

Collins Lake Community Club  
Protective Convents - Rules and Regulations

# Collins Lake Community Club Protective Covenants Rules and Regulations

Collins Lake Community Club  
P.O. Box 602  
Belfair, WA  
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Collins Lake Community Club  
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Collins Lake Community Club  
Policies and Procedures  
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**1. CLCC Protective Covenants and Rules and Regulations**

1.1. Purpose and use of this document

These Covenants, Conditions and Restrictions (CC&R's) are enacted to provide community guidelines and expectations.

**2. Rules and Regulations**

2.1. Prefabricated and modular homes, no older than ten (10) years, may be moved into Collins Lake. The criteria for acceptability, conformance and appearance are the same for the standard on site wood constructed residence. Homes must comply with Mason County Building Codes. Specific requirements are:

2.1.1. Removal of the undercarriage and towing attachment

2.1.2. Placed on a permanent foundation.

2.1.3. Crawl space completely enclosed with a material compatible with the upper exterior.

2.1.4. Taxed as real property

2.1.5. Must be structurally sound, stable and in good appearance.

2.2. Members of Collins Lake Community Club cannot clear-cut without a building permit posted on property. Project must be completed within twenty-four (24) months. A five (5) foot greenbelt must be maintained from the property lines.

2.3. Pet owners will be liable for any injury or damage caused to any person or pet.

2.4. The owners of each lot shall keep it reasonably clear of all derelict vehicles and or junk motor vehicles as it does not constitute a nuisance or violate other applicable rule or regulation. No scrap vehicles sitting or being parked on the side of the road for longer than twenty-four (24) hours. No vehicles being stored on the side of the road.

2.5. Renters must comply with Articles, Bylaws, Covenants, Rules and Regulations of Collins Lake Community Club. Landlord property owners can be held liable for actions of their renters.

2.6. The Collins Lake Community Club shall impose a lien fee in addition to other costs, penalties and assessments hat may be imposed against a lot owner for any lien prepared and recorded by Collins Lake Community Club.

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2.7. A lot owner will be charged a fee for preparation and recordation of a release lien on a member's lot.

**3. Protective Covenants (Divisions 1-3) Collins Lake Community Club, Incorporated**

- 3.1. All lots in this plat shall be used for residential, camping, or recreational purposes.
- 3.2. All property owners and purchasers shall be subject to Articles and Bylaws of that certain non-profit corporation known as Collins Lake Community Club, Washington Corporation.
- 3.3. No lot shall be used as a dumping ground for rubbish, garbage, or other waste.
- 3.4. No poultry, livestock, or animals of any kind other than house pets shall be kept or maintained on any part of waterfront lots.
- 3.5. No building, shed or garage shall be constructed within forty (40) feet from the centerline of any creek or within twenty (20) feet of the right-of-way or within five (5) feet of the side or back lines, or within forty (40) feet of the edge of the lake.
- 3.6. Easements within 5 feet of all lot lines are hereby reserved for drainage, water system pipes, sewage system pipes, storm sewers and utilities, including right of maintenance.
- 3.7. No noxious or offensive or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the community.
- 3.8. Any outdoor fireplace, barbeque of the like shall be built and maintained to Forest Service specifications.
- 3.9. The cost of construction, improvement and/or maintenance of community water system, electricity, parks and recreational area shall be paid by non-profit corporation to be composed of all owners of lots in this plat and additional plats, if any, as may be designated by the developers of the aforesaid land and additions, or by private corporation subject to governmental regulations.
- 3.10. No shack or unsightly building shall be erected on this property. All structures shall be complete as to external appearance, including finished painting, within twenty-four (24) months from the date of commencement of construction.
- 3.11. All sewer or septic systems must be properly installed and maintained according to regulations now enacted or hereinafter passed by any governmental authority

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having jurisdiction over the property upon which the lots are located. Also, no septic tanks shall be constructed within seventy-five (75) feet from the center line of any creek or within seventy-five (75) feet from the edge of the lake or within 5 of the lot side or back lines.

- 3.12. The breach of any of the foregoing restrictions shall constitute a cause of action against the persons committing the breach by any other owner or purchaser of lots in this plat.

**4. Protective Covenants (Division 4) Collins Lake Community Club, Incorporated**

- 4.1. All lots in this plat shall be used for residential, camping, or recreational purposes.
- 4.2. All property owners and purchasers shall be subject to Articles and Bylaws of that certain non-profit corporation known as Collins Lake Community Club, Washington Corporation.
- 4.3. No lot shall be used as a dumping ground for rubbish, garbage, or other waste.
- 4.4. No poultry, livestock, or animals of any kind other than house pets shall be kept or maintained on any part of platted lots.
- 4.5. No building, shed or garage shall be constructed within fifty (50) feet from the centerline of any creek or within twenty (20) feet of the right-of-way or within 5 feet of the side or back lines, or within seventy-five (75) feet of the edge of the lake.
- 4.6. Easements within 5 feet of all lot lines are hereby reserved for drainage, water system pipes, sewage system pipes, storm sewers and utilities, including right of maintenance. Lots shall also be subject to the right of overhang of electric and telephone wires over portions of lots where roadway curvature causes the same to occur.
- 4.7. No noxious or offensive or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the community.
- 4.8. Any outdoor fireplace, barbeque of the like shall be built and maintained to Forest Service specifications.
- 4.9. The cost of construction, improvement and/or maintenance of community water system, electricity, parks and recreational area shall be paid by non-profit corporation to be composed of all owners of lots in this plat and additional plats, if any, as may be

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designated by the developers of the aforesaid land and additions, or by private corporation subject to governmental regulations.

- 4.10. No shack or unsightly building shall be erected on this property. All structures shall be complete as to external appearance, including finished painting, within twenty-four (24) months from the date of commencement of construction.
- 4.11. All garbage and refuse containers shall be kept in an area concealed from public view.
- 4.12. All sewer or septic systems must be properly installed and maintained according to regulations now enacted or hereinafter passed by any governmental authority having jurisdiction over the property upon which the lots are located. Also, no septic tanks shall be constructed within 100 feet from the center line of any creek or within 100 feet from the edge of the lake or within 5 of the lot side or back lines.
- 4.13. The breach of any of the foregoing restrictions shall constitute a cause of action against the persons committing the breach by any other owner or purchaser of lots in this plat.
- 4.14. The sale of less than a whole lot is prohibited unless and until a formal replat shall have been submitted and approved; except that this restriction shall not be construed to prohibit the combination of the parts of one lot with the two adjacent lots. Except also that this restriction shall not apply to the sale of undivided interest in a lot.
- 4.15. Lots 64 and 65 are designated as private roads.

