

SHORECREST BEACH CLUB
40 E Evergreen
Shelton, WA 98584

SHORECREST BEACH CLUB RULES and REGULATIONS

Approved by the Board of Directors June 10, 2017

Approved by the Board of Directors June 21, 2011
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A Compilation of RULES and REGULATIONS

As Amended on September xx, 2016

In an effort to consolidate, define, interpret, administrate and enforce resolutions prior to this date, the Shorecrest Beach Club has adopted these Rules and Regulations, which shall take authority over all resolutions regarding the rule and regulations, procedures, and fine schedules, prior to this date.

Land Use Restrictions

Section A – Buildings:

1. No building, fence, wall, or other structure shall be commenced, erected upon any Platted Residential lot or the Common areas or any part thereof, nor shall any exterior addition to, or change or alternation therein, be made until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted and approved in writing to the Architectural Committee. Before starting any action, proper permits must be obtained from the Shorecrest Beach Club Architectural Committee and the appropriate governing bodies, including Mason County Building, Health and Planning Departments in addition to all Washington State, P.U.D., and Federal agencies required. Permits issued by the Architectural Committee shall expire after one year (365 days). If construction is not completed within the one year time frame, an extension needs to be applied for in writing stating the reason(s) why the construction is not completed. The extension needs to be received by the Architectural Committee thirty (30) days before the original permit expires. A permit fee of \$25.00 must accompany all permit requests.
2. Owners must furnish the Architectural Committee with the telephone numbers of the owner or contractor charged with the responsibility of the construction.
3. Owner shall be responsible for providing for and locating suitable construction waste

material dumpster. A San-I-can or self-contained trailer must be provided on the job site.

4. No structure may be placed closer than thirty (30) feet of any shoreline or five (5) feet to the property line.
5. All perk holes dug must be filled-in within thirty (30) days
6. All residential building sites must be used solely and exclusively for private, one family residence with appurtenant garage(s). No manufactured home or Mobile Home shall be placed on any lot without express permission and appropriate permits from the Architectural Committee, as stated in number 1 above. This includes all divisions, Blocks and Tracks of Shorecrest Beach Club, Inc., as defined by the plat map.¹
 1. (Adopted 7/2004).
7. Single wide mobile and/or manufactured home are prohibited except in those cases where placing a double wide is not possible. Written approval from the Architectural Committee must be obtained. Single-wide mobile homes already in place as of the date of this filing will be allowed to remain in the current location.
8. Prefabricated and/or modular homes must meet the following criteria for acceptance into Shorecrest:
 - a. Removal of undercarriage and towing attachments.
 - b. Place on permanent foundation.
 - c. Crawl space completely with material which is compatible with the upper exterior.
 - d. Must be completed within one year from issue date of the of the Shorecrest Building Permit.
 - e. Skirting must match decor of mobile home and installed no later than ninety (90) days after occupancy.
9. Pursuant to WAC 296-150c-0020, A Commercial Coach may not be used as a single-family dwelling. A Commercial Coach is defined as follows:

A "Commercial Coach" is a structure (referred to as a unit) that:

 - Can be transported in one or more sections:
 - Is used for temporary commercial purposes:
 - Is built on a permanent chassis:
 - Carried a black department insignia as opposed to a Manufactured Home, which carries a gold insignia.
10. Owners of Park Models that do not meet the square footage requirements of 600 square feet or owners of cabins smaller than 600 square feet, which are already in place in Shorecrest as of the date of the adoption of these Rules and Regulations, must meet with the Architectural Committee to **request** a signed and notarized **variance**.
11. Storage sheds constructed on a concrete foundation, concrete slab, or greater than 200 square feet measured at the roof eaves, shall be subject to Mason County Building Department regulations and a Shorecrest Building Permit. All other structures/sheds are subject to a Shorecrest permit only. Storage sheds are limited to one story. A site plan showing location of structure(s)/storage shed(s) shall be submitted to the Architectural Committee for approval. There shall be a maximum of two (2) per lot. Temporary covers consisting of poles with a fabric top shall be maintained and must

