

Innis Arden Club, Building & Remodel Committee
**Homeowner's Guideline for
Remodels, New Construction & Site Alterations**
Revised 2018

For over half a century, the Innis Arden Club Board of Directors has administered the prerequisite in Restrictive Mutual Easement (Covenant) 4 for Board review and approval of “all proposed buildings, structures, and exterior alterations.” Covenant 4 makes particular reference to “the effect of the buildings or other structures or alterations therein as planned on the outlook of the adjacent or neighboring property, and the effect or impairment that said structures will have on the view of the surrounding building sites...” This provision, applied on a case by case basis, may result in disapproval of construction that in the Board’s considered judgment would diminish views or be deleterious to neighboring properties’ outlooks.

Covenant 4 grants the Board broad authority to refuse to approve any design, plan or color. Comments from the owners of neighboring properties concerning a proposal will be taken into account by the Board but will not be dispositive. In keeping with the Covenants’ goal of maintaining over the years the common plan they establish for Innis Arden, the Board may approve a proposal despite nonsupport by neighboring properties and may decline to approve one even when it has neighboring properties’ support.

Required Plans

Two sets of Plans and material specifications are required, one full size hard copy and one digital copy, as specified below, and must be prepared by an architect or a qualified house designer. The plans presented to neighbors and submitted for board review must be scaled at a minimum, ¼”= 1’, and 1”=10’ for site plans.

Required exhibits include the following:

- A site plan locating the existing structures, site conditions and indication of Innis Arden setbacks. Innis Arden side setbacks are 10’. Rear setbacks are 25’. Front setbacks vary per building lot. (Refer to the Innis Arden Plot Map or the Building and Remodel Chair, for the site-specific front set- back).
- A site plan with the proposed structure, additions, exterior alterations and all other proposed site improvements. Innis Arden front, side and rear yard setbacks should be clearly marked. If lot lines are unknown, a survey by a licensed surveyor is required.
- Plans of the existing and proposed building footprint.
- Plans of general landscaping and or site improvements.
- Elevations that clearly indicate the heights of the new structure relative to the preconstruction ground and roof levels of the current house, and a control point referenced to the Washington State Coordinate System. In the case of complete rebuilds, a survey by a licensed surveyor is required for lot contours of the building site and to verify the heights of the existing building.
- Plan views of each floor level.
- Specifications of Roofing and siding materials and color.

Approval Process

Throughout the process, the Building and Remodel Chairperson can assist to minimize delays and clarify requirements. The Board votes on remodels and new construction at scheduled monthly meetings, typically the second Tuesday of each month.

- 1) Official notification to the community is required before the Board can consider the proposed project. Prior to community notification and neighborhood review, the Building and Remodel Chairperson must have reviewed all the required exhibits listed above. At the board meeting prior to the meeting at which the project will be reviewed by the Board, the Building and Remodel Chair will report that the proposed project will be on the upcoming Board meeting agenda. The community will also be notified through the inclusion of the proposed project on the Board meeting agenda published in the Innis Arden Bulletin.
- 2) Erect story poles and visual aids to represent all proposed improvements if the proposed addition, new home, shed, garage, or any other proposed improvements result in an increase in the height, width or depth of existing structures. All roof lines and chimneys must be shown. Such visual aids must be in place for a **minimum of thirty (30) days** prior to the Board meeting at which the plans will be considered

by the Board. The purpose of this requirement is to clearly show the impact of the remodel or proposed new building to affected neighbors and Board members.

- 3) Once story poles are in place, present ¼” scaled plans in person, to affected neighbors for review. Affected neighbors include but are not limited to all neighbors whose lot, entirely or in part, lies within 250 feet of the closest point to the applicant’s lot. All potentially affected neighbors must be contacted and given an opportunity to review the plans and to sign the *Neighbor Signoff* sheet confirming that consultation occurred. Particular attention must be given to any neighbor whose view may be impacted by the proposed changes.
- 4) Applicant shall submit 2 copies of the completed *Building and Remodel Application* form, the *Neighbor Signoff* sheets and 2 sets of plans and specifications (one digital and one hard copy) to the Building and Remodel Committee Chair **no later than 20 days prior to the board meeting** at which the project is to be consideration by the Board. (Note: The official application date shall be the date the completed application is presented at a Board meeting.)
- 5) The Board may conduct an on-site review of the proposed remodel/new construction and of the affected lots, if necessary. The application must be complete and submitted to the Building and Remodel Chairperson before a site visit by the Board will be scheduled.
- 6) Board approval is subject to conditions #1-#9 delineated in the *Conditions of Approval* document and to the *Building and Remodel Committee Policy Statement*, and may be subject to additional specific conditions imposed by the Board.
- 7) Story Poles and visual aids must be removed from the property within 10 days of board approval or during a significant delay as determined by the Board.

Construction/Site Alterations requiring Board approval

In addition to home construction and remodels, the following are examples of projects requiring, but not limited to, Board approval:

- Sport courts, swimming pools, garden sheds, gazebos, changes in site typography, covered patios, decks, solar panels, repair or replacement of exterior surfaces with unlike or reflective materials, plans proposing view blocking vegetation and any other site alteration or structure that would impact the outlook from neighboring properties as addressed in the *Innis Arden Covenants*, or do not meet *Covenant requirements*.

Construction/Site Alterations not requiring Board approval

- Repair or replacement with like or similar materials, i.e. roofs, windows, exterior doors, siding, and gutters.
- Repair or replacement, with no change in footprint with like or similar materials, of patios and decks.
- Exterior painting, if earth tone or neighborhood harmonious colors are used.
- Fences and gates, unless fence or gate materials and/or height affect the outlook of neighboring properties as addressed in the *Innis Arden Covenants*, or do not meet *Covenant requirements*.

For further clarification, please refer to the *Innis Arden Building and Remodel Committee Policy Statement*, the *Building and Remodel Committee Conditions of Approval* and the *Innis Arden Covenants*.