or not defective, or (b) the construction or performance of any work, whether or not pursuant to the approved plans, drawings, and specifications.

3.2 **Village-ARC Responsibilities.** The Village-ARC shall:

Determine if the project is allowed under the Village Supplemental Declarations.

- a.) If not allowed, then the application should be returned to the homeowner by the Village-ARC/Village HOA with an explanation. There is no need to forward this to the SBCA-ARC.
- b.) If allowed, then make a recommendation to the SBCA-ARC for approval, approval with conditions or disapproval of the project.

The Village-ARC member(s) may assist the owner in securing the proper project form, may do the initial review of all projects, and then shall pass those projects that require the approval of the SBCA-ARC, with a recommendation from the Village-ARC or Village HOA, to that Committee.

3.3 **Owners.** Owners are required to strictly adhere to the procedural and substantive standards contained herein, as well as any specific conditions prescribed on a South Bay Approval Letter. It is also the responsibility of Owners to comply with all governmental, village and other requirements.

In addition, each owner who receives approval from the SBCA-ARC will ensure the following:

1. Toilets will be made available by the Owner at the job site for workers;
2. All materials, vehicles, and associated apparatus will be stacked or stored on the job site only, unless otherwise approved by the SBCA-ARC;
3. There will be no trespassing onto adjoining Lots or common areas, or golf course;
4. Provisions will be made for trash accumulation on the job site and for frequent removal; and
5. Exterior construction will occur only between the hours of 7:00 a.m. and 6:00 p.m. Monday through Saturday and 10:00 a.m. to 6:00 p.m. on Sunday.

Individual property Owners will ensure compliance with these Standards.

4.0 PROCEDURES

4.1 Applications

4.1.1 All applications are to be submitted through the Village-ARC Representative or Village HOA. If there is no Village-ARC or Village HOA, applications are to be submitted to: South Bay Community Association, 120 Spinnaker Place, Port Ludlow, WA 98365, Attention SBICA-ARC or via email to bayclub@cablespeed.com.

4.1.2 The application process is as follows:

- a) Download an application from the South Bay website at www.plsbca.org; obtain an application from the Village-ARC Representative or Village HOA; or pick up an application from the Bay Club Front Desk Receptionist.
- b) Submit completed application to Village-ARC or Village HOA (If no Village-ARC or Village HOA then submit to SBICA-ARC Office).
- c) The Village-ARC Representative or Village HOA will forward the application, along with a recommendation, to the SBICA-ARC for review.

4.1.3 Application forms, check lists and assistance can be obtained from your Village-ARC Representative.

4.2 Approvals

4.2.1 Approval *is* required for all types of construction and landscaping except as set out in 4.2.2. Appendix A shows examples of requirements.

4.2.2 Approval is *not* required for the following:

- a) Planting annuals in existing cultivated areas;
- b) Planting perennials, which do not exceed forty-two (42) inches in height at maturity;
- c) Replacement in kind of existing plants;
- d) Trim or remove dead or wind-felled trees of any size, provided a photo of the fallen tree, before the tree is cut, is available for subsequent review by the Village-ARC, Village HOA or SBICA-ARC;
- e) Trim or remove live tree(s) that meet the following conditions – 1) the tree's trunk has a diameter less than 6 inches at a height of 5 feet above the ground, and 2) the tree's base is farther than 15 feet from the shoreline of marine waters;
- f) Routine maintenance of lawns, gardens and shrubbery;

- g) Repainting exterior of house or trim the same color as previously;
- h) Replacing heat pump in same location;
- i) Replacing emergency generator in same location;
- j) Replacing hot tub with same size and in same location;
- k) Add or replace satellite dish less than 1 meter in diameter;
- l) Replacing propane tank in same location;
- m) Replacing exterior light fixtures with same size and style in same location;
- n) Replacing skylights with same size and style in same location;
- o) Replacing solar panels with same size and style in same location;
- p) Replacing siding or roof with same or similar material and same color and footprint as previously;
- q) Painting or staining deck or railings the same color as previously;
- r) Repairing exterior of house or deck, retaining same footprint, design and appearance;
- s) Repairing walkway or driveway, retaining same footprint, design and appearance; or
- t) Making interior alterations or repairs that do not alter the exterior appearance of a house or structure.

