

SeaView Estates Community Club, Inc.

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SeaView Estates strives to be a quiet ocean side community with approximately 120 lots/tracts. The quaint private lanes compliment the peacefulness of the ocean side area with roaming wildlife. We have experienced many properties purchased by new community members...Welcome!

History: SeaView Estates, Inc. and SeaView Estates Community Club, Inc. were established in 1961. The covenants and restrictions that were recorded for a 25 year period expired in 1986. A purchaser, under contract, or otherwise shall be deemed as owner for membership purposes with one membership vote regardless of the number of lots/tracts owned or multiple owners of a single lot.

Board of Trustees: Corporate powers of the non-profit corporation, SeaView Estates Community Club, Inc. shall be vested in a Board of Trustees to manage and control the affairs and business of the Corporation and to maintain the roads, right-of-ways, and community property. The Trustees shall number not less than 5 nor more than 9. Trustees are elected at the annual meeting for a 2-year term. The Board may appoint due to a vacancy.

Dues: Set by the SVE Community Club Board of Trustees. The last increase of Dues was approved by a Majority Membership vote in 2023, and is currently set at **\$185 per year per lot** (\$150 for Roads and \$35 for the entrance Gate).

Late Fees: All Dues are delinquent if not paid by June 30th of the billed year. A \$25.00 late fee will be billed September 1st for any dues not paid in full by June 30th (first occurrence). A 12% interest fee is applied for any property two (2) years delinquent.

Liens: Any property three (3) years delinquent will have a lien placed September 1st. Once a lot has a lien placed, the lien fees are added to the balance due and the 12% interest fee will continue to be charged until the lien is paid. In order to have the lien released, the lot member must pay all back-dues, fees, fines, and all lien fees incurred.

SeaView Estates Membership Meetings: Held the first Saturday of June. Members will be notified 30 days prior along with a Dues Statement, Agenda, Time and Place.

Meetings may be called at other times if a 30-day notice is given. Voting by proxy is legal. One member Vote per parcel, and all members are encouraged to attend.

Articles of Incorporation - By-Laws: The restated Bylaws contain all of the Articles, which give power and purpose to the membership and Board of Trustees. Board of Trustee members are volunteers from the General Membership.

Private Lanes: There are approximately 1 mile of gravel lanes to maintain. An area of 6' to 12' (depending on natural growth and ditches) on both sides of the road is to be kept clear of vehicles and other apparatuses to aid in community safety and maintenance. Vehicles or trailers parked on SVECC road right-away will be towed after a 72-hour notice has been posted on the vehicle in violation. A sign by Avalon Towing Company is posted at the entrance to SVE and the vehicle owner is responsible for any fees incurred. Lot owners are responsible for culverts, driveways, adjoining their parcel(s) and located on SVECC right-a-ways. Construction of such must be according to county regulations. Maintenance of this area, including any ditches by SVE members is appreciated. The Articles of Incorporation grant road width of 60'...measured from the center of roads/lanes, 30' on each side, and 80' on Pacific Lane (with 40' on the North and South measured from the center). Off-road Vehicles (ATV) are not allowed on SVE Lanes.

SVE Lane Speed Limit: 10 MPH (for safety, maintenance, and dust control)

Ocean Access: A cleared path north of Ocean Lane and a 60' easement at the West end of Pacific is available for community access. All other property is private (No Trespassing).

Zoning (Resort Residential District): Any questions may be directed to Grays Harbor Planning (360-249-5579) or the Grays Harbor County website. SVECC does not enforce county rules, but does require that lot owners follow County regulations. It is the responsibility of each member to keep our community safe.