PURPOSE

The purpose of this Policy is to define the function and scope of the CRCC Building & Aesthetics Regulations Committee (BARC). The primary purpose of the committee is to improve and maintain the appearance of Cascade River Park.

This is a revision of existing policy 1412. The committee name is revised from the Building Regulations Committee to the Building & Aesthetics Regulations Committee.

PREAMBLE

CRCC was formed to create an “edge of wilderness cabin-and-recreational” opportunity for its members. Cascade River Park was platted with affordable, small lots which bring owners into close proximity with their neighbors. Therefore, each member’s treatment of their property can significantly impact the value of surrounding neighbors’ properties and the enjoyment of their lots.

The purpose of the Building & Aesthetics Regulations Committee is to improve and maintain the character of the Park. The goal of the committee is to protect the appearance and property values of Cascade River Park. The CRCC Board of Directors, in the capacity of “Committee of the Whole,” serves as the Building & Aesthetics Regulations Committee.

I. COMMITTEE SCOPE

A. The committee shall enforce CRCC restrictions and policies including:

1. Set-back requirements,

2. Easements,

3. Approval of site plans. This includes but is not limited to design and placement of: fences/gates, sheds, trailers and/or shipping containers, job trailers (or similar) intended as sheds and/or recreational sheds, yurts, tiny homes, ‘park models’, and other structures intended as habitable.

   A form the site plan, “Lot Modification Application/Permit”, is attached hereto. [Note: The form is also available as a PDF file.]

4. CRCC occupancy policy 1412.1

B. The committee shall review general aesthetics pertaining to:

1. Maintenance of properties, including that they are uncluttered in appearance.

2. Use of tarps and other covers or traditionally temporary veils. Blue or other brightly colored tarps are prohibited. The number of suspended tarps on a lot will be limited to two. Unsightly, open storage is prohibited, except where approved by CRCC (generally in relation to a permitted construction project).
3. Small structures such as tree houses, children’s playhouses and the like should have compatible aesthetics to the extent that they are visible by neighbors. Temporarily-placed portable toilets shall be suitably veiled from street or neighbor view.

4. Significant lot clearing or cutting of trees. (See F.1., below.)

5. Colors associated with structures should be considerate of neighbors and other members. The board recommends colors that blend in with the park-like, cabin-like setting in Cascade River Park. These include earth tones such as browns, tans, or dark greens.

C. Recreational Vehicles (RV’s) and campers on lots:

1. This policy does not regulate pre-existing RV’s as of August 18, 2018. Note: While instances of more than one RV on a lot are presently noted, in such cases, should an RV be removed or dismantled, such RV may not be replaced. Changes in ownership require compliance with present policies.

2. Only one permanent RV shall be allowed on a lot.

3. Additional, visiting RV(s) is/are allowed for no more than 30 days at a time (note existing policy regarding RV’s as habitable residences).

4. For the purposes of this policy, RV’s may also apply to non-traditional RV’s such as buses, etc.

D. Temporary Structures.

1. After August 18, 2018, any newly-erected temporary structures such as tents and framed tarp enclosures shall no longer be used for greater than 30 days. Note: While instances of more than one temporary structure on a lot are presently noted, in such cases, should a temporary structure be removed or dismantled, such temporary structure may not be replaced. Changes in ownership require compliance with present policies.

2. Yurts, while considered “temporary structures” by Skagit County, are considered by CRCC as construction, under section 1, above.

E. Sanitation and Safety.

The committee shall review adequacy of the sanitation and safety of lot development including provision of proper and permitted water supply, septic or other systems for effluent management.

F. Development of lots.

1. Tree and brush cutting/clearing. The committee will enforce CRCC policy 4410 regarding lot clearing and cutting of trees.

2. Grading & Drainage. The impact on the environment will be considered including grading and drainage diversion.
G. Penalty for non-compliance.

Lot owners found in violation of this policy will be notified in person or by certified mail and advised to correct the findings within a prescribed period. Those who fail to comply may be fined $25.00 per day until the condition is rectified. Upon reaching $750 or 30 days the CRCC board of Directors may place a lien on said properties and pursue foreclosure if the issue remains unresolved after 90 days.

Lot owners may appeal the findings of the board. The appellate body will consist of two board members and three chosen from the general membership.

II. INTERFACE WITH COUNTY AND STATE:

A. CRCC does not in and of itself enforce county codes. Members are advised to comply with Skagit County codes for their plans & construction. Compliance with this policy does not imply conformance with Skagit County codes and ordinances.

B. CRCC cooperates with the county and state on the following proactively enforced codes:

1. Construction of permanent, habitable residences
2. Issuance of water purveyor permits
3. Health and/or safety violations.

NOTES & REFERENCES:

- CRCC Policy 1412, was originally dated 3/15/1987 and titled the Building Regulation Committee. The original committee is hereby superseded by the Building & Aesthetics Regulation Committee.

- CRCC Articles of Incorporation, Article II, Sections10 & 11 establish authority for this policy.

POLICY ADOPTED: March 15, 1987

COMPLETE REVISION: October 20, 2018
LOT MODIFICATION
APPLICATION/PERMIT

This form (two pages) must be completed and approved before work began.

SECTION 1 - OWNER

Date of Application ____________________  Div _____   Lot(s)__________

Owner Name(s) ______________________________  Phone ___________________  Email _______________________

SECTION 2 - PROJECT

Type of Activity  ☐ New work  ☐ Modification to existing  ☐ Tree work

Type of Modification

☐ Fence  ☐ Gate  ☐ Driveway/culvert  ☐ Shed
☐ Deck  ☐ Garage  ☐ Gazebo  ☐ Other __________________

☐ Tree cutting or land clearing (see Caretaker or Administrator for current policy guidance)

☐ Dwelling (Water Purveyor Permit from CRCC and occupancy permit from Skagit County required for habitable dwelling)

If dwelling, is this for occasional, permanent, or seasonal occupancy? ___________________

Detailed description of work to be done _________________________________________________________________
________________________________________________________________________________________________

Date work to begin __________________    Date work to be concluded __________________

Note: hours of work must be between noise curfew of 7am to 10pm

Who will be performing this work? List name and company as well as contact info if other than owner(s) listed above

________________________________________________________________________________________________

Note: non-members must sign-in each day at the main gate

SECTION 3 – DEBRIS AND PERMITTING

Debris Management: where will debris from this project be staged during work? ______________________________

Where will debris from this project be removed to? ______________________________

Note: CRCC dumpster may not be used for debris

Is a permit from Skagit County (or other regulatory entity) required? __________

SECTION 4 - NOTES

Notes and other comments
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________________________________________________________________________________________________

_______________________________________________________

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