4.2.3 Approval **is** required for the following:

- a) Landscaping associated with new home construction. The initial submittal should be included with the Building Construction/Modification Application and may be in the form of a preliminary sketch. The final design shall be submitted prior to the start of installation.
- b) Additions to landscaping with exception of those listed in 4.2.2 above. Applications for landscaping must contain sketches showing existing and proposed location of types of plants and hard features such as ponds, arbors and rockeries. Changes in grade (filling and grading) must provide detailed information on drainage, erosion and possible impact on surrounding lots, common areas, drainage ditches and ponds.

4.2.4 Applications for all work other than landscaping must contain a site plan, 1 set of drawings and specifications, and job site provisions as called for in the Application Form.

- 4.3 **Timetable.** Completed Applications submitted to the Village-ARC or Village HOA will be reviewed and referred to the SBCA-ARC as expeditiously as possible.

Applications submitted to the SBCA-ARC will be reviewed and acted upon as expeditiously as possible depending upon the complexity of the project, time required for site inspections, and cooperation of the applicant in submitting necessary information. Normally the application will be acted upon at the next regularly scheduled monthly meeting.

The SBCA-ARC may approve, disapprove, or conditionally approve plans and specifications which have been submitted, or refer the application back to the requesting owner for completion or additional information necessary for arriving at a decision. Such action will be by a majority vote of the SBCA-ARC and will be transmitted to the Village-ARC or Village HOA and Owner. No prior approval or failure to disapprove similar projects will constitute a controlling precedent.

- 4.4 **South Bay Approval.** A South Bay Approval Letter will be issued once all project review has been completed and approved by the SBCA-ARC. Approval by the SBCA-ARC does not constitute compliance by the owner with governmental, village and other requirements. The General Manager, in his capacity as acting secretary to the SBCA-ARC, may sign the Approval Letter on behalf of the committee.

Work as delineated in the Project Application package must be fully completed within one (1) year after issuance of a South Bay Approval Letter for new construction and within three (3) months for all other projects. Projects not completed within the allotted time require an approved Request For A Time Extension. Upon written notice of this request to the Bay Club General Manager, the Owner has the right to a one time automatic 90 day approval. Any additional extensions will require SBCA-ARC review. The SBCA-ARC has the absolute discretion to approve or deny any extension request.

- 4.5 **Non-Compliance.** As stated in detail in section 11.6 of the Master Declaration, failure to comply with the Declaration, any Supplemental Declaration, or these Standards, or with specific conditions attached to an approved South Bay Approval Letter, shall constitute grounds for immediate revocation of said South Bay Approval. In the event of revocation of a South Bay Approval, or any construction or improvement where a South Bay Approval has been denied, the SBCA-ARC or Board may seek injunctive relief or any other legal remedy available under Washington State law. Complaints regarding non-compliance with the governing documents may be addressed to the SBCA-ARC or the SBCA Board.

- 4.6 **Request for Reconsideration.** Any Owner who wants to request reconsideration of the original decision may proceed as follows:

1. Owner submits letter to SBCA-ARC stating reasons for grievance within 30 days of notification of decision.
2. The SBCA-ARC will attempt to contact the Owner within 15 days of receipt of the grievance letter to discuss the Owner's contentions.
3. The SBCA-ARC will use its best efforts to render a decision promptly.
4. If the Owner chooses, they may appeal directly to the SBCA Board for review.

