

Cascade River Community Club Lot Modification Permits

General Information

Cascade River Community Club (CRCC) is a regulated community, governed by Plat Restrictions (Rules and Restrictions), Articles of Incorporation, Bylaws and Policies. As such CRCC is considered a Home Owners' Association by the state of Washington, as the state includes "recreational property" in their definition. This leaves us regulated by Washington State Recorded Code of Washington—RCW 64.38. As you can see members of CRCC, especially having relatively small lots in a tight community, are regulated beyond common real estate.

Cascade River Community Club's *Building and Aesthetics Regulations Committee* [BARC for short] is a standing committee held by the elected Board members whose purpose is to administer policies pertaining to building projects, trailers other than RV's (considered sheds in the Park), tree & vegetation cutting/removal and other modifications of a Park lot. Policies have evolved over decades and follow CRCC Bylaws in their formation (via democratic representative government, plus "hearings" from the membership at large—whether in meetings, Emails or any other communication to the Board of Directors presiding over any process). Two policies in particular—1412 Regulation of Properties and 4410.1 Tree and Vegetation Modification apply. The Cascade River Park Plat "Rules and Restrictions" also critical. The "Building and Occupancy" policy may also apply.

As policy violations result in significant fines and may result with liens placed on properties we hope members will avail themselves of our CRCC website to learn about policies (and the Plat Rules and Restrictions) to guide actions on their lot(s) ahead of time. We truly want to avoid having to enforce policies after the fact.

Filling Out and Submitting CRCC Lot Modification Permit Form

First, consult applicable policies (referenced above) to insure you are requesting something that fits CRCC Policies.

Fill out form entirely and insure you've made a reasonable sketch. (It may be helpful to stake out a location—say, for a shed—directly on your property for clarity.)

In the case of tree cutting we advise you to flag the trees so they can be observed for determination.

Other flagging or staking of locations may also be helpful. Flagging is available in the office if needed.

Turn in your form at the Park office OR send via Email or USPS. Allow at least one week for processing. A quicker turn around might be possible but we have to fit your application in amongst all other Park duties. Do not proceed without granted approval.

Post Your Approved Permit on your lot(s) so it can be seen from the road before proceeding. Leave up for 30 days.

Working together we can maintain our next-to-the-wilderness 'cabin-like' atmosphere for everyone to enjoy now and for generations to come.

Cascade River Community Club

Building and Aesthetics Regulations Committee

4/2019



This form (front and back) must be completed and approved before work begins

SECTION 1 - OWNER

Date of Application _____
Div _____ Lot(s) _____

LOT MODIFICATION APPLICATION/PERMIT

Owner Name(s) _____ Phone _____ Email _____

SECTION 2 - PROJECT Please fill out fully.

Type of Activity New work Modification to existing Tree work Dwelling

Type of Modification

- Fence Gate Driveway/culvert Shed
- Deck Garage Gazebo Other _____ Tree cutting (no more than 30% of any lot's trees, and/or any tree greater than 14" across at 60" above grade) Dwelling (Water Purveyor Permit from CRCC, and occupancy permit from Skagit County required for habitable dwelling) If dwelling, is this for occasional, permanent, or seasonal occupancy? _____

Detailed description of work to be done _____

Date work to begin _____ Date work to be concluded _____ *Note: hours of work must be between noise curfew of 7am to 10pm*

Who will be performing this work? List name and company as well as contact info if other than owner(s) listed above

Note: non-members must sign-in each day at the main gate

SECTION 3 – DEBRIS AND PERMITTING

Debris Management: where will debris from this project be staged during work? _____

Where will debris from this project be removed to? _____

(Burn only during season with CT permission) *Note: CRCC dumpster may not be used for debris*

Is a permit from Skagit County (or other regulatory entity) required? _____

SECTION 4 - NOTES [All work described shall be matched by a drawing on second page]

Notes and other comments _____

*****PROVIDE SKETCH OF WORK ON REVERSE. BE SURE TO NOTATE LOCATION OF PROJECT IN RELATION TO SET-BACKS AND PROPERTY LINES.**

SECTION 5 - APPROVAL Please see all notes. This is a binding agreement.

This project, as outlined here and on the reverse, is approved by Cascade River Community Club. If this project at any point does not conform to the specifications outlined here, this permit must be modified and approved prior to work continuing/commencing. This approval does not convey permission from any regulatory agency and does not take the place of proper permitting.

CRCC Authorized Representative _____ Date _____

Restrictions or other comments _____

***This side is required for application to be considered.

For reference, set-backs are as follows:

DIVISION	FRONT PROPERTY LINE	SIDE PROPERTY LINES	REAR PROPERTY LINE	CORNER LOT PROPERTY LINES ABUTTING STREET
I	20	5	5	10
II	25	8	8	20
III	25	8	8	20

Note that all lot lines are subject to a 5-foot utilities easement which must be maintained clear of obstacles.

SECTION 6 – SKETCH

Provide a sketch of work, an elevation drawing if appropriate, and any other



depictions which may help expedite the approval.

INDICATE NORTH

Notes or other comments _____
