

# Ridgeview Estates Community Association



## ARCHITECTURAL CONTROL COMMITTEE PRECONSTRUCTION APPROVAL CHECKLIST

The following checklist should be used by the Architectural Control Committee as a guide for ensuring aspects of the relevant governing documents are addressed prior to approving a construction plan on any Ridgeview Estates property.

All building, placing, expansion, alterations, and remodeling must be approved by the Architectural Control Committee prior to commencing construction.

Requestors must submit copies of applicable plans and drawings to the Architectural Control Committee, and must receive approval in writing prior to commencing construction.

All RECA requirements outlined in this checklist are above and beyond all Island County Building and Public Health Authority Regulations. The requestor must abide by all Island County Regulations, and obtain all applicable building permits and inspections from Island County.

All exterior construction must be completed, including paint, within 6 months of commencement.

A Water Availability Form must not be issued until the Architectural Control Committee is satisfied that all requirements will be met.

### Details:

Name of requestor: \_\_\_\_\_

Date of Request: \_\_\_\_\_

Address: \_\_\_\_\_

Lot Number: \_\_\_\_\_

Contact Phone Number: \_\_\_\_\_

Description of construction:

---

---

---

---

---

## **Protective Covenants and Restrictions**

Lot:

- ☐ Not subdivided less than 2 ½ acres
- ☐ Not less than 12,000 sq ft
- ☐ One entrance per lot which must meet county specifications

Notes:

---

---

---

Building Site:

- ☐ Minimum of 150 ft from centerline of road easement
  - If multiple road easements- 150 ft from centerline of each road easement
  - May be reduced if topography requires it
- ☐ Minimum of 30 ft from side or rear property boundary
- ☐ Screened from all roads and highways by:
  - Topography
  - Trees
  - Plantings
  - Overall hidden or unobtrusive

Notes:

---

---

---

Size of House:

- ☐ Minimum of 900 sq ft for ground floor
  - Does not include attached porches or garage
- ☐ Not more than 24 ft above original grade without Committee Approval

Notes:

---

---

---

---

Mobile Homes:

☐ Not more than 5 years old

- ☐ Must submit:
- Current Photograph
  - Sketch of floor plan
  - Sketch of proposed location

☐ To be completed, including skirting, within 6 months

Notes:

---

---

---

---

Sewage:

- ☐ To be designed, located, constructed, and maintained in accordance with Island County Public Health Authority Regulations and permit process

Notes:

---

---

---

---

Temporary Habitation:

- ☐ Permit (in writing) may be issued for up to six months
- Tent, camp trailer or other outbuilding

Notes:

---

---

---

---

## **SERVICE POLICIES AND PROCEDURES**

Primarily requirements due to water system and Island County Regulations.

### **Auxiliary Dwelling Unit:**

- ☐ Located within owner occupied primary residence
- ☐ Maximum of 800 sq ft
- ☐ Subject to all applicable Health Department regulations for sewer and water

Notes:

---

---

---

### **Guest Cottage:**

- ☐ Not to exceed larger of 1000 sq ft, or 20% of gross area of single family dwelling not to exceed 2,500 sq ft

Notes:

---

---

---

### **Plumbing:**

- ☐ To be installed , operated and maintained to uniform plumbing code
- ☐ Backflow prevention device must be installed

Notes:

---

---

---

Connection and Service Expansion Fees:

- ☐ To be paid prior to issuance of Water Availability Certificate
- ☐ Construction to start within 1 year of issuance of Water Availability Certificate
- May be refunded if construction not started within 1 year

Notes:

---

---

---

---

Approved/Disapproved by Architectural Control Committee.

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Architectural Control Committee Representative

\_\_\_\_\_  
Printed Name

Notes:

---

---

---

---