

## SUMMARY OF SUNLAND BUILDING REQUIREMENTS

<b>SETBACKS:</b>	All measurements from vertical foundation. Eaves, decks, porches, or other architectural elements may project no more than 2 feet in any required setback. No such projections will be allowed over or into an easement. <i>Note: Clallam County code requirements govern.</i>
Front Yard	Minimum of 45', measured from the centerline of fronting street and a 20' minimum setback required from the yard lot line.
Side Yard (Abutting Road)	Minimum of 40' measured from the centerline of the road. Either road can be considered front, but front must be 45' from centerline of road.
Side Yard	Minimum of 8' setback from side yard lot line. Minimum of 6' setback from side yard lot lines in Divisions 1, 2, 4, 5, & 6 if lot was included in variance (see SLOA office for list).
Rear Yard	Minimum of 15' from the rear lot line, except 20' setback required from golf course property line.
<b>SUBMITTALS:</b>	<p>A full set of construction plans and construction schedule must be submitted prior to any work on site. Construction plans must show locations of dusk-to-dawn security lights and heat pumps.</p> <p>An as-built drawing of foundation by a licensed surveyor showing location and all setbacks must be submitted to the architectural committee <u>prior to commencing framing</u> under either one of the following conditions:</p> <ol style="list-style-type: none"><li>1.) A house or addition is being built within two feet of the county established setback.</li><li>2.) There are no surveyed boundary stakes evident defining the property line.</li></ol> <p>For new home construction, a \$500 refundable deposit must be submitted with the application. This deposit will be refunded after the final inspection has been performed, and any violations of SunLand building requirements have been corrected. Deposit will be forfeited if any SunLand building requirements have not been complied with in addition to any other remedies SLOA may have.</p>
<b>OTHER REQUIREMENTS:</b>	
Dwelling Size	Minimum of 1000 square feet, exclusive of garages, breezeways, patios, and porches.
Height	Maximum of 23' measured from the finish grade or concrete walk adjacent to the structure, to the topmost portion of the roof structure.
Fences	Maximum height of 6'. (Architectural Committee shall approve fence material and designs.) Chain link fencing cannot be more than 48" in height and must be black or dark green. No fences allowed bordering golf fairway. Solid material fences will be allowed with at least 14" of architectural items on the top of the fence. Total height will not exceed the allowed 6'. These items may be of numerous designs including lattice with trim, wire with trim or any make up that breaks the border wall look of the plain fence. All designs and materials are subject to approval by the Architectural Committee.
Garages	Must be attached to dwelling and limited to a total opening width not to exceed 24'.
Water/Sewer	At least 24 hours notice required prior to water and sewer locates or inspection.
TV Antennas/ Dishes	Satellite receivers, or dish antennas, shall be no larger than one meter in diameter, may extend no more than twelve feet over the house line, and shall be discretely placed in a location to blend inconspicuously with overall property appearance.
Propane Tanks	125 gallon or smaller tanks may be next to house. Filler valve must be 5' away from any window, vent or other type opening on the structure. Tank must be included in setback dimensions as part of structure. Underground tanks are permitted for tanks approved for burial. All tanks must be landscaped with trees, shrubs, and/or a lattice fence to preserve the beauty of the home and surrounding area.
Exterior Completion	Maximum of 6 months from date approved by Architectural Committee. Contractors shall not perform outside work prior to 7:00 a.m. nor later than 9:00 p.m.
Exterior Paint	Exterior paint schemes on new and existing homes will be subject to review by the Architectural Committee.
Landscaping	Must be completed no later than 6 months following beginning of growing season after date of Certificate of Occupancy.
Outside Lighting	Dusk-to-dawn automatic security light required.
Tree Removal	Architectural Committee approval must be obtained prior to removal of any trees greater than 20 feet high. The Committee will not approve the removal, topping or windowing of healthy trees unless there are special circumstances. For new building construction, an appropriate scaled site plan shall be submitted indicating location of all existing trees and noting those trees to be removed.

Signs	Only one 18" by 24" professionally made sign may be displayed at one time.
On-Site Burning	Outside burning is expressly forbidden.
<b>Speed Limit</b>	<b>The speed limit on all streets in SunLand is 25 mph.</b>