

Lake Lawrence Community Club
15725 Topaz Drive SE
Yelm, WA 98597

Architectural Control Board Chairman: Becki McGinnis 360-402-4667

Date: _____

In accordance with LLCC governing documents all residence, other permanent or temporary structures built on any lot, any fence, hedge, boundary walls, tree plantings and/or tree removal must first be approved by the Architectural Control Board prior to any planned work.

Please fill out this form, submit one set of blueprints or drawings, and attach a plot plan showing all existing structures, then add the structure/project you are planning to build with detailed dimensions and include the distance(s) from the property lines to this structure. If you are planning to remove trees identify which trees on your lot stand for removal and how many trees you currently have on your property.

Owner(s): _____

Address: _____

Division: _____ Lot#: _____

Expected Start Date: _____

Expected Completion Date: _____

My/Our plans for my/our property are as follows (attach additional drawings/plans as required):

Print Name: _____

Signed Name: _____ Date: _____

Telephone#/Cell#/Email Address: _____

If clearing, excavation or construction is undertaken without the submission and approval of details, plans and specifications the owner(s) shall be subject to fines/legal action irrespective of the time of completion of project, IAW LLCC Governing Documents.

☐ Approved ☐ Disapproved

Reason for disapproval:

Signatures of ACB

Member 1: _____

Member 2: _____

Member 3: _____

Any changes, additions, modifications to your plan made after original submission and approval must be resubmitted for approval by the Architectural Control Board (ACB). Owner is responsible to ensure property lines are known or a survey performed. The member is responsible for the accurate location of property corners. Structures/house corners must be staked on the lot prior to ACB inspection that occurs prior to approval.

Lot preparation and all construction must be in accordance with Thurston County and Washington State Codes and LLCC governing documents. Encroachment on neighboring lots or community property is not allowed. For example; any structure built closer than 15 feet from property line requires neighbors' approval (in writing) and no encroachment closer than 5 feet is allowed except for some metal prefab car/boat/RV covers and small sheds. See main doc for details.

Members are responsible for the conduct and actions of their vendors, subcontractors and guests. Failure to comply with Covenants, Rules or the terms under which this permit is granted may result in a violation/fine/legal action.

I hereby acknowledge that I have read and understand the LLCC governing documents and agree to comply with those applicable to this project. Further, I hereby give my permission for a representative of the HOA Board of Trustees and/or the ACB to enter my property for the purpose of inspecting the site where the project will be built, monitoring the progress of the project and/or determining compliance with the LLCC governing documents. I understand this could include taking photographs to document the project.

Signature: _____ Date: _____

By approving this permit the LLCC makes no representations regarding the validity of boundary lines as they may relate to neighboring lots and to abutting community property. Applicant is advised that they should seek assistance of a survey and/or legal counsel to determine the accuracy of their boundaries before beginning any work that may affect bordering properties. Furthermore, approval by the ACB does not release members from an obligation to properly secure all applicable and necessary governmental permits associated with the proposed improvements.

I affirm that I have accurately ascertained the boundary of my lot, and that upon approval by the ACB, I will make permitted improvements and/or erect the structure(s) accordingly. I further affirm that, in the event that it is later determined (by survey) that my designation is incorrect, any use will be treated as permissive based upon my error, which, therefore, would constitute a waiver of any claim(s) of adverse possession of abutting properties.

Signature: _____ Date: _____

The ACB are volunteers and their time is valuable to the membership, although they try to complete each request in a timely manner failure to have all the necessary information complete may result in delays in processing your application. Be advised our By-Laws allow for 30 days to process your application from the time a completed application is received. If you submit your application and additional information is required your 30 days start when that additional information is provided.

A member of the ACB will inspect your lot/project and review your paperwork.

REMEMBER – ALL ASSESSMENTS MUST BE CURRENT OR YOUR APPLICATION WILL NOT BE APPROVED.