4.7 **Appeal to SBCA Board.** A party who wishes to appeal a decision of the SBCA-ARC, under Design Standard 4.6, may appeal to the SBCA Board. The following rules apply to any such appeal to the SBCA Board:

1. Within 15 days after receiving the ARC decision, a party who wishes to appeal the ARC decision to the SBCA Board (the “appellant”) must submit the appeal in writing to the Board and must provide copies to all other parties who were directly involved in the matter.
2. Any other person who was directly involved in the matter may respond to the appeal by submitting a written response to the Board, to the appellant and to all other parties who were directly involved in the matter, within 7 days after receiving a written copy of the appeal.
3. Within 5 days after receiving any response, the appellant may submit a written reply to the Board, and must provide a copy of the reply to any person who submitted a response to the appeal.
4. The Board will normally rule on the appeal without oral argument, based on the written submissions of the parties. However, the Board may, in its sole discretion, schedule a special meeting to hear oral argument from the parties or their counsel, to allow the parties to present additional evidence, or to ask the ARC members about how or why they reached their decision or for their responses to arguments made by the appellant or other parties.
5. Unless their participation in ruling on the appeal is necessary to achieve a quorum of the Board for purposes of deciding the appeal, members of the Board who participated in reaching the ARC decision, or who recused themselves or were deemed disqualified from participating in the ARC decision under the ARC Conflicts of Interest Policy, will not participate in deciding the appeal to the Board.
6. The Board will grant relief from the SBCA-ARC’s decision on the appeal only if it determines that:
 - a) The ARC decision was in violation of the Master Declaration, the South Bay Rules or the Design Standards;
 - b) The ARC decision was outside the authority or jurisdiction of the SBCA-ARC;
 - c) The ARC engaged in an unlawful procedure or decision-making process, or has failed to follow a prescribed procedure, resulting in unfair prejudice to the appellant;
 - d) The ARC decision was arbitrary or capricious or was not supported by substantial evidence or authority;
 - e) The ARC decision did not decide all issues that were raised in the appeal to the ARC and that needed to be decided in reaching a proper disposition of the matter; or
 - f) The appellant requested that an ARC member be disqualified from ruling on the matter due to a conflict of interest, and the request was improperly denied, or, if no such request was made, sufficient facts are shown to support the grant of such a request and that such facts were not known and were not reasonably discoverable by the challenging party at the appropriate time for making such a request.

5.0 **STANDARDS**

The purpose of the Standards is to preserve and promote the character and orderly development of South Bay. All project applications will be evaluated on such factors as site, design, height, square footage, orientation, color, mode of architecture, landscaping design, compatibility with natural and manmade surroundings, and relevant criteria deemed important by the SBCA-ARC for the construction of improvements. In addition to the specific criteria, which follow, the SBCA-ARC reserves the right to judge project applications on the basis of other aspects that it deems as pertinent to its general responsibilities. During reasonable hours and upon reasonable notice to the owner, resident or occupant of a lot, any member of the SBCA-ARC, any member of the Board, or any authorized representative of any of them, shall have the right to enter upon and inspect any lot and the improvements thereon, except for the interior portions of any dwelling unit, for the purpose of ascertaining compliance with this design criteria. (See MD 4.2.20)

5.1 **Buildings**

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- 5.1.1 **Clearing and Grading.** No improvements, alterations, repairs, excavation, grading or other work which in any way alters the exterior appearance of any Lot or Common Area within South Bay, or the improvements located thereon, shall be undertaken without approval from the SBCA-ARC. Each Owner and Village-ARC or Village HOA shall bring to the attention of the SBCA-ARC any special standards for clearing, grading, and vegetative removal contained within applicable Supplemental Declarations.
- 5.1.2 **Building Size.** The square footage of the proposed home shall be 1500 square feet or greater.
- 5.1.3 **Building Style.** Modular, sectional, or other factory-built or preconstructed homes will not be approved.

