

## 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>	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.  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:  1.) A house or addition is being built within two feet of the county established setback.  2.) There are no surveyed boundary stakes evident defining the property line.  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.	
<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	Perimeter fences are permitted on side and backyard property lines. Fences can consist of various materials, but all fences must be approved by the SLOA Architectural Committee prior to construction. Solid privacy fences must have a 14" decorative top and are limited to a 6' maximum height. Chain link fences are limited to 4' in height and must be black or dark green. Fence support posts, unless an integral part of the fence design/pattern, shall be on the inside of the fence. No fences allowed within 20' of golf course fairways. In an effort to keep our community open and inviting, solid privacy and chain link are not allowed in front yards. The SLOA Architectural Committee will entertain requests for decorative front yard border fences with a maximum height of 3'. Related Clallam County and SLOA easements must be maintained.	
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 the house. Tank must be included in setback dimensions as part of the structure. Underground tanks are approved for tanks that are approved for burial. Tanks over 5 gallons need to be landscaped with trees, shrubs, lattice or other types of screens or fencing so that it is concealed or camouflaged from roads or adjoining residential lots to preserve the beauty of the house and surrounding area. All aspects of the installation, including but not limited to filler valve location, tank concealment, and propane tank placement must conform to all applicable building, life safety, and other codes and/or other professional standards in effect at the time of installation	
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>