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LAKE CUSHMAN

Lake Cushman Maintenance Company
3740 N. Lake Cushman Road
Hoodspport, WA 98548

Document Title:

Lake Cushman Maintenance Company Board Resolution 07-19 Adopting Policy Regarding the Definition of Contiguous Lots. Approved at the August 22, 2019 meeting of the Lake Cushman Maintenance Company Board of Directors.

Grantor:

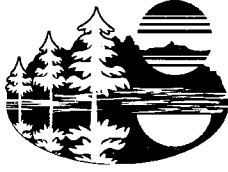
Lake Cushman Maintenance Company

Grantees:

Public

Legal Description:

Plat of Lake Cushman Divisions 1 through 19; Eastside 1 Plat; Westside 1 Plat; Westside 2 Plat, Westside 3 Plat



LAKE CUSHMAN MAINTENANCE COMPANY

Homeowners Association For The Lake Cushman Development

3740 N Lake Cushman Road, Hoodspport, WA 98548-9711

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LAKE CUSHMAN MAINTENANCE COMPANY

BOARD RESOLUTION NO. 07-19

ADOPTING POLICY REGARDING THE DEFINITION OF CONTIGUOUS LOTS

Purpose: To Establish Lake Cushman Maintenance Company (LCMC) policy regarding the definition and lessee usage of contiguous lot(s).

Whereas: LCMC provided for the notion of contiguous lot(s) in order to provide more flexibility on the size and types of residential structures that could be built on lot(s) within the Lake Cushman developments; and

Whereas: There was no clear definition of what constituted a contiguous lot(s); and

Whereas: Some lot(s) have been treated as contiguous when they could in the future be sold as stand-alone lot(s); and

Whereas: Owners pay a lower maintenance assessment for contiguous lot(s) than for other lot(s), in accordance with Article VIII Assessments, item #1 within the adopted LCMC by-laws; and

Whereas: The maintenance assessment reduction associated with contiguous lot(s) reduces the funds available for the operation of LCMC.

Now, Therefore, Be It

Resolved: The LCMC Board of Directors adopts the following policy to provide Staff and Members of LCMC a clear definition regarding which lot(s) in the Lake Cushman developments may qualify as contiguous.

I. Definition of Contiguous lot(s).

Effective with adoption of this resolution,

1. Lot(s) shall be considered contiguous when they are adjacent and share a common

property boundary.

2. Contiguous Lot(s) included in the contiguous lot definition shall only be used for accessory use to the Primary lot.
3. Contiguous Lot(s) included in the Contiguous lot definition shall not be used for commercial or rental purposes.
4. Currently conjoined lots, which do not violate other definitions of contiguous lots in this resolution, shall be considered contiguous.

Exception: Contiguous lot status may also be granted under special circumstance when an adjacent lot is considered unusable for normal purposes due to size, shape, access, terrain, or other factors and will remain in an un-developed state.

Other Qualifying Factors.

1. One primary plus two contiguous lot(s) are permitted per Member, regardless of how many properties are owned in the Lake Cushman Development.
2. The individual name(s) on the lease for the primary and contiguous lot(s) must be identical.
3. Limited liability Companies, Corporations and other for-profit business shall not qualify for contiguous lot status.
4. Contiguous lot(s) shall not be separated by a road easement, in which the road easement is included as a separate tract and is identified within the original platting documents. Contiguous lot(s) must share a common road or easement, as identified within the original platting documents.
5. Lot(s) sub-divided from original Lake Cushman Platting shall not qualify for contiguous lot status.
6. Current contiguous lot(s) will remain in effect and receive a Lake Cushman Maintenance assessment reduction, until such time as a name change occurs on the lease in accordance with records kept on file by LCMC at the main office at 3740 N Lake Cushman Road.

II. Procedure for New Requests.

1. Members may request contiguous status by submitting an application to the

Architectural Committee (AC) identifying the lot(s) being requested to be included within the contiguous lot assessment reduction program. The application needs to identify which lot is intended to be primary, and lot(s) intended to be contiguous.

2. Normal AC procedure will be used for processing applications, and appealing AC Committee decisions to the Board of directors.
3. Any excess LCMC assessments paid after submitting a contiguous lot application will be refunded to the applicant from the time of application, if the contiguous lot application is approved.

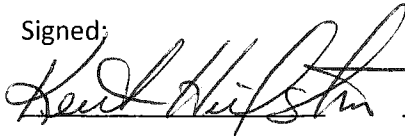
III. Procedure for Re-qualifying Contiguous lot(s).

1. If the names on the lease for a contiguous lot(s), under the assessment reduction program change for any reason, the lot(s) immediately loses its contiguous lot fee reduction status. Fees will be adjusted accordingly.
2. If a current, new, or perspective owner believes the lot(s) meets the contiguous lot(s) criteria, they shall apply to the AC who will consider such requests, taking into account the totality of information available. This information shall include but is not limited by procedures as identified in the AC policy.

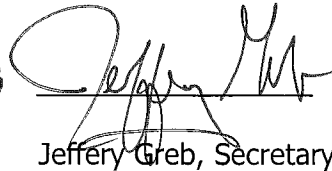
Note: Many lot(s) previously designated as contiguous may not qualify.

ADOPTED by the Lake Cushman Maintenance Company Board of Directors on this 22nd day of August 2019.

Signed:

 8-22-19

Keith Hillstrom, President Date



Jeffery Greb, Secretary

8/22/19

Date