

## THIS IS AN OPERATING PROCEDURE FOR THE ARCHITECTURAL CONTROLS COMMITTEE

This section is controlled by the board and requires a vote of 7 of the 9 seated board members to modify this procedure. They are to be enforced by the ACC committee as appointed by the board. Rules for change are as follows:

Any change will be as motions in front of the board.

A simple majority vote (of the board) is required to propose the change to the operating procedure, if accepted by the board.

The proposed change will be mailed to the general membership and a vote scheduled for the second meeting in the future. (I.e. a change is proposed to the board during the Jan. meeting-it is acceptable to the board (by simple majority vote) to be a proposed change to the procedure. A mailing is made to the general membership and a vote scheduled for the April meeting (skipped March). At the April meeting the proposed change must be approved by 7 of the 9 board members to be accepted. This time frame allows all that wish to object to the change, time to schedule to attend the April meeting.

### ARTICLE VI ARCHITECTURAL CONTROLS

#### Section 1. Architectural Control Committee Must Approve All Construction.

In general, Pierce County Building codes will govern any new construction in Crystal Villages IV, V, and VI. Plans and specifications showing the nature, kind, shape, height, materials and locations of new construction as well as additions to existing structures, fences, walls, etc., must be submitted to, and approved in writing by the Architectural Control Committee or the Board of Directors after first obtaining the necessary building permits from the County.

#### Section 2. Guidelines to Be Used by Architectural Control Committee in Evaluating Applications.

It is intended that the structures and other improvements will become part of the landscape and blend into their surroundings. Simple, well-proportioned structures using wood, stone or masonry is required.

It is further intended that structures be screened from the road to the extent possible so that the area retains its natural appearance.

#### Section 3. Architectural Control Committee Must Approve All Landscaping.

No landscaping work, including the removal of natural trees, shrubs, brush and other ground cover, shall be undertaken on any lot until the plans and specifications showing the nature and other details of the proposed work shall have been submitted to and approved in writing by the Board of Directors of the Association or by the Aforementioned Architectural Control Committee appointed by the Board. In the event said Board, or its designated committee, fails to approve or disapprove of such proposed landscaping work within 45 days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been complied with.

## ARTICLE VII LAND USE RESTRICTIONS

Section 1. Lots shall be used for single-family residential purposes only.

Section 2. There shall be no water wells in Lots. Owners of such Lots desiring a water supply must be connected in an approved manner to the central community water system to be installed by Declarant.

Section 3. Sanitary waste disposal is to be accomplished on each individual lot by means of septic tank and drain field systems constructed by the Owner to Pierce County standards and approved by the Pierce County Health Department.

Section 4. No signs shall be erected or maintained on any Lot except:  
(a) one sign of not more than 3 square feet identifying Lot Owners or occupants, and  
(b) One sign of not more than 6 square feet, advertising a Lot for sale or rent.

Section 5. Horses and common household pets such as dogs and cats may be kept on a Lot for non-commercial purposes if and so long as they do not become a nuisance, except that because of the Lot size no horse may be kept on Lots 62 through 122 inclusive, Crystal Village IV; Lots 15 through 59 inclusive, Crystal Village V; or on a portion smaller than 20,000 square feet of any legally divided Lot. Dogs must be leashed and accompanied by a Lot Owner if allowed onto any Common Area.

Section 6. No trash, garbage, rubbish, refuse or other solid waste of any kind, including particularly inoperable automobiles, appliances and furniture, shall be thrown, dumped, stored, disposed of, or otherwise placed on any part of Crystal River Ranch. Garbage and similar solid waste shall be kept in sanitary containers well suited for that purpose. The Owner or Occupant of each lot shall be responsible for the disposal of solid waste at legally established solid waste disposal facilities outside Crystal River Ranch or arrange for pickup by a local garbage collector.

Section 7. The use of firearms or explosives is prohibited, except as required for construction work duly authorized by the Board of Directors or the Architectural Control Committee.

Section 8. No Owner shall change or interfere with the natural drainage of the Real Property without the prior written approval of the Board of Directors or the Architectural Control Committee.

Section 9. (a) Boat trailers and boats may be parked or stored on Lots with written permission of the Board of Directors or the Architectural Control Committee, provided they are adequately screened from public view. The Board of Directors or Architectural Control Committee shall determine what constitutes adequate screening, and such determination shall be conclusive.

(b) Travel trailers, campers and tents may be used or parked on unimproved Lots:  
(i) when in use by Lot Owners for periods not exceeding two weeks,  
(ii) on weekends or holidays, and  
(iii) With the written permission of the Board of Directors or Architectural Control Committee during the period in which a permanent dwelling is being constructed upon the Lot.

During the temporary use of travel trailers or campers under the authority of this subsection, all applicable covenants and restrictions shall be strictly complied with, particularly that concerning sanitary sewage disposal (Article VII, Section 3).

