

WILDERNESS RIM ASSOCIATION

ARCHITECTURAL GUIDELINES

Adopted: July 28, 1993
Amended: August 17, 1994

Wilderness Rim Association, herein referred to as WRA, having been assigned the responsibility of enforcing the covenants of Wilderness Rim and providing architectural approval for structures and improvements within the Plat of Wilderness Rim by the WRA Articles of Incorporation, hereby adopts these Architectural Guidelines for the mutual benefit of the owners and residents of Wilderness Rim.

The Plat of Wilderness Rim is recorded in the records of the King County Auditor, Washington in:

- Volume 82, on pages 48, 49 and 50;
- Volume 84, on pages 95, 96, 97 and 98; and
- Volume 90, on pages 60, 61 and 62;

shall herein be referred to as Wilderness Rim.

Lot or property, as used herein, shall mean the real property described in the Plat of Wilderness Rim.

These Architectural Guidelines, herein referred to as Guidelines, are adopted by the membership of WRA pursuant to the Restrictive or Protective Covenants of the Plat of Wilderness Rim, and are binding on owners and residents of Wilderness Rim, their successors, assigns, heirs, and agents, regarding the use and improvement of their property in Wilderness Rim.

1.0 DEFINITIONS

1.1 Area Coverage: The amount or percent of ground area of a lot that may have building located thereon. Ground area shall be determined by measurements projected on a horizontal plane. This amount or percent shall include all areas covered by a weather-tight roof or any impervious surface.

1.2 Easement: A vested or acquired right to use land as a tenant, for a specific purpose, such right being held by someone other than the owner who holds title to the land.

1.3 Floor Area: The total area of all stories or floors finished as living accommodations or unfinished as future living accommodations.

1.4 Building Height:

1.4.1 The vertical distance from the finished grade to the highest point of the coping of a flat roof or the average height of the highest gable of a pitch or hip roof; or

1.4.2 The vertical distance measured from the highest point on the building site to the highest point of the coping of a flat roof or the average elevation of the highest gable or pitch or hip roof.

1.5 Landscaping:

1.5.1 Planting of drought-resistant plants and native vegetation is encouraged. Grass or sod is not recommended.

1.6 Lots:

1.6.1 Corner Lot: A lot which abuts on two or more intersecting streets.

1.6.2 Interior Lot: A lot which has frontage on one street only.

1.6.3 Through Lot: A lot other than a corner lot abutting more than one street.

1.7 Lot Lines: A boundary of a lot.

1.7.1 Front line: The property line separating any interior lot from a street right-of-way. In case of a corner lot the owner may elect any lot line abutting on a street as the front lot line, provided such choice, in the opinion of the ARC, will not be detrimental to existing or future development of adjacent properties. In case of a through lot, all lot lines abutting a street shall be considered front lot lines.

1.7.2 Sides: The two lot lines which intersect the front lot line. The side lot line may intersect the front lot line at any angle and be of any length.

1.7.3 Rear line: All lot lines which do not qualify as either front or side lot lines.

1.8 Variances: A modification of the terms of these Guidelines, which may be granted because of the unusual shape, exceptional topographical conditions, or other extraordinary situations or conditions in connection with a specific piece of property.

2.0 PURPOSE

2.1 These Architectural Guidelines are intended:

- to improve, secure, and maintain the architectural integrity and environmental quality of Wilderness Rim;
- to assure that the natural wooded and sylvan setting of Wilderness Rim is protected for all residents and owners;
- to assure that any proposed building, improvement, change, or modification protects the harmony of the neighborhood;
- to assure that any improvement does not diminish the pleasurable enjoyment and value of Wilderness Rim, or specifically, the individual properties within Wilderness Rim;
- to create and preserve an aesthetically desirable community by encouraging sensitive architectural design of individual residences and related facilities; and
- to protect individual lot owners from construction by neighboring owners which would adversely affect surrounding property values and the general aesthetic quality of Wilderness Rim.

3.0 ARCHITECTURAL REVIEW COMMITTEE

3.1 The Architectural Review Committee, herein referred to as ARC, also known as the Architectural Control Committee (ACC) shall be:

- composed of at least three but not more than six members elected by the membership at the annual meeting to serve for one year; and
- only one person from a membership may be on the ARC at any one time.