- adhere to all setbacks as set forth in the applicable sections of this regulation.
12. Storage sheds and garages shall not be used for anything other than storage and shall not be used for living or sleeping quarters.
 13. Greenhouses are allowed in Shorecrest, but must adhere to the following:
 - a. No commercial usage allowed.
 - b. Not to be used as additional storage or additional living space.
 - c. Covering Material: Glass or fiberglass is preferred and such greenhouses will be considered permanent structures.
 - d. Walls are limited to 8 feet in height and floor area is limited to 100 square feet.
 - e. Greenhouses must be maintained in an orderly fashion and cleaned and/or repaired in a timely manner consistent with the general aesthetics of the Community.
 14. No organization(s) or person(s), except Shorecrest Beach Club, Inc. shall erect or maintain on any part of Shorecrest or any lot or building site, any commercial sign, advertisement, or billboard, or other advertising structure of any kind. An owner may place a "For Sale" sign on his property, and a builder or Realtor may place their sign during construction and subsequent offer for sale. The person who places a sign must remove the sign within three days after expiration of the controlling agreement or sale of said property. Any signs that become unsightly or are unauthorized will be moved at the owner's expense.
 15. These fines and procedures will be followed for violations of the current Governing Documents of Shorecrest Beach Club.
 - a. 1st letter – Warning, if you fail to correct this violation within thirty (30) days, the following additional steps may be taken:
 - b. 2nd letter will notify you that a \$250 fine has been levied against you. If the violation(s) is still not corrected within the next thirty (30) days, (sixty (60) days in total from the first notice), then a
 - c. 3rd letter will notify you that an additional \$500 fine has been levied against you. If the violation(s) is still not corrected within the next thirty (30) days (ninety (90) days in total from the first notice), then a
 - d. 4th and final letter will notify you that a lien may be filed against your property, and the issue may be sent to our attorney for possible legal action thereafter, at your expense. Additional fines and expenses for attorney fees, filing fees, etc. will be added to the fines already levied.²
 16. These fines and procedures will be followed for all Land Use issues including: Recreational Vehicle Violations, Land Use Violations, Building violations, and all other non-Health and Safety violations of the current Governing Documents of the Shorecrest Beach Club,¹
 - a. 1st letter – Warning, if you fail to correct this violation within sixty (60) days, the following additional steps may be taken:
 - b. 2nd letter will notify you that a \$250 fine has been levied against you. If the violation(s) is still not corrected within the next thirty (30) days, (ninety (90) days in total from the first notice), then a
 - c. 3rd letter will notify you that an additional \$500 fine has been levied against

you. If the violation(s) is still not corrected within the next thirty (30) days (one hundred twenty (120) days in total from the first notice), then a d. 4th and final letter will notify you that a lien may be filed against your property, and the issue may be sent to our attorney for possible legal action thereafter, at your expense. Additional fines and expenses for attorney fees, filing fees, etc. will be added to the fines already levied.²

2. New Fine Amounts Approved by the Board of Directors on 07/09/16.

Section B – Land Usage

1. No lot shall be used for the purpose of mining, quarrying, drilling, exploring, or taking or producing therefrom, water, oil, gas, or other hydrocarbon substances, mineral or ores of any kind, except that the corporation may drill for water to supply lot owners in Shorecrest.
2. The owner of each lot shall keep it reasonably clear of all weeds and rubbish, and do all things necessary to keep the premises neat and in good order. ***Damage created by acts of God must be cleaned up within six months from the date of the storm.***
3. No noxious or offensive activity shall be carried on upon said lot, nor anything done or maintained there on which may become an annoyance and nuisance to the neighborhood. Three complaints from neighboring homes in any consecutive twelve (12) month period shall constitute a violation and be subject to the fine listed above. All illegal activities shall be reported to the proper Mason County authorities.
4. Dumping of trash or debris over the bank onto the shoreline areas is prohibited. Causing or allowing the disposal of any waste material (including but not limited to processed lumber, plastics, cloth, metal, glass or any other non-natural trash or debris) onto any common area or greenbelt is prohibited.
5. Due to the danger to human life, the danger of starting a fire and the possibility of damage to personal property, the discharge of any **fireworks** is strictly prohibited within the boundaries of Shorecrest Beach Club. Any violation of this rule will result in a one hundred dollar (\$100) fine.¹
 1. The one hundred dollars (\$100) fine was added by the Board of Directors on June 8th 2015.
6. No hunting or use of firearms shall be permitted within Shorecrest and is strictly prohibited. Discharge of firearms within the residential area of Shorecrest shall be reported to the proper Mason County authorities.
7. No trash, garbage, rubbish, refuse, or other solid waste of any kind, including particularly junk/hulk automobiles, appliances, and furniture, shall be thrown, dumped, stored, disposed of, or otherwise placed on any part of the Real Property. Garbage or similar solid waste shall be kept in sanitary containers that are suited for that purpose. The owner or occupant of each platted residential lot shall be responsible for the disposal solid waste at legally established solid waste disposal facilities.
8. Improper disposal of human waste is strictly prohibited. Outhouses are not permitted on any lot in Shorecrest.
9. No basement, garages, sheds, shacks, outbuildings, or impermanent structures such as tents shall be used as dwellings on any platted residential lot except:
 - a. With the written permission of the Board of Directors or the Architectural Committee, and then, only for a relatively short period of time as will be specified in the written permit authorizing such use.
10. No platted residential lot shall ever be used in a fashion, which unreasonably interferes with the other lot Owner's right to the use and the enjoyment of their

