

Architectural Control Committee Guidelines

I. Purpose & Objectives of the Architectural Control Committee

The Lake Marcel Community Club (LMCC) has established an Architectural Control Committee (ACC) to uphold the community's aesthetic standards, preserve property values, and ensure that all construction and modifications align with established guidelines. The ACC serves as a safeguard against inconsistent or disruptive changes that could negatively impact the neighborhood's overall appearance and harmony. By maintaining architectural uniformity and enforcing design regulations, the committee helps protect homeowners' investments while fostering a cohesive and attractive living environment.

Additionally, the ACC plays a crucial role in balancing individual property rights with collective community interests. It reviews proposed modifications, ensuring they comply with local codes, HOA covenants, and broader design principles that maintain the neighborhood's character. Through a structured review process, the committee prevents potential disputes and reinforces a shared commitment to maintaining quality and continuity in development. Ultimately, the ACC serves as a vital mechanism for sustaining the integrity and desirability of the community over time.

- 1.1 Architectural Control Committee is a group of persons who shall set minimum standards with reference to the external appearance, design and color of all structures erected on any lot. They will first be appointed by the developer; later by the Lake Marcel Community Club. (Source: Covenants – Section 2(f))
- 1.2 In addition to carrying out the provisions of the covenants contained herein, the Architectural Control Committee shall be governed by the desire to maintain the natural beauty of the lake area and to maintain the values of the entire plat. The Committee shall have the authority to reject any bizarre or unconventional plans on the ground that they are not compatible with the plat or adjacent structures with reference to external appearance, design or color; however, the passing of the Committee of a controversial building shall in no way make either the members of the Committee or the Community Club responsible in damages to anyone. (Source: Covenants – Section 9(b))
- 1.3 Objects and Purposes: To enforce the building design restrictions pertaining to new construction, additions, fences, etc. to be built at Lake Marcel. (Source: Articles of Incorporation – Article IV (2))

II. Building Approvals & Restrictions

- 2.1. Objects and Purposes: The Architectural Control Committee shall pass on all plans, including drawings, and stamp and approve all plans, and shall certify compliance with the covenants. (Source: Articles of Incorporation – Article IV (3))
- 2.2. Shall pass on all plans, including elevation drawings and stamp and approve all plans, and shall certify compliance with these covenants. (Source: Covenants – Section 9(a))
- 2.3. All buildings or structures over 150 square feet must be approved by the Architectural Control Committee. (Source: Bylaws Amendment 7 June, 1987 – Article I - Section 1)
- 2.4. ~~On any building or structure over 150 square feet, plans, drawings, and specifications must be submitted to the Architectural Control Committee prior to commencement of any construction, including preparation of the site for construction. These plans, drawings, and specifications must be approved by the Architectural Control Committee prior to the commencement of any construction, including preparation of the site for construction.~~ (Source: Bylaws Amendment 7 June, 1987 – Article I – Section 4 but replaced by Bylaws Amendment 6 May, 1990 – Amendment 2.1)
- 2.5. Revise Article 1, Section 4 to read as follows: On any building or structure requiring a permit from King County (current size is 120 square feet), plans, drawings, and specifications must be submitted to the Architectural Control Committee prior to commencement of any construction, including preparation of the site for construction, which includes grading, cutting of trees, or preparations for pouring a foundation. These plans, drawings, and specifications must be approved prior to commencement of any construction, including preparation of the site for construction, or presale of the home to a buyer who does not own the lot. The Lake Marcel Community Club will not be responsible for actual or inconsequential damages to any developer or buyer if the plans of a presale home are not approved prior to the close of the sale. (Source: Bylaws Amendment 6 May, 1990 – Amendment 2.1)
- 2.6. Any construction or remodel project, including construction of garages, sheds, outbuildings or docks, which require a permit from King County, must be approved by the LMCC Board of Directors. (Source: Covenant Enforcement Policies #14)
- 2.7. When submitting plans or specifications to the Architectural control Committee for approval, said submission must in addition to all other requirements, include

- the names and addresses of the lot owner and lending institution, if any.
(Source: Bylaws Amendment 7 June, 1987 – Article I – Section 8)
- 2.8. When a person or entity is developing or building any structure that must have Architectural Control Committee approval, one set of the building plans submitted to King County must bear the corporate seal of Lake Marcel Community Club - said seal indicating approval by the Architectural Control Committee. (Source: Bylaws Amendment 7 June, 1987 – Article I – Section 7)
- 2.9. All prospective dwellings, in order to gain the approval the Architectural Control Committee, must prove a septic system that has been approved by the King County Health Department. (Source: Bylaws Amendment 7 June, 1987 – Article I – Section 3)
- 2.10. The Committee may grant reasonable variances from the restrictions contained herein. (Source: Covenants – Section 9(c))

III. Construction & Land Use Regulations

- 3.1. No lot or portion of a lot in this plat shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than the area required for the use district in which located.
(Plat & Dedication – Restrictions; Covenants - Section 13)
- 3.2. All lots shall be subject to an easement five (5) feet in width parallel with and adjacent to all lot lines for (Source: Plat & Dedication – Restrictions)
- 3.3. Any construction or remodel project, including construction of garages, sheds, outbuildings or docks, which require a permit from King County, must be approved by the LMCC Board of Directors. (Source: Covenant Enforcement Policies #14)
- 3.4. Each lot shall contain only one (1) building site; however, a number of lots may be combined into a larger lot. (Source: Covenants - Section 14)
- 3.5. King County-mandated buffer areas for the lake and streams must be protected per current King County code regulations. (Source: Covenant Enforcement Policies #15)

