

APPROVED
NOT FILED

CHANGES IN

" RESTRICTIVE COVENANTS RUNNING WITH LAND "

Voted on and Approved by the General Membership of Lake Arrowhead
Community Club, September 19, 1981.

Paragraph 2 changed to :

" No lot shall be used except for residential or
recreational purposes. "

Paragraph 4 changed to :

" It is the intent that all dwellings and structures
placed upon these lots be of a finished residential
or recreational character and appearance that does
not detract from surrounding areas and is compatible
and harmonious with the general area. "

Paragraph 11 changed to :

" No animals, livestock or poultry of any kind shall
be raised, bred or kept on any lot except for
recreational purposes with Board approval.

BUILDING & MOBILE HOME REQUIREMENTS

- 1/ Prior to any building or moving a mobile home to Lake Arrowhead to owner must abide by the County and Lake Arrowhead codes.
- 2/ Septic tank permit and approval must be obtained.
- 3/ Letter of approval of intent from Lake Arrowhead Architectural Control Committee must be obtained.
- 4/ Appropriate permits from Mason County Planning Department must be obtained.

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5/ Mobile Home Requirements (passed 30 Sept 1981 minutes)

- A. Requires a HUD Sgal of Approval.
- B. Must be 700 sq. ft. and to conform to covenant setbacks.
- C. Metal siding allowed.
- D. Attached additions, such as garage, shed, etc., must be compatible to the mobile and locale.
- E. No wooden additions or lean-to type additions.
- F. Skirting or permanent foundation required.
- G. Decks allowed.
- H. Mobile home must be inspected by the Lake Arrowhead Architectural Control Committee prior to move to Lake Arrowhead if in question.
- I. Requirement must be met within 90 days once a mobile home is moved onto a lot.

The Covenant set backs are:

No building shall be located on any lot nearer to the front lot line than 20 feet, or nearer than 15 feet to any side street line. No building shall be located nearer than 5 feet to an interior lot line. Side and front yard shall be required for a garage or other permitted accessory building. No dwelling shall be located on any lot nearer than 25 feet to the rear lot line. For the purposes of this covenant, eaves, steps and open porches shall be considered to be part of a building. Front lot line shall be considered to be the lot line adjacent to the street. Garages and accessory buildings shall conform to these requirements. The Architectural Control Committee may issue variances on rear lot setback to 5 feet depending on individual lot location.

Buildings are restricted to 17 feet in height, except where no interference of another lot's view shall be incurred. The committee decision shall be final in event of dispute.

The classification between a mobile home and a recreational vehicle is:

- A. Licensing
 - 1.) A recreational vehicle is licensed like a car.
 - 2.) A mobile home has a moving permit only and is listed on the county tax rolls.
- B. If a recreational vehicle has toilet facilities it must be self contained.