- 5.1.4 **Building Height.** No building, structure, or other improvement of any Lot shall exceed 35 feet in height. The height shall be defined as the vertical distance to the highest point of the building, structure, or improvement including equipment and appurtenances thereon, when measured from grade. Grade shall be defined as the highest point of elevation of the existing natural surface of the ground immediately adjacent to the foundation of said building, structure, or other improvement before grading. Refer to Jefferson County Unified Development Code section 2 for a detailed description of reference datum point.
- 5.1.5 **Garages.** It is the intent to restrict on-street parking as much as possible. Vehicles of all Owners, residents, and occupants, and their employees, guests, and invitees, are to be kept in the garages and residential driveways of Lot Owners, and other designated parking areas wherever and whenever such facilities are sufficient to accommodate the number of vehicles at a Lot. Each single-family residential structure shall allow for the off-street parking of at least two automobiles. If a garage is provided, regardless of its size or automobile capacity, that structure will fulfill the requirement of one space; at least one additional open, off-street parking space must be provided.
- 5.1.6 **Setbacks.** Setbacks apply to any part of any building, including overhangs, eaves, and decks. The minimum setback for front property lines is twenty (20) feet from the adjacent road right-of-way. The minimum setback for rear and side yards is five (5) feet, unless adjacent to a road right-of-way in which case the twenty (20) foot setback will apply. In addition, structural setbacks contained in any Supplemental Declaration, or on any subdivision plat map, shall control.
- 5.1.7 **Exterior Finishes.** Structures shall be of new construction. No asphalt, fiberglass, metal or hollow back vinyl shall be used as finished exterior siding. The use of transparent wood stains in lieu of paints is acceptable.
- 5.1.8 **Roof Materials.** No particular type of material is preferred and each will be judged by the general criteria noted in Section 5.0. Regardless of the type of material used, the color must be earth tone and muted. No reflective metal roof material may be used.
- 5.1.9 **Driveways and Walkways.** Driveways, walkways, and paths made of asphalt, stone, concrete, bark chips, and gravel are preferred. Surfacing material which is reflective, such as white stone chips, is prohibited.
- 5.1.10 **Walls.** Unless authorized by a Supplemental Declaration, and other than as initially constructed by Declarant, no walls of any type shall be constructed or maintained on any Lot. At its sole discretion the SBICA-ARC may approve walls that are architecturally integrated and physically connected to the main structure. The SBICA-ARC will consider variances, e.g. retaining walls.
- 5.1.11 **Drainage.** No roof drains or driveway drainage shall be directed as to adversely impact neighboring properties.

- 5.1.12 **Service Areas.** No trash or other debris shall be placed or kept on any Lot, except in covered sanitary containers. Proposed plans must provide for screening of garbage cans and trash areas, propane or oil tanks, heat pumps, generators, and air conditioner condensing units from the view of the adjacent property, roads, and paths. Such screening shall be of materials and finish consistent with the principal structures on the site or plantings of suitable plant materials whose growth patterns will screen the height, density, and noise levels. Trash containers may only be visible while available for collection and then only for a period of time not exceeding fifteen (15) hours which is deemed to be a reasonable time to effect collection. No outdoor incinerators shall be kept or maintained on any Lot. No plan will be considered without location of garbage/trash enclosure being shown.
- 5.1.13 **Utilities.** No lines, wires, or other devices for the communication or transmission of electric current or power, including telephone, television, and radio signals, shall be erected, placed, or maintained anywhere in or upon any Lot unless the same shall be contained in conduits or cables installed and maintained underground or on buildings or other structures initially constructed by Declarant, or subsequently approved by the SBCA-ARC and any governmental or public authority with jurisdiction. The erection of temporary power or telephone structures incident to the construction of buildings or structures by Declarant or as approved by the SBCA-ARC is permissible.
- 5.1.14 **Exterior Lighting.** Artificial outdoor lighting shall be arranged so that the light is shaded and otherwise directed away from adjoining properties and so that not more than one foot-candle of illumination leaves the Owner's property. The type and placement of exterior lighting devices must be an integral part of the Project Application and be approved by the SBCA-ARC. One exterior light with a photocell must be incorporated in the plan.
- 5.1.15 **Porches and Decks.** All porch and deck additions, if approved, shall have an appearance consistent with the exterior of the dwelling. No patio or deck addition shall extend beyond that dwelling's property setback line. No post or supports may be installed on common areas or designated open spaces.
- 5.1.16 **Solar Equipment.** Solar equipment, whether active or passive, must be architecturally consistent with the structure which it serves, must be attached thereto, and must comply with any height restrictions.
- 5.1.17 **Animals.** No provision for the care, housing, or confinement of any pet shall be constructed so as to be visible from neighboring property. Homeowners must refrain from feeding or attracting wild animals or birds (including waterfowl) in such a manner that creates an unreasonable disturbance or accumulation of droppings on their lot or surrounding properties as this may cause a health, safety or nuisance concern. Bird feeders should be used with care, as they may also attract nuisance animals and vermin.
- 5.1.18 **Additional Wells.** No water wells shall be placed on any Lot by any Owner.