3.2 The ARC shall be responsible for:

- assuring the compliance of WRA members and Wilderness Rim residents with the Wilderness Rim Restrictive or Protective Covenants as applied to members' lots;
- maintaining records of construction and improvement plans;
- drafting or amending these Architectural Guidelines, which must then be approved by the membership at a meeting of the members; and
- educating the membership about these Architectural Guidelines.

3.3 In the event that the ARC is not in existence, the responsibilities of the ARC shall revert to the WRA Board of Trustees.

3.4 The ARC will make a reasonable effort to cure any violation of these Guidelines by contacting the owner or resident. If the owner is unwilling to cure such violation, or if the violation is severe or creates an emergency, then the ARC may proceed with an action in law and/or equity as set forth in the Restrictive or Protective Covenants. These Guidelines in no way cancel the beneficial interest of each owner under the Restrictive or Protective Covenants.

4.0 IMPROVEMENTS

4.1 Plans for the design and location of any structure or exterior improvement, change, or modification of any kind, herein referred to as improvement shall be submitted to and approved in writing by the ARC. No improvement shall be erected, moved onto, maintained, or performed on any lot until approved by the ARC. Improvements shall include but not be limited to houses, garages, storage buildings, and/or other structures requiring a King County permit.

4.2 The ARC shall have the right to disapprove any plan or application for change submitted to the ARC if any part of the plan or application for change is not in accordance with the provisions of these Architectural Guidelines. The member may resubmit any modified or corrected plan. The member may appeal any decision of the ARC to the WRA Board of Trustees.

5.0 ARC RESPONSIBILITY

5.1 The ARC shall be responsible for approving:

- location of the house or improvement on the lot;
- design and material of the house or improvement;
- color of the house, roof or other improvement;
- elevation sheet and plot plans; and
- general compliance with the Architectural Guidelines.

5.2 The ARC shall consider the reasonableness of the proposed improvement both to the surrounding area and to the land use right of the property owner. A variance shall be granted to allow reasonable use of a lot. The ARC shall not confirm, nor be liable, for assumed geological conditions, structural method proposed nor the general adequacy or safety of any proposed structure or improvement.

6.0 APPROVAL PROCEDURE

6.1 An owner shall provide to the ARC a written request for approval for any improvement to their lot. Request forms shall be available in the WRA Office. The completed request shall be submitted to the WRA Office or by mailing to:

ARC
Wilderness Rim Association
P. O. Box 315
North Bend, WA 98045-0315

6.2 Depending upon the type of improvement, the written request shall include two copies each of:

- * a WRA request for improvement or change;
- * a King County Building permit;
- * a King County septic design and perk test;
- * a plot plan showing house and/or improvement location on lot relative to surrounding area.
- * house design or improvement plans:
 - *including elevation sheets;
 - *stipulating exterior house and/or improvement color including roof color; and
 - *stipulating construction materials.

6.3 Building documents submitted to the ARC for approval are to include the following:

6.3.1 Proposed site plan at a scale of 1/8 inch equals 1 foot or other appropriate scale with legal description showing:

location of future buildings;

location of ingress and egress surfaces;

final topography;

north arrow for orientation with direction of views; and

location of all proposed utility installations.

6.3.2 For on-site inspection, corners of the proposed structure should be staked.

6.3.3 Approval or denial shall be made in writing by the ARC to the owner within thirty days of application for approval. One set of the detailed plans shall be returned to the person submitting them with the ARC approval, or disapproval with the reasons specifically stated for any disapproval. The second copy of the detailed plans shall be retained by the ARC for its permanent file. After ten days if the ARC has not responded, the applicant may submit their application to the next regular meeting of the WRA Board of Trustees. When considering approval of any proposed improvement and its suitability within Wilderness Rim, the ARC shall take into consideration:

- the materials to be used for the improvement;
- the site and location which the proposed improvement is to be erected or completed;
- the effect of the improvement on the harmony of the surroundings;
- the effect of the improvement as planned on the outlook from adjacent or neighboring properties;
- the retention and encouragement of the natural setting and native vegetation; and
- the compliance of the plan with the Architectural Guidelines.

