

**REGULATIONS OF THE ARCHITECTURAL COMMITTEE  
HARBOR MAINTENANCE CORPORATION  
Approved by the Board of Trustees, January 2005**

**MEMBERSHIP** The Architecture Committee shall be composed of no less than three (3) lot owners and each member shall serve a three-year term. Committee members are to be elected by the general membership at the annual meeting, or, if not elected, shall be appointed by the Board of Trustees.

**PURPOSE** The purpose of the Committee shall be to utilize the membership's best judgment in the following procedures to:

1. determine the applicability of the proposed building structure, fence or use thereof within the boundaries of the HMC subdivision;
2. determine that the proposal is in compliance with the terms of the *Declaration of Covenants, Restrictions and Easements* of the HMC;
3. determine that where applicable, such proposed building has met all the current San Juan County land use, zoning, and building codes as demonstrated by the issuance of a valid San Juan County building permit; and
4. review the process of construction and its completion in a timely and orderly manner.

**REGULATIONS**

**NEW HOME CONSTRUCTION**

1. Plans for construction of a new home on any unimproved lot should be submitted to the Architecture Committee for review prior to applying for County approval and permit. Such plans shall be reviewed for compliance with the *Declaration of Covenants, Restrictions and Easements*. Within 30 days, the Committee shall submit its written approval or denial, along with any comments regarding restrictions, changes, etc.
2. After a valid County building permit has been obtained, a copy of the permit should be submitted to the Committee by the applicant, indicating that the proposed structure complies with the applicable sewage, setback, building height and building code requirements of the County.
3. At the time of submission of final plans to the Architecture Committee, a performance guarantee in the amount of one thousand dollars (\$1,000) is required. This amount is refunded if, at the end of one year or less, the exterior of the dwelling is in a final state of

completion. All external and visible construction, including lot maintenance, shall be 100% completed. All siding, painting or staining shall be completed. All excess building material stored under cover or disposed of. All slash, brush piles, and stumps removed or piled neatly and ready for burning as soon as allowable.

The one-year completion requirement will be strictly enforced; however, a six-month extension of time can be granted by submitting your request in writing to the Architecture Committee for approval. Non-adherence of completion time frame will result in forfeiture of the performance deposit.

4. At the time of submission of final plans for new home construction to the Architecture Committee, a water and electrical hook-up fee of \$150 **each** is also required.

### **CONSTRUCTION OF ANOTHER BUILDING OR EXTERIOR REMODEL**

1. An exterior remodel of any existing building or construction of another building on the property will require the owner to comply as stated on the preceding page under New Home Construction. Any detached structure over 100 square feet will be considered “new construction.” The amount of performance deposit in this instance will be \$500. Decks and porches will be exempted.
2. The Architecture Committee shall provide written notification of approval or disapproval of the owner’s request to build within thirty days. A copy of all restrictions and changes shall be included with such notification. A copy of such notification shall be given, at that time, to the Board of Trustees.

The one-year completion requirement will be strictly enforced; however, a six-month extension of time can be granted by submitting your request in writing to the Architecture Committee for approval. Non-adherence of completion time frame will result in forfeiture of the performance deposit.

### **OTHER STRUCTURES**

1. All other unattached structures (this includes unattached buildings and sheds) must be submitted to the Architecture Committee for approval. The Architecture Committee will have 30 days after the initial request to respond. No performance deposit will be required. All structures shall be in harmony with the main house.
2. All proposed fencing in excess of four feet (4’) in height shall be subject to review by the Architecture Committee.

3. The Architecture Committee will encourage that the use and upkeep of all lots, fences or vacant structures is consistent with surrounding standards, and that neglect thereof does not infringe upon or impact the use, access or property values of any other lot owner. All unsightly brush and debris shall be removed and kept cleared thereafter.

### **PROCEDURES**

1. A copy of all correspondence regarding proposed construction, including the letter of final approval, shall be submitted to the Board of Directors. Final approval and recommendation for return of performance deposit after completion of construction shall be submitted in writing.
2. An observed construction of any building, structure, fence or use thereof that is judged to be in non-compliance with these provisions shall be reported promptly in writing to the Board of Directors for their consideration and disposition.

The Architecture Committee  
Joe Carney, Chair; Ed Carpenter, Rod Duncan