

A Compilation of RULES and REGULATIONS

As Amended on June 27, 2023

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 rules and regulations, procedures, and fine schedules, prior to this date.

Land Use Restrictions

Requirements for a permit

- Any construction that needs a county building permit.
- Putting a manufactured home on the property.
- Cargo Containers.
- Storage sheds greater than 200 sq. ft.
- Greenhouses with walls higher than 8ft and floor area greater than 100 sq. ft.

Process for getting a permit:

Bring the county permit along with the drawings of the buildings to be built and a site drawing of the buildings and septic tank and drain field to the architectural committee.

When the architectural committee meets the committee will look over the papers and decide if it meets Shorecrest Beach Club requirements, if it does the committee will issue a permit. (Note: Building permits are \$150.)

Section A Buildings

- 1) Before starting any construction, proper permits must be obtained from the Shorecrest Beach Club Architectural Committee and the appropriate government bodies, including Mason County Building, Health, and Planning Departments in addition to all Washington State, P.U.D. And federal agencies required storage sheds of 200sq ft or less are exempt. Permits issued by the architectural committee shall expire after one year. If construction is not completed within the one-year time frame, an extension needs to be applied for in writing stating the reasons why the construction is not completed. The extension needs to be received by the architectural committee thirty days before the original permit expires. A permit fee of \$150 must accompany all permit requests.
- 2) All structures shall be maintained in an orderly fashion and cleaned and/or repaired in a reasonable manner consistent with the general aesthetics of the community and must adhere to all setbacks as set forth in the applicable sections of this regulation.

- 3) The owner shall be responsible for removing construction waste material and/or dumpster. Temporary sanitary toilet facilities must be provided on all job sites.
- 4) No structure shall be placed closer to any shoreline or property line than per county requirements.
- 5) All perk holes dug must be filled in within 30 days of county approval or disapproval.
- 6) All residential building sites must be used solely and exclusively for private, one family residence, that is no less than 600 sq ft, with appurtenant garage.
- 7) No manufactured home or mobile home shall be placed on any lot without permission and appropriate permits from the architectural committee, as stated in number 1 above. This map. Single wide mobile and/or manufactured homes 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 manufactured homes must meet the following criteria for acceptance into Shorecrest:
 - a) Removal of undercarriage and towing attachments.
 - b) Place permanent foundation per county regulations.
 - c) must be completed within one year of the issue date of the Shorecrest building permit.
 - d) Skirting must match decor of mobile home and installed no later than 90 days after placed on a foundation.

- 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) Can be transported in one or more sections.
 - b) Is used for temporary commercial purposes.
 - c) Is built on a permanent chassis.
 - d) Carried a black department insignia as opposed to a manufactured home, which carries a gold insignia.
- 10) Storage sheds greater than 200 square feet measured at the outside perimeter shall be subject to Mason County Building Department regulations and a Shorecrest Building Permit. Storage sheds are limited to one story. There shall be a maximum of two per lot.
 - a) Storage sheds and garages shall not be used for living space, otherwise it should be viewed as a secondary dwelling unit if a major dwelling unit is already present. Accessory dwelling units are prohibited.
- 11) Temporary covers such as poles with a fabric top shall be maintained in an orderly fashion and cleaned or repaired in a timely manner consistent with the general aesthetics of the community and must adhere to all setbacks as set forth in the applicable sections of this regulation.
- 12) Cargo containers must meet county regulations. The lot owner must submit the plans for the container to the architectural committee. The cargo container exterior must meet the general aesthetics of the community.
- 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) Wall are limited to 8 feet in height and floor area is limited to 100 sq ft.
 - e) Greenhouses must be maintained in an orderly fashion and cleaned or repaired in a timely manner consistent with the general aesthetics of the community.
- 14) No organization or person, 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 upon closing. Any signs that become unsightly or are unauthorized will be removed 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) The 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) The 3rd letter will notify you that an additional \$500 fine has been levied against you. If the violation is still not corrected within the next thirty (30) days, ninety (90) days in total from the first notice, then a
 - d) The 4th and final letter will notify you that a lein 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 will be applied monthly in the amount of \$100 or as determined by the board and expenses for attorney fees, filing fees, etc. will be added to the fines already levied.