5.1.19 **Antennas.** Unless specifically permitted by a Supplemental Declaration or placed by Declarant, or its duly delegated representative, no antenna, satellite dish (greater than one (1) meter in diameter), or other device for the transmission or reception of television or radio (including ham radio) signals or any other similar device shall be erected, used, or maintained outdoors on any Lot, unless approved by the SBCA-ARC. If approved, the installation shall be as unobtrusive as possible consistent with good reception.

5.1.20 **Clothes Drying Facilities and Playground Equipment.** Unless specifically permitted by a Supplemental Declaration, the following shall not be erected or maintained on any Lot if visible from neighboring property.

- A. Outside clotheslines or other outside facilities for drying or airing clothes;
- B. Playground equipment including, but not limited to, swing sets, slides, and sandboxes.

5.1.21 **Exterior Signs.** No signs whatsoever which are visible from neighboring property shall be erected or maintained on any Lots, Common Areas or Recreational Facilities within South Bay except;

- A. Signs required by legal proceedings, and then the sign shall not exceed 18" by 24" unless mandated by Court or Washington Law;
- B. One "For Sale" or "For Rent" sign not exceeding 18" by 24";
- C. One identification sign for individual residences not exceeding 18" by 24";
- D. No more than two emergency services address plates, which are issued by Jefferson County;
- E. Signs of Declarant or signs authorized by Declarant for placement on any property within South Bay;
- F. Signs receiving prior written approval from the SBCA-ARC specifying the size, colors, design, message content, location, and period for which said sign may be displayed; and
- G. Political yard signs on private property, which may be displayed for no more than 60 days prior to any primary or general election and must be removed within 3 days after said election. Such signs shall be no more that 24" x 24" in size, with the top of the sign no more than 42" above the ground, and shall be placed neatly on the property so as not to unreasonably obstruct traffic lines of sight.

All signs allowed under subparagraphs A through F above, with the exception of the emergency services address plates, shall be removed by the Owner promptly upon completion of their intended use.

5.1.22 **Repair of Structure.** No structure on any Lot shall be permitted to fall into disrepair and each such structure shall at all times be kept in good condition and repaired and adequately painted or otherwise finished. In the event any structure is damaged or destroyed, then, subject to the approvals required herein, such structure shall be immediately repaired and rebuilt or shall be demolished.