6.3.4 It is recommended that all plans and details be prepared by an architect.

6.3.5 In the event that an application is not submitted, or approved, the ARC shall issue and post a Stop Work order on the member's lot. The Stop Work order shall remain in effect until the member's application is in compliance with the Architectural Guidelines or a variance has been granted and written approval has been received from the ARC.

7.0 APPEAL PROCEDURE

7.1 A member shall have the right to appeal any decision by the ARC to the Board of Trustees. The decision of the Board of Trustees shall be made with consideration for the land use rights of the property owner and the preservation of the aesthetic value of the surrounding area. The decision of the Board of Trustees shall be binding on the owner of the lot.

8.0 LOT RESTRICTIONS

8.1 Area Coverage Regulations:

8.1.1 Impervious surfaces may not cover more than 75 percent of any lot.

8.1.2 All structures, temporary or permanent, shall be set back ten feet from any property line and twenty feet from any road frontage.

8.1.3 No dwelling shall have a ground floor area less than 800 square feet in the case of a one story structure, nor less than 600 square feet in the case of a one and one-half or two-story structure, exclusive of garages, porches and terraces.

8.1.4 No improvement may diminish the minimum requirements of these Architectural Guidelines.

8.2 Attachments:

8.2.1 All lots and drainage ditches shall be kept free and clear of rubbish, refuse, garbage and any other waste material. Waste materials shall be kept in appropriate containers and disposal shall be done in a timely manner to prevent excessive accumulations. Garbage and trash cans and the related storage area shall be screened from view. Compost and trash receptacles shall be kept in such a manner to prevent the attraction of animals.

8.3 Completion Time:

8.3.1 Any exterior improvement shall be completed, including finish, within ninety days from start of construction.

8.3.2 In the case of a damaged or destroyed structure, the exterior finish shall be completed within ninety days from the date the damage occurred. If a structure cannot be repaired, the removal of the debris must be completed within ninety days.

8.4 Driveways:

8.4.1 Rock or crushed rock is recommended for driveway material. Existing driveways of asphalt or other non-impervious material must be maintained in a manner to prevent storm water run-off from leaving the lot.

8.5 Easements:

8.5.1 The first five feet of each lot adjoining a platted street is reserved for installation and maintenance of utilities and drainage facilities.

8.5.2 Within these easements, no structure, planting, or other material shall be placed or permitted to remain which may damage or interfere with the installation, maintenance or use of utilities, including fire hydrants or which may change the direction of drainage.

8.5.3 The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot except for those improvements for which a public authority or utility company is responsible.

8.5.4 No fence or hedge shall be permitted on the utilities and drainage easement which might interfere with the easement purpose.

8.6 Exterior Finish:

8.6.1 The exterior finish on all structures shall be completed within ninety days from the start of construction. In the case of a damaged structure, the exterior finish shall be completed within ninety days from the date the damage occurred.

8.6.2 The use of semi-transparent wood stains is encouraged. Bright paints, other than on trim or accent panels, are discouraged. It is recommended that colors be chosen in harmony with the native sylvan area. Maintenance painting with the same or comparable color shall not require ARC approval except when the current or proposed paint color is not in conformance with these Guidelines.

8.6.3 Siding color shall be in harmony with the native sylvan setting and bright colors are discouraged.

8.6.4 Treated cedar shake, composition or asphalt shingle roofs are recommended. It is recommended that roofing material be fire retardant. Metal roofs must be insulated to prevent noise intrusion to surrounding areas. The color of all roofing materials shall be in harmony with the native sylvan setting. Bright colors are discouraged.

8.7 Fences, Hedges and Retaining Walls:

8.7.1 No fence, wall, or hedge shall be erected or be permitted to remain or allowed to grow to a height exceeding three feet if it is nearer than the twenty feet set-back line of any street, and in all other cases no lot line fence, wall, or hedge shall be higher than six feet.

8.7.2 Any fence or wall bordering any WRA greenbelt shall be set one foot inside the member's property line.

8.7.3 Wood fences shall be painted or stained a natural wood color in harmony with the surrounding area. Retaining walls shall be maintained in a native color in harmony with the surrounding area.