IV. Building Guidelines

- 4.1. All future constructed buildings that will be used as a home on any lot must be at least 1500 square feet, not including garage. Any garage or similar type structure must be at least 240 square feet. (Source: Bylaws Amendment 7 June, 1987 – Article I – Section 5)
- 4.2. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded

plat. In any event no building shall be located on any lot nearer than twenty (20) feet to the front lot line, or nearer than ten (10) feet to any side street line. No building shall be located nearer than five (5) feet to an interior lot line; except that no side yard shall be required for a garage or other permitted accessory building located fifty (50) feet or more from the minimum building setback line. (Source: Covenants - Section 15

- 4.3. No dwelling shall be located on any interior lot nearer than twenty-five (25) feet to the rear lot line. For the purpose of this covenant, eaves, steps and open porches shall not be considered as a part of building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot. (Source: Covenants - Section 15
- 4.4. No dwelling shall be erected or placed on any waterfront lot having an area of less than nine thousand six hundred (9,600) square feet, nor shall any dwelling be erected or placed on any non-waterfront lot having an area of less than fifteen thousand (15,000) square feet. (Source: Covenants - Section 14)
- 4.5. No modular or mobile homes will be allowed on any lots. (Source: Bylaws Amendment 7 June, 1987 – Article I - Section 2)
- 4.6. No T 1-11 siding may be used on any structure, on a side of said structure which faces either a roadfront or lakefront. If T 1-11 is used at all, it must be at least 5/8 inches thick. (Source: Bylaws Amendment 7 June, 1987 – Article I – Section 6)
- 4.7. Until public sewers are available, all sewage disposal shall be by means of septic tanks and tile disposal fields in accordance with the regulations of the State of Washington, Department of Public Health, and/or King County. (Source: Covenants – Section 20)
- 4.8. Septic systems installed for homes erected on waterfront lots shall meet King County Health Department minimum setback requirements. (Covenants - Section 14)
- 4.9. Fences shall in no case be more than six (6) feet high, and in cases where a neighbor's view is affected any fence above fifty-four (54) inches in height shall be by mutual agreement only. (Source: Covenants – Section 15)
- 4.10. Any dwelling or structure erected or placed on any lot in this subdivision shall be completed as to external appearance, including finished painting, within six (6) months after date of commencement of construction and shall be connected to septic or public sewer prior to occupancy. (Source: Covenants - Section 16)

V. Tree Preservation & Removal Policies

- 5.1. All lots in the Lake Marcel Community Club shall maintain 50% of the trees outside the areas required to build, a house, driveway, and septic system. Any

removal of trees beyond the 50% shall be replaced within one (1) year. Under no condition shall a lot be clear cut and allowed to remain that way. (Source: Bylaws Amendment 7 May, 1989)

- 5.2. Property owners must request approval from the LMCC Board of Directors prior to cutting or significantly altering any living trees larger than 24 inches in circumference. Circumference is measured around the tree trunk, or if multi-trunked around the two largest trunks combined, at a point five (5) feet above the ground. Property owners may be required to replant trees. Preapproval for cutting or altering trees is not required for Emergency Tree Removal or Alteration.

"Emergency Tree Removal or Alteration" means removal or alteration of a tree(s) which is dead, or which is made necessary by an imminent threat of serious personal injury or significant property damage. The removal or alteration of a tree(s) under emergency conditions shall be reported in writing to the Board of Directors within three business days following the emergency work. If the Board of Directors determines on the facts known to it that the work performed was not made necessary by an imminent threat of serious injury or significant property damage, then the Board of Directors may consider the work performed a violation. Enforcement Policy for Rules & Regulations. (Source: Covenant Enforcement Policies #16)

VI. Forms & Applications

- 6.1. New Building and Remodel Application
- 6.2. Tree Removal Form

Enforcement Policy for Architectural Control Committee Guidelines

In the event that the developer begins construction prior to having approved plans, a stop work order will be posted by the Lake Marcel Community Club. This stop work order will remain in effect until the proper plans, drawings, and specifications are submitted and approved by the Lake Marcel Community Club at the next Board of Director's meeting. The Board will not be responsible to approve plans prior to the next scheduled meeting, which in no case may exceed 45 days from the posting of the stop work order. (Source: Bylaws Amendment 6 May, 1990 – Amendment 2.2)

If any work by the developer or subcontractor continues on the site after the stop work order has been posted, the Lake Marcel Community Club, in addition to any other remedies available in law or equity, may assess fines of \$500.00 for each day that work continues. (Source: Bylaws Amendment 6 May, 1990 – Amendment 2.3)

If the developer has not submitted plans, drawings, and specifications to the board within two (2) weeks after the stop work order has been posted, the Board May assess fines of \$100.00 for each day that the plans are not submitted. Once the plans are submitted, they will be reviewed by the Board at the next Board of Director's meeting. The Board will not be responsible to approve plans prior to the next scheduled meeting, which in no case may exceed 45 days from the time that the plans are submitted. (Source: Bylaws Amendment 6 May, 1990 – Amendment 2.4)

~~Each property owner who does not comply with section 16 of the By-laws, which can also include abandoned vehicles or vehicles that are not in working order, will be notified by the Lake Marcel Community Club. This written notification will also indicate a date by which the violation must be resolved, which in no case can be shorter than 60 days or longer than 120 days. If the violation is not corrected after the specified date, a fine of \$25.00 will be assessed for each day until the situation is corrected.~~ (Source: Bylaws Amendment 6 May, 1990 – Amendment 2.5 but stuck by the Bylaws Amendment 6 November, 2005)

All fines will be subject to the same terms as outlined in Article II Section 1-B. (Source: Bylaws Amendment 6 May, 1990 – Amendment 2.6)