- 5.1.23 **Storage Sheds and Outside Storage.** No storage building or sheds, whether prefabricated, metal, or any other construction whatsoever, whether permanent or temporary, shall be moved, placed, assembled, constructed, or otherwise maintained on any Lot. Furniture, fixtures, appliances, or other goods not in active use shall not be stored on any Lot in such manner that such items are visible from neighboring property or Common Areas.
- 5.1.24 **Temporary Occupancy and Temporary Buildings.** No trailer, recreational vehicle, boat, basement of any incomplete building, shed, tent, shack, garage, or barn, and no temporary buildings or structures of any kind, shall be used at any time for a residence, either temporary or permanent. Temporary buildings or structures used during the construction of improvements on any Lot shall be removed immediately after the completion of construction.
- 5.1.25 **Trucks Trailers, Recreational Vehicles, Campers, or Boats.** Any truck, recreational vehicle, boat, etc., ("vehicles") may be stored in a garage approved by the SBCA-ARC, providing said vehicles are not visible from neighboring property or Common Areas. The SBCA-ARC may, however, at its discretion, determine limitations as to the size and shape of such vehicles to be stored, and such storage areas may not be permitted on Lots solely on the merits of the overall aesthetic impact for the Lot. This Subsection shall not apply to cleaning, loading or unloading and short term parking which shall be permitted for a cumulative period not to exceed seventy-two (72) hours in any calendar month.
- 5.1.26 **Security Cameras.** Placement of a security camera needs to be in a nonintrusive location, and should be focused on owner's property – never directed at windows or decks of adjacent structures. Applications to install a home security camera must include a plat map showing the camera's location in relation to neighboring structures, and specifications on the size, shape and angle of view of the camera.
- 5.1.27 **Flagpoles.** For all permanent and temporary flagpole installations where the pole is taller than six feet (6'), the following guidelines apply: Poles may be placed on any portion of the Owner's real property, as long as the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The size of the flag and pole must be appropriate for the location. If a flag is to be flown daily (from dusk till dawn) then a permanent pole may be installed. If the flag is to be flown after dusk, it must be properly illuminated. To minimize light pollution of the night sky and prevent unwanted light shining into neighboring homes, flagpoles may not be lighted by a floodlight or other excessive light source. It cannot cause any type of light spillage onto adjoining properties. Flags shall be flown in compliance with the federal flag display law, 4 U.S.C. Sec. 1 et seq (RCW 64.38.033).

5.2 Landscaping

- 5.2.1 Landscaping. No landscaping other than that defined in section 4.2 or other work which in any way alters the exterior appearance of any Lots, Master Association Land, Common Area and Recreational Facilities within South Bay, or the improvements located thereon, shall be undertaken without approval from the SBCA-ARC. Landscaping shall be in accordance with any restrictions provided in the Master Declaration. The SBCA-ARC has the right to use its discretion regarding plantings and vegetation which it deems to be consistent with the existing character of South Bay. On new construction an Owner shall, within one hundred eighty (180) days after the issuance of a Certificate of Occupancy from Jefferson County, substantially complete all landscaping of the Lot. Approved landscaping shall be maintained as required to provide a neat and attractive appearance (e.g. control weeds, etc.). The SBCA-ARC shall be the sole and final judge as to whether or not landscaping meets the approved criteria and whether or not it is, at any given time, properly maintained.
- 5.2.2 Trees and Vegetation. Removal of trees with trunk diameter exceeding six inches (6") measured at a height of five feet (5') above ground requires approval of the SBCA-ARC. Trees that are diseased or dangerous to people or property may be cut down with prior approval of the SBCA-ARC. The SBCA-ARC may request the applicant to obtain the opinion of a Licensed Arborist.
- 5.2.3 View Maintenance. Property Owners may maintain views in accordance with the following guidelines: bushes or low growing vegetation may be trimmed as necessary. Trees with base trunk diameter exceeding six inches (6") at a height of five feet (5') above ground may be pruned in accordance with SBCA-ARC approval and where necessary in the opinion of a licensed Arborist. Property Owners may not enter upon other property to perform these activities without the written permission of that property Owner. Lot Owners should make a sincere effort to resolve view maintenance problems on an Owner-to-Owner basis. The affected lot Owner will control any work done on his or her property. Lot Owners may be able to maintain or improve their own views by trimming or removing trees on their own property subject to prior approval of the SBCA-ARC.
- 5.2.4 Fences and Hedges. Unless authorized by a Supplemental Declaration and other than as initially constructed by Declarant, no fences or hedges of any type shall be constructed or maintained on any lot. Fences and hedges are defined as structures or growths that exceed a height of more than 3 feet or divide property in one continuous length. Separate plantings, which over time grow large enough that they form a de facto hedge, need to be pruned as necessary to restore spacing between the plants.