respective properties, or the other lot Owner's right to use and enjoyment of the Common areas. The Board of Directors shall determine whether any given use of the platted residential lot unreasonably interferes with those right, and such determination shall be conclusive.

11. Outside fires may be built only if permitted by governing authorities of Mason County Fire District #5, and/or Department of Natural Resources, whichever is applicable. No burning of household garbage, rubbish, or toxic materials is allowed. The requirements contained in Mason County Fire Marshall pamphlet MCFMO 02-8/95, Guideline for Outdoor Fires in Mason County, apply. Should a fire require a permit from a state or county agency, a copy of the permit must be filed with the Shorecrest Beach Club office before burning begins.
12. The use of Shorecrest facilities is limited to members and their guests. Owners, in good standing as defined, may provide their renters with a "Use Permit" for a nominal fee, as directed by the Board of Directors. Members are strictly responsible and liable for the actions of family members, guest, or renters. Members shall insure that they and their family members, guest, or renters comply with all Shorecrest Rules And Regulations, By- Laws, Restrictions and guidelines as well as all controlling Federal, State and County laws and regulations. Consistent violations by any member or their guest may result in the temporary banning of the usage of Shorecrest facilities. This is to be determined by the Shorecrest Board of Directors.
13. Vehicles, including but not limited to, cars, trucks, trailers, recreational vehicles and boats placed on Shorecrest lots, in conjunction with a residence, garage, or other outbuilding must be legally parked in a proper driveway designated for the purpose, or placed to the side or behind said structure(s) to the extent possible and consistent with the configuration of the lot or lots. Vehicles shall not be parked haphazardly on the property to give the appearance of a used car lot. Three or more proper complaints in any consecutive twelve (12) month period shall constitute a violation.
14. No derelict or inoperable vehicle shall be kept on any lot. Inoperable vehicles shall not be stored for removal of usable or sale-able parts. Compliance with Mason County Board of Solid Waste and Bio-solids Handling and Facilities Regulation is required. Inoperable/derelict vehicles are defined as follows:
 - a. Any unlicensed vehicle.
 - b. Any vehicle with a missing fender, door, hood, engine, glass etc.
 - c. Any vehicle with missing tires or placed on blocks for more than five (5) consecutive days.
 - d. Any vehicle with brush growing up to the level of the bumper or higher.
 - e. Any vehicle that cannot be started, when asked to do so.
15. If any lot owner violates the foregoing regulations, or permits a violation thereof by the members, or his family, his invitees, or his licensees, and fails to cure such violation within 48 hours of having been notified thereof by the Board of Directors, or a Standing Committee established to enforce these rules, the Board of Directors may correct the offending condition and the cost of such correction shall be a continuing lien upon such lot until the entire sum is paid as provided for above. Such cost may include reasonable attorney's fee, as provided for above.

