

ARTICLE XI

Rules, Regulations and Covenants

Section 1

All corporation business shall be conducted under Wynoochee Wildwood Park By-laws and Roberts Rules of Order.

Section 2 – Construction

Only ~~two three permanent~~ structures are allowed per membership lot, limited to: one cabana, one shed and one covered area. ~~Prior to beginning any construction, plans must be submitted to the Board of Directors Construction Committee for approval.~~

All structures must:

- Have eight feet between the gutter line and any other structures gutter line.
- Set back must be a minimum of ten feet off the front of the property line and five feet from all other boundary lines.
- Be two feet from center of water line (faucet, pipe, etc)

1. Sheds

- a) ~~d~~Dimensions shall be no ~~more greater~~ than nine (9') feet wide, ten (10') feet long, and eight (8') feet high.

2. Cabanas

- a) ~~Dimensions shall are to be no larger greater than twelve (12') wide x twelve (12') long framed two hundred fifty-two (252) square feet. , measurements will be from outside frame excluding siding and h~~
- b) Height shall not exceed thirteen (13) feet (17') from the floor up when measured from floor to peak.
- c) ~~Walls cannot extend over the foundation of the Cabana.~~ Glass windows are allowed.
- d) Concrete footings can be poured.
- e) ~~and a w~~Wood or concrete floors can be used.
- f) The concrete slab must sit within six (6") inches from the ground level or a post and block foundation may be raised up to four (4') feet for flood purposes.
- g) The "basement" must be non-useable space (no storage) and may be skirted with lattice only.

- ~~b) The overhang on the cabanas shall not exceed two (2) feet on 3 sides and four (4) feet on the fourth side. The two (2) foot overhangs may be enclosed but cannot be used to increase the useable floor space. The four (4) foot overhang may be enclosed and can be used to increase the useable floor space. The overhang must be six (6') feet off the ground from the floor height.~~
- ~~h) There shall be a maximum of one (1) foot eves.~~
- ~~2. Enlarged cabanas size can be up to 14x18x17 feet high or a maximum of 250 square feet. Straight side, no overhang with a maximum of a 1 foot eve. Measurements of all cabanas of the outside frame excluding siding. Cabanas must be submitted to the building committee for approval prior to construction.~~
- ~~3. You may only have 1 shed, 1 cabana and 1 deck per lot.~~
 - ~~a) Cabana porch Covers dimensions shall be no more than eight (8') feet deep, eight (8) feet high (at the highest point), and the length shall not extend past the cabana and eight (8') feet high. Covers may be attached to the cabana, but cabana but must be able to be detached at anytime any time. Covers must be submitted to the building committee for approval prior to construction.~~
- 3. Covered Area
 - a) Dimensions shall be no greater than two hundred twenty-four (224) square feet, and no more than eight (8) feet from the ground to the gutter line.
 - b) It must be free standing; no posts concreted into the ground.

Section 2.1 – Privacy Screens and Decks

1. Privacy Screens

- ~~a) Screens can be no longer than (32) Forty (40') feet in length.~~
- ~~b) Privacy screens must Must sit twenty (20') feet back from the road for safety and visibility reasons.~~
- ~~c) and must NOT be parallel to the road in front of the lot for safety and visibility reasons Front privacy screens may not be longer than twenty-four (24) feet in length.~~
- ~~d) They mayMay not be higher greater than five (5') feet in height and must be one (1') foot off the ground.~~
- ~~e) Privacy Screens can Can be made of lattice only.~~
- ~~f) Privacy screens can be on the one side of lot or "L" shaped privacy screens are permitted providing they do not exceed the (32) forty (40') feet in length, are 20 feet from the road and are not built parallel to the front of the lot. All privacy screens must be submitted to the building committee for approval prior to construction. Privacy screens MUST be see through.~~
- ~~a) Posts cannot be concreted into the ground.~~

2. Decks

- a) Decks are permitted of any size.
- b) Any deck higher than two (2) feet must include — handrails at a height of thirty-six (36) inches height or higher with three (3) inch" spacing.

b)c) _____ Member(s) ~~need to agree~~ to pay the tax ~~assessment~~ ~~assessment~~, if any, on such improvements. ~~, if any, may apply, to such improvements.~~ Plans must be submitted to the building committee for approval prior to construction,