6.0 VARIANCES

Variations from these Standards may be granted when in the judgment of the SBCA-ARC, extraordinary or unusual circumstances exist. Variance requests should be noted by the applicant on a Project Application. In granting variances, the SBCA-ARC may require conditions that will, in its judgment, secure substantially the objectives of the Standards so varied.

South Bay Community Association

Appendix A: Examples of Projects that Don't Require SBCA-ARC Approval

This is not an inclusive list of projects, only common examples.

Check the SBCA Design Standards and with the Village-ARC/Village HOA for more information.

1. No Application is Necessary. No SBCA-ARC Approval is Required for the following. See DS 4.2.2 (note that the homeowner is still responsible for obtaining any permit required by governmental authorities):

- Planting annuals in existing cultivated areas
- Planting perennials, which do not exceed 42 inches in height at maturity
- Replacement in kind of existing plants
- Trim or remove dead or wind-felled trees (or trees felled by other sudden acts of nature) of any size, **provided** that a photo of the fallen tree, **before the tree is cut**, is available for subsequent review by the Village-ARC/Village HOA or SBCA-ARC
- Trim or remove live tree(s) that meet the following conditions – a) the tree's trunk has a diameter less than 6 inches at a height of 5 feet above the ground, and b) the tree's base is farther than 15 feet from the shoreline of marine waters*
- Routine maintenance of lawns, gardens and shrubbery
- Paint house/trim exterior - same color
- Replace heat pump – same location
- Replace emergency generator – same location
- Replace hot tub – same location
- Add or replace satellite dish less than 1 meter in diameter
- Replace propane tank – same location
- Replace exterior light fixtures – same style and location
- Replace skylights – same size and location
- Replace solar panels – same size and location
- Replace siding or roof with material, like or identical to original – same color and footprint
- Paint or stain deck/railings – same color
- Repair exterior of house or deck – keep same footprint, design and appearance
- Repair walkway or driveway – keep same footprint, design and appearance
- Making interior alterations or repairs that do not alter the exterior appearance of a house or structure

* For shoreline lots, the applicant must ensure that the project is consistent with the Jefferson County Vegetation Management Formula.

South Bay Community Association

Appendix A: Examples of Projects that Require SBCA-ARC Approval

2. Submit Application to the Village-ARC or Village HOA. Projects that are to be reviewed by the Village-ARC or Village HOA and approved by the SBCA-ARC include, but are not limited to, the following examples. If there is no Village-ARC or Village HOA, then submit to SBCA-ARC Office. Submit applications using the following forms:

Building Maintenance/Repair Project Form:

- Paint or stain house exterior new color
- Paint or stain deck new color
- Replace siding or roof with material or color different from original or current
- Replace exterior light fixtures with ones different from original or current

Building Construction/Modification Form:

- New home construction and landscaping
- New or expanded room, if it changes the exterior footprint, including sunrooms or conservatories
- New or expanded garage
- New or expanded deck
- New or modified retaining wall
- New or expanded pet containment
- Add heat pump or change location
- Add emergency generator
- Add or remove hot tub or change location
- Add propane tank or change location
- Add skylights
- Add solar panels
- Add exterior light fixtures
- Add security camera

Landscape Form:

- Modify landscaping (other than what does not require approval: See Part 1)
- New or expanded patio
- New or altered drain system
- New or expanded water feature
- New or expanded walkways or driveways
- Add flagpole
- Trim or remove a tree with a trunk diameter greater than 6 inches at 5 feet above the ground

**Many projects may require a permit from Jefferson County
or other governmental authorities.**