Section C – Recreational Vehicles

Recreational Vehicles as defined by RCW, excluding Park Models, may be occupied and used on any platted Residential Lot under the following:

- a. If for recreational use:
 1. The Recreational vehicle must be self-contained.
 2. The Recreational vehicle must have current vehicle tabs.
 3. The owner of the lot must provide proof of proper waste disposal every 2 weeks if not hooked up to a septic system or holding tank.
 4. The use of recreational vehicle on *any* residential lot cannot exceed 120 days in any consecutive twelve-month period.
- b. When constructing a Permanent Dwelling:
 1. The Recreational vehicle must be self-contained.
 2. The Recreational vehicle must have current vehicle tabs.
 3. The owner of the lot must provide dump proof or proof of septic system.
 4. Obtain a permit from the Development/Architectural Committee.
 5. Complete construction within a consecutive twelve-month period.
- c. Parked on owner's lot:
 1. The Recreational vehicle must be self-contained.
 2. The Recreational vehicle must have current vehicle tabs.
 3. Remain in a tow-able condition at all times.
 4. Cannot have a porch, deck, or skirting permanently attached.

(Adopted on December 10,2005. Shorecrest Board of Directors)

Section D – Rentals

Month to Month Rentals

1. All rentals within Shorecrest are required to register with the Shorecrest Beach Club on our prescribed form and updated annually and/or when there is a change of tenants.
2. The rental units must have appropriate storage (i.e. - storage bin or shed) available for the tenants to store outside equipment.
3. All rental units and the prospective tenants must adhere to all the Shorecrest Beach Club rules and regulations.
- 4.
5. The owner of a vacation rental is required to provide appropriate garbage service.

Section E – Animals

Domestic Pets

1. No cattle, cows, sheep, rabbits, pigs or other animals, fowl or poultry shall be kept, raised or permitted in Shorecrest or any part thereof, except domestic cats, dogs, and birds may be kept as pets provided they are not kept, bred or raised thereon for commercial purposes or in unreasonable quantities. The actual number permitted may be determined by the Architectural Committee. Horses are allowed subject to certain restrictions noted later in this section. Household pets and horses shall not be allowed to become an annoyance or nuisance to the neighborhood.
2. The following actions of pets, including in particular, but not limited to, dogs and cats, are violations, and their owners will be held strictly liable for the same.
 - a. Interfering with property of others, including tipping over garbage cans, digging in lawns, defecating on the property of others and common ground.
 - b. Biting or close-range threatening of people and/or other animals that are in a place where they have a lawful right to be.
 - c. Running in packs.
 - d. Excessive noise or barking.
 - e. Entering onto common properties or other areas that are strictly prohibited for animals.
 - f. Causing a nuisance and offending orders from unsanitary conditions.
3. All domestic animals within Shorecrest shall have a collar and a identification tag indicating the owner's name and telephone number.
4. Any animal that is considered to be dangerous, pursuant to local and state laws, will be reported to the Mason County Animal Control Officer.
5. All members shall be responsible for their domestic animals and their renter's domestic animals, if applicable. The animals shall be confined within the boundaries of the residences by whatever means available, such as fences, kennels, tether, etc.
6. Animals, when accompanied by any person, must be leashed and under control at all times while off their owner's property.
7. Owners walking their pet within the Common Areas of Shorecrest Beach Club Proper are responsible for cleaning up pet feces.
8. Animal violations should be reported to the Shorecrest Office of complaint forms provided by the office. A permanent record of all complaints and actions taken there shall be kept in the member's file.
9. Any action taken to enforce this regulation may be appealed to the Board of Directors. Appeals must be made in writing within fifteen (15) days of notice to the member.

Horses – A viable plan for waste removal, maintenance, and fly containment must be presented to the Architectural Committee for their approval. The plan will be

reviewed with the lot owner on a semi-annual basis.

1. No more than one horse can be maintained on any lot and must be the sole property of the lot owner. Shorecrest lots are not large enough to accommodate more than one horse.
2. Horses must be maintained as follows:
 - a. De-worm horses every two months to decrease the number viability of the parasite eggs that are shed.
 - b. Remove manure daily from the horses living area.
 - c. Compost and spread manure on non-grazing land, or
 - d. Have the manure hauled away weekly either by Mason County Garbage, or an alternate refuse hauling.
3. To prevent fly infestation around your property, owners must:
 - a. Prevent flies from breeding by removing breeding grounds (decaying organic matter).
 - b. Implement an effective moisture management program.
 - c. Prevent fly larvae from hatching.
 - d. Place fly traps around the area to capture or kill remaining flies.
4. To control orders more effectively, two or more inches of sand, sawdust, or other material must be placed in the arena area. This material must be replenished as it becomes soiled or erodes.
5. Cross-connection controls must be placed at the meter to prevent back-flow of contaminated water.