Construction Rules

1. Prior to any construction under this section, the member(s) must submit a building permit and plans to the Building Committee for approval. **Failure to submit plans for approval prior to beginning any phase of construction including ground foundation preparation will result in demolition of any portion of the project not meeting construction requirements, ~~regardless of the phase of construction.~~ NO VERBAL APPROVAL BY ANY OFFICER OR MEMBER OF THE BOARD IS TO BE CONSTRUED AS APPROVAL TO PROCEED WITH CONSTRUCTION.**
- 1.2. Building permits will expire six (6) months from the date of approval. Final inspection must be requested on or before the expiration date. If the permit expires, construction must cease until a new permit is submitted and approved.
- 2.3. _____ Non-compliance with structure construction and building permit guidelines can result in the suspension of owners' membership.
- 3.4. _____ At the completion of the construction, the member ~~is to~~ must request a final inspection to ~~and~~ receive final approval from the Building Committee.
- 4.5. _____ If the member(s) ~~do~~ es not comply **at any point in the construction process**, the Committee will impose a fine of \$200.00 and ~~the next years~~ next year's dues will not be accepted until brought into compliance.

Section 3

In the event of suspension, said member shall be suspended for a time set by the Board of Directors and pay a \$200 reinstatement fee. Member-(s) will not be allowed into the park during suspension without supervision from ~~the President or Vice President~~ a board member at ~~anytime~~ any time. Such violation can result in immediate termination.

Section 4

Travel trailers may not exceed 40 feet in length. Axles and tires cannot be removed from any travel trailer or motor home.

Section 5

Individual sewer lines to a campsite are prohibited. All allowable utilities, except main power lines, must be underground.

Section 6

Asphalt or concrete products are prohibited for use in construction of roads, drives, or pads, unless member(s) ~~agrees~~ to pay the tax assessment, if any, on such improvements. (Top of pad must be at ground level.)

Section 7

No live trees in excess of four (4") inches in diameter may be removed except for preparation of designated roads or campsite parking areas, unless first approved by the Chairperson of the Tree Committee and the Board of Directors. No trees or brush of any size may be removed from the riverbank without previous permission of the Board of Directors.

Section 8

Fences are prohibited.

Section 9

Site usage is restricted to two camping units which consist of travel trailers, tents, motor homes and campers, on a permanent basis, per lot.

Section 10

Members may place units on the campsites specified therein for use by family and friends but may not rent or otherwise commercialize the sites by making or attempting to make a profit from the use of the park facilities, membership and campsite. Using the pool facilities, for example, for daycare activities on a continuous basis and being compensated i.e., being paid for the care of the children in the daycare, would be an example of commercializing or making a profit from their membership.

Section 11

No vehicle, structure or other apparatus may be placed within five (5) feet (5') of a campsite boundary line. Ecology blocks fall within this parameter.

Section 12

All non-licensed motor vehicles and bicycles must have a flag of a bright color with a plainly visible lot number attached with a five-foot (5') (5) foot pole. All wheeled vehicles shall be restricted to the park roads and must comply with posted traffic rules. No motorized vehicles of any kind are allowed on the beach (gravel bar) areas.

Section 13

Memberships are not sold on the basis of speculation, and no member shall place a "For Sale" sign or other inducement to sell on the ir campsite ~~for his use~~, but there shall be nothing in the By-laws to prohibit a member from re-selling his membership, except that the Board of Directors must approve any such sale. Members may post a sign no ~~bigg~~larger than 8 X 10 to any bulletin board.

Section 14

No permanent living on campsites will be allowed from November 1 to April 30 of each year. A maximum limit of 3 days per week, on any campsite during this period is allowed. This rule may, in the event of an emergency, be waived for a temporary period and will be defined as approximately thirty (30) days.

Section 15

No junk cars, trailers or any other unsightly items are to be left on lots. All trailers must be cleaned and presentable by **May 15** of each camp season or member may be fined. It shall be the responsibility of each member to keep his lot neat and mowed (no grass over 12 inches) **or the Board will take steps to have it cleaned at the member's expense and fined \$100.00.**

Section 16

Nothing contained in these By-laws and Rules and Regulations which are deemed in conflict with requirements of Grays Harbor County, Washington State and Federal Government in connection with the business affairs of the Corporation shall be effective.

Section 17

The board of directors is granted the right to declare, from time to time, such additional rules and regulations as may be deemed appropriate for the government affairs of the corporation.

Section 18

All members of the corporation must treat other members of the corporation and its employees with common courtesy and respect. It shall be the policy of the corporation that any member threatening, harassing, coercing, battering, intimidating or abusing (physically or mentally) any other member and /or their guest, may be subject but not limited to immediate suspension and or termination of the park.