8.7.4 No barbed wire or other hazards shall be used on any fence.

8.7.5 No electrical fence shall be permitted.

8.8 Height Regulations:

8.8.1 Maximum height of any structure shall be thirty-five feet as described in Section 1.4.1.

8.8.2 Maximum height of any structure shall be twenty feet as described in Section 1.4.2.

8.8.3 Structures shall not exceed the height limitations as specified. The owner may elect either height definition provided such a choice, in the opinion of the ARC, will not be unduly detrimental to the existing or future development of the adjacent properties.

8.9 Lighting - Outdoor:

8.9.1 Outdoor lighting shall not be intrusive on neighboring properties or any roads.

8.10 Lot Divisions:

8.10.1 No division of any lot or property within the Plat of Wilderness Rim shall be permitted. Lots which have been combined may be divided provided the resulting lots are the same dimensions as the original lots before the combining.

8.11 Maintenance:

8.11.1 All lots, whether occupied or unoccupied, and all improvements placed thereon, shall at all times be maintained in such a manner as to prevent their becoming unsightly by reason of accumulation of rubbish or debris.

8.11.2 No structure which has been partially or totally destroyed by fire, earthquake, or otherwise destroyed, shall be allowed to remain in such damaged state. The exterior finish of the damaged structure shall be completed within ninety days from the date the damage occurred.

8.12 Native Growth:

8.12.1 Trees removed for safety or other reasons shall be replaced to maintain the natural sylvan environment of Wilderness Rim.

8.13 Refuse:

8.13.1 Any outdoor burning shall be restricted to yard waste. Burning is governed by the State of Washington's Department of Natural Resources which may require permits.

8.13.2 No indoor burning of trash, garbage, or hazardous material or fuels.

8.13.3 No incinerator, burn barrels or other equipment for burning of rubbish, trash, garbage or other household waste shall be permitted.

8.13.4 Compost bins are encouraged for the reduction of yard waste. Compost bins shall be constructed and maintained in such manner to prevent the attraction of animals.

8.14 Residential Purposes:

8.14.1 A lot and the improvements thereon shall be used primarily as a single family dwelling place.

8.14.2 No structure of a temporary character including but not limited to a trailer, basement, tent, shack, garage, barn, other outbuilding or vehicle shall be used on any lot at any time as a residence.

8.15 Set Backs:

8.15.1 All structures, temporary or permanent, shall be set back ten feet from any property line and twenty feet from any road frontage.

8.16 Signs:

8.16.1 No sign or other advertising device of any kind shall be displayed to the public view on any lot, except one sign not larger than twenty inches by twenty-six inches, or the equivalent area, advertising the property for sale or rent or identifying the owner and/or address of the lot.

8.17 Storm Drainage:

8.17.1 Storm drainage resulting from roof and driveway areas shall be diverted and/or piped to dry wells or other acceptable permeable areas. Increased storm water will not be permitted to flow onto adjacent properties nor will any storm water be permitted to flow into the storm water collection system.

8.18 Yard Regulations:

8.18.1 No yard shall be reduced in size by the addition of structures so as to make the yard smaller than the minimum dimensions required by these Guidelines in Section 8.1.

8.19 Variances:

8.19.1 These Guidelines may be changed as building materials, methods of construction, and architectural concepts develop.

8.19.2 The ARC may allow reasonable variances of these Guidelines in order to overcome practical difficulties and prevent unnecessary hardships in the application of these provisions. Any variance granted shall be in conformity with the spirit, intent and purpose of these Guidelines.

8.19.3 No variance will be materially detrimental nor injurious to other properties or improvements in the neighborhood.

9.0 CHANGES TO ARCHITECTURAL GUIDELINES

9.1 These Guidelines may be changed, adjusted and/or modified at any meeting of the membership of WRA by a two-thirds of the vote of the members present at the meeting or represented by absentee ballot or by written proxy. Written notice of the meeting shall be given not less than ten days nor more than fifty days prior to the date on which the meeting is to be held and shall include the full text or a summary of the proposed changes.