

Innis Arden New Neighbor Guide

Welcome to Innis Arden! We are a unique, covenanted community dedicated to preserving Puget Sound and Olympic Mountain views; ensuring harmonious use of property, vegetation, and structures; and maintaining beautiful grounds, natural reserves and trails.

This guide is intended to give a brief overview of some of the more common concerns encountered related to our covenants. It is neither exhaustive nor a substitute for the text of our actual governing documents. The covenants, amendments, bylaws, and policies are all posted on our official website and you may also contact the elected Board of Directors with questions (details below). Please do your part to be a considerate neighbor by understanding your privileges and obligations as part of our association.

Views

A top priority for Innis Arden is preserving the beautiful views of the Puget Sound and Olympic mountains, which provide great enjoyment for residents and bolsters home values. This priority is codified into our governing documents and is foundational to vegetation and building compliance matters. The Tree Height Amendment establishes that no vegetation should exceed roof height when measured from the highest point of the roof to the grade below (as averaged between the highest and lowest ground elevation at the exterior walls). However, just because vegetation is kept below roof height does not mean it is compliant. Covenants 10 and 11 go further to prohibit any undesirable, noxious, or spiteful wall, fence, hedge, tree, or other thing to be situated, installed, or maintained on your property. The Tree Height Amendment and Covenants 10 and 11 work in concert to protect views and prohibit undesirable vegetation or barriers. Innis Arden residents value beautiful landscaping, gardens, and trees, so please be a thoughtful neighbor by considering the outlook of others when you plant and prune, being quick and amenable to remedy obstructions.

Building / Remodels

Covenants 2 through 8 address building, remodels, setbacks, structures, construction and the like. Contact the Building & Remodel chairperson before spending time or money on developing plans or obtaining permits - and certainly before breaking ground. It is also important to review the policy document and guidelines for remodels, found online. Our application process requires that plans are submitted to the Board for approval and that neighbors are formally notified. Failure to do so may result in injunctions and fines. Please follow the prescribed process and consider the impact of your project on your neighbors.

Signs

Covenant 12 prohibits signs being displayed from your property. This applies to most signage: construction, political, advertisement, and real estate. Displaying signage on your property disregards the covenants and is also unfair to neighbors who refrain from doing so out of respect for the covenants and visual harmony within the neighborhood. Though the Board reserves the right to, it does not typically enforce this rule on discreetly posted signs related to property protections (e.g. no trespassing, no soliciting, home security) or for limited, time-

sensitive messages (e.g. open house, garage sale, happy birthday, lemonade stand). There are also limited time-period exceptions under State law for political yard signs before primary or general elections per RCW 64.38.034. Please do your part to keep Innis Arden free from visual clutter.

Natural Reserves

Innis Arden is home to nearly 50 acres of forested land in 7 locations. Known as Reserves, these areas feature native vegetation and wildlife, well-maintained walking trails, and gated access to a private beach. It is a significant undertaking to maintain the trails and vegetation, plant native plants, remove hazardous trees, and combat invasive species. Please help keep the Reserves clean and peaceful, remembering that Shoreline and King County leash and animal-waste laws apply. If you own property adjacent to a Reserve, please prevent non-native and ornamental plants from creeping from your yard into the Reserves. If you notice dangerous conditions such as fallen or potentially hazardous trees, or have other questions or concerns, please contact the Natural Reserves chairperson.

Following our community covenants contributes to harmony in the neighborhood. If you are impacted by a neighbor's lack of compliance, the Board strongly encourages you to attempt to resolve it directly by engaging your neighbor in a respectful and friendly manner. If you are contacted by a neighbor with a concern, please refrain from defensiveness and attempt to address their concern in a timely fashion. Follow the golden rule: treat others as you would like to be treated. Should these efforts fail, the appropriate next step is to fill out a compliance request form (found online) and submit it to the Board's Compliance chairperson. Failure to comply with the covenants can lead to fines and court actions, which we all want to avoid! If we each do our part to stay informed of and comply with our obligations, we can enjoy the wonderful privileges of this unique neighborhood.

You are always welcome to join our monthly Board meetings, typically held on the second Tuesday of each month at 7pm.

Sincerely,

Innis Arden Board of Directors

<http://innisarden.org>

asktheboard@innisarden.org