Section 10. No basements, garages, sheds, shacks, outbuildings or non-permanent structures shall be used as dwellings on any Lot except:

- (a) with the written permission of the Board of Directors or Architectural Control Committee,
- (b) And then only for such relatively short periods of time as may be specified in written permit authorizing such use.

Section 11. No fuel tanks shall be maintained on any Lot without written permission of the Board of Directors or Architectural Control Committee, which may grant such permission subject to adequate screening, state and county codes and other appropriate requirements.

Section 12. No vehicle shall be parked on the Common Area except those portions of it, which have been specifically set aside and designated as parking lots by the Association. No vehicle shall ever be abandoned or dismantled and no major vehicle repair work shall ever be performed on any part of the Common Area. No vehicle in an extreme state of disrepair shall ever be parked or permitted to remain on any part of the Common Area for more than 48 hours. A vehicle shall be deemed in an extreme state of disrepair when it is incapable of moving under its own power or when, in the opinion of the Directors of the Association or the Architectural Control Committee, its presence offends the reasonable sensibilities of the occupants of Crystal River Ranch.

Section 13. No lot shall ever be used in a fashion which unreasonably interferes with the Lot Owner's or the Association's right to the use and enjoyment of their respective properties, or the other Lot Owner's right to the use and enjoyment of the common area. The Board of Directors of the Association or the Architectural Control Committee designated by it shall determine whether any given use of a Lot unreasonably interferes with those rights and such determination shall be conclusive.

## BUILDING RESTRICTIONS

Section 1. Only detached single-family residences, mobile homes, and appurtenant outbuildings such as stables, garages, woodsheds, and the like may be constructed or permitted to remain on Lots. Only one resident may be built on each Lot.

Section 2. No construction of such dwelling may be started on any Lot without first obtaining:  
(a) any building permits required by the proper local government authority, and  
(b) a building permit from the Board of Directors of the Association or the Architectural Control Committee designated by it pursuant to Article VI of these Covenants.

Section 3. Each single-family residence on a Lot shall contain a minimum floor area of 600 square feet exclusive of second floors, open decks (covered or uncovered), garages, covered carports, sheds or other buildings.

Section 4. All buildings constructed hereunder shall conform to the specifications and requirements of the most recent revisions of the State of Washington electrical code and the uniform building code in force at the commencement of construction.

Section 5. Drawings submitted to the Board of Directors or the Architectural Control Committee shall be of the following form and content:

- (a) Copy of plot plan and building plan as submitted to Pierce County, with copies of permits when approved prior to construction.
- (b) Exterior painting schedules – shown on exterior elevations by manufacturer's name and catalogue number.
- (c) Roofing material and color.

Section 6. Exterior finishes shall have a flat (no gloss) appearance and shall tend to grays, greens, and browns, and shall be subject to approval. The Board of Directors and the Architectural Control Committee will not approve white or bright colors.

Section 7. Mobile homes shall meet the following minimum requirements:

- (a) Only "double wide" units are permitted.
- (b) Minimum of 600 square feet of floor space.
- (c) The exterior siding shall resemble standard permanent construction as nearly as possible and shall not have glossy finished or vertically ribbed exteriors. "Lap-stake" and other horizontally ribbed exteriors are permitted.
- (d) The mobile home shall meet all of the standards and requirements of the State of Washington, Pierce County and any other governing regulatory agency in effect at the time of installation.
- (e) All additions and accessory buildings shall be complementary in design and exterior finish.

Section 8. The Board of Directors or its Architectural Control Committee may, upon application, grant exemptions from these requirements to Owners who establish, to the satisfaction of the Board of Directors or Architectural Control Committee, that the building design by the applicants are aesthetically as appealing, as suited to climatic conditions and as compatible with the overall character of Crystal River Ranch as buildings which do meet these requirements.

Section 9. The exterior of any buildings constructed hereunder (including painting or other suitable finish) shall be completed within one year of the beginning of the construction so as to present a finished appearance when viewed from any angle. The building area shall be kept reasonably clean during the construction period.

Section 10. At the time a permanent dwelling is built, or a mobile home placed on a Lot, adequate off-street parking for at least two cars/recreational vehicles shall be provided and maintained on the Lot. Travel Trailers, ect. must be suitably screened, if possible.

Section 13. No fence, wall, or hedge shall be erected, located, or planted or maintained upon any Lot:

- (a) without the written approval of the Board of Directors of its Architectural Control Committee, or
- (b) In a manner which would unreasonably obstruct the view from any other Lot.

Section 14. No building or structure of any kind, erected or maintained or suffered to be erected or maintained by the Owner of a Lot may trespass or encroach upon the Common Area. The Association shall have authority to abate any such trespass or encroachment upon the Common Area at any time, by any reasonable means and without having to bring legal proceedings.