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 free and clear of all rubbish and debris 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 12-month period shall constitute a violation and be subject to the fine listed (see A15). 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) The discharge of any fireworks is strictly prohibited within the boundaries of Shorecrest Beach Club. Any violation of this rule will result in a two hundred fifty dollar (\$250) fine.
- 6) No hunting or use of firearms shall be permitted within Shorecrest and is strictly prohibited. The 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 of solid waste at legally established solid waste disposal facilities.
- 8) Improper disposal of human waste is strictly prohibited. Outhouses, or permanent use of portable toilet facilities, are not permitted on any lot in Shorecrest.
- 9) No sheds, 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 owners right to use and the enjoyment of their respective properties, or the other lot owners right to use and enjoyment of the common areas.
- 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. Guidelines 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. No slash burning allowed.
- 12) The use of Shorecrest facilities is limited to members and their guests. Members are strictly responsible and liable for the actions of family members, guests, or renters. Members shall insure that they and their family members, guests, 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 and 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 that purpose, or placed to the side or behind said structure 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 12-month period shall constitute a violation.
- 14) Derelict vehicles/vessels are declared to be rubbish. The owner of each lot shall keep it clear of derelict vehicles/vessels.

Vehicles/vessels or, parts thereof, that are in apparent or inoperable condition or vehicles, or parts thereof, which have not been legally operated for a period of 60 days are declared to be derelict.

Derelict vehicles shall not include such vehicles that are stored fully within enclosures authorized by the architectural committee. Derelict vehicles that make the property uninhabitable and or unsafe or stored on the county road will be reported to the county.

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 conditions:

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 tank system or holding tank.
4. The use of recreational vehicles on any residential lot cannot exceed 120 days in any consecutive twelve-month period.

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 architectural committee.
5. Complete construction within a consecutive twelve-month period.

Parked on owners' lot but not in use and not occupied:

1. The recreational vehicle must have current vehicle tabs.
2. Always remain in a tow-able condition.
3. Cannot have a porch, deck, or skirting permanently attached.

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 adequate storage (IE. - 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) 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, including roosters, 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. Household pets shall not be allowed to become an

- annoyance or nuisance to the neighborhood.
- 2) The following action of pets, including, 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 odors from unsanitary conditions.
 - 3) Any animal that is dangerous, pursuant to local and state laws, will be reported to the Mason County Animal Control Officer.
 - 4) All members shall be responsible for their domestic animals and their renters' 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.
 - 5) Animals, when accompanied by any person, must always be leashed and under control while off their owner's property.
 - 6) Owners walking their pet within the common areas of Shorecrest Beach Club proper are responsible for cleaning up pet feces.
 - 7) Animal violations should be reported to the Shorecrest Office on complaint forms provided by the office. A permanent record of all complaints and actions taken there shall be kept in the member's file.
 - 8) Any action taken to enforce this regulation may be appealed to the Board of Directors. Appeals must be made in writing within fifteen days.

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 semiannual 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 the manure daily from the horse's 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.
 - e) To control odors 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.
 - f) Cross connection controls must be placed at the meter to prevent back flow of contaminated water.

Section F 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.
- 2) Usage of the facilities is reserved for those members in good standing, members' families, their guests, and renters.
- 3) The Board of Directors reserves the right to bar the usage of the common use facilities, for a period. To any member who violates the rules and regulations of the association.
- 4) Non sponsored events held in the clubhouse must be approved by the Board of Directors.
- 5) Members are responsible for the actions of their guests. Any property damage caused by their guests is the responsibility of the member.

Section G 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 guests must have written permission to use the pool.
- 4) Members are responsible for the actions of their guests. Any property damage caused by their guests 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 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 and child under age 13. Any child under 13 who is being by an adult not living in their residence, must have written permission from their parent stating such. A person has full responsibilities for the child while at the pool. 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 aged 13 to 17 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, 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.
- 13) Use of the pool when no attendant is present requires a signed waiver.
- 14) No Lewd acts in the pool.

Swimming Rules

- 1) No alcoholic beverages, or drugs, smoking or vaping are allowed in 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 the 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, scuffling, 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 areas.
- 10) Swimming suits only in the pool. Cut-offs, gym shorts, tee shirts, or other street clothing are prohibited. Babies must wear swim diapers approved by the pool attendant.
- 11) Voices should be kept at normal conversation levels. No cursing or fighting allowed.
- 12) The use of radios, tape players, etc. are at the discretion of the pool attendant.
- 13) The gates to the pool are always to remain closed and not to be propped open or otherwise left unsecure.
- 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 preserves.