Section E – Common Use Facilities

1. Use of the Clubhouse, swimming pool, basketball court, picnic area and common areas shall be subject to the rules and regulations promulgated by the Board of Directors and posted in such areas.
2. Usage of these facilities is reserved for those members in good standing, member's families, their guest and renters.
3. Board of Directors reserves the right to bar the usage of the common use facilities, for a period of time, to any member who violates the rules and regulations of the association.
4. If a user of the facilities receives three (3) violations notices they will be banned from the use of the facilities for three (3) months and fined \$50.00.

Section F – Swimming Pool Regulations

Membership, Guests Admittance

1. Access to the pool is contingent upon membership assessments being current.
2. A member is a property owner, and their immediate family members who reside at the same address and whose membership dues are current. Property must be legally recorded in the member's name and proof of ownership must be on record in the Shorecrest Office.
3. A member is allowed five guests and must be either present while their guests are at the swimming pool or guest must have written permission to use the pool.
4. Members are responsible for the actions of their guest. Any property damage caused by their guest is the responsibility of the member.
5. Landlords must provide names and addresses of their tenants before tenants can use the pool.
6. Tenants may bring guests as above in item 3 and 4. Each tenant and guest shall pay an admittance fee (fee to be reviewed annually by the Board of Directors.)
7. A responsible adult, 18 years or older, must accompany any child under age 13.
 - a. Any child under 13 who is being supervised by an adult not living in their residence, must have written permission from their parent stating such . person has full responsibilities for the child while at the pool.
 - b. An adult supervising a child under 13 who is not the legal parent, or guardian, must sign a responsibility declaration. When the adult leaves, the child must also leave the pool area.
8. Shorecrest Beach Club adheres to the buddy system and as a result, **NO** child age 13 to 18 can be in the pool when no other person is present in the pool.
9. Admission shall be refused to persons having infections, communicable diseases, inflamed eyes, colds, nasal or ear discharge, excessive sunburn, or open sores of any kind.
10. No pets except service dogs are allowed in the swimming pool area.
11. No wheeled vehicles except wheelchairs or baby strollers are allowed in the pool area.
12. Pool Attendants and the Board reserves the right to refuse pool access to any individual.

Swimming Rules

1. There are no alcoholic beverages allowed in the pool vicinity. No smoking within the fenced pool area.
2. The pool attendant must approve recreational pool equipment.
3. No person may enter the pool area in an intoxicated condition.
4. Diving from the poolside is allowed only where water depth is six (6) feet or more.

5. The pool may not be reserved for private parties.
6. Showers are required before entering the pool. No tanning oil is allowed in the pool ((it collects filth and gums up the filtering system.)
7. No running, pushing, scuffing, splashing or rough play is permitted in the pool area.
8. Glass containers of any kind are prohibited in the pool area.
9. Food and drinks must be kept in designated area.
10. Swimming suits only in the pool. Cut-offs, gym shorts, tee shirts, or other street clothing is prohibited. Babies must wear swim diapers approved by the pool attendant.
11. Voices shall be kept at normal conversation levels. No cursing or fighting allowed.
12. Radios, tape players, etc. Must be used with headphones. The pool attendant may make an exception for organized exercise times.
13. The gates to the pool are to remain closed at all times and not to be propped open or otherwise left unsecured.
14. Do not open the pool gates to let in unsupervised children or guests.
15. All bobby pins, hair pins, and other such items, that can clog the filtering system, are to be removed before entering the pool. Hair ties must be worn.
16. Children unable to swim, using life preservers, kick boards, water wings, or other flotation devices, must be accompanied by an adult or responsible person.
17. The swimming pool may have to be closed or its use limited at times at the discretion of the swimming pool manager.

Department

1. The swimming pool manager or any attendant has the responsibility to strictly enforce the rules and has the authority to temporarily bar any member or guest from the swimming pool facility and area.
2. Parents are ultimately responsible for their children action in the swimming pool area and facility and should instruct their children to observe all the rules, to obey instructions given by the manager/attendant.
3. Situations not specifically covered by these rules shall be handled at the pool manager/attendant's discretion.
4. The swimming pool attendant has been granted discretionary power to enforce these regulations. Any person who has difficulties with the rules should contact the Beach Club Board of Directors.