

LakeLand Village Community Club
Resolution No. 26 Architectural Control Committee
March 2026 Amendment

The LakeLand Village Community Club Bylaws authorize the Board of Directors ('Board') to create committees and delegate authority to them. This Resolution establishes the Architectural Control Committee (ACC), defines its authority and procedures, and clarifies how architectural provisions in the Covenants will be interpreted and enforced.

1. The LakeLand Village (LLV) Bylaws provide for the composition of Committees by the Board of Directors (herein referred to as the "Board"). The purpose of this Resolution is to define the Architectural Control Committee (ACC) and outline how it will conduct its work.
2. In older Covenants, the terms 'Control Committee' and 'Board of Trustees' are used in connection with architectural review and enforcement. For purposes of this Resolution and future administration of those Covenants, references to a 'Control Committee' or 'Board of Trustees' exercising architectural approval authority are interpreted to mean the Architectural Control Committee as established by this Resolution
3. The ACC is responsible for administering construction permit applications, project permit applications, managing the permit approval process, assisting Members in understanding applicable Divisional Covenants and other governing documents, and monitoring compliance with those provisions. Questions regarding interpretation or application of architectural provisions must be directed to the ACC. Office staff are not authorized to provide binding interpretations of Covenants, and any informal statements by staff do not constitute ACC or Association decisions.
4. Covenants architectural control rules vary by Division but generally include, for example, building size, proportions, shape, height, exterior design, exterior color, location on property, location of driveways and parking areas, retaining walls, stormwater management, fencing, landscaping, areas to be cleared and trees and natural vegetation to be removed, and temporary facilities and controls during construction (noise, work hours, trash, burning, etc.). Projects involving any, or all, of these items, and other architectural control topics outlined in Covenants are subject to ACC approval.
5. When considering an application for project approval, the ACC shall review and apply the Covenants for the specific Division and other applicable rules such as the Articles of Incorporation, Bylaws, and Resolutions.
6. Where Covenants refer to a 30-day limit for permit review, that period applies only to new residential construction permit applications and begins only upon the ACC's

written confirmation that a complete application has been received. The 30-day period does not apply to project permit applications (remodels, alterations, or other non-new-home improvements).

7. Members are solely responsible for ensuring that any work on their Lot complies with Covenants and ACC approval requirements. No work requiring ACC approval may proceed until the Member has received a written approval and physical permit from the ACC. Any construction or project commenced or completed without required ACC approval is unauthorized and may be subject to fines under the Association's enforcement Resolution(s) and to a requirement that the unauthorized work be modified or removed, after notice and an opportunity to be heard before the Board.
8. Neither the Association, the Board, nor any ACC member guarantees the suitability, safety, structural soundness, code compliance, or market value of any approved improvement, and no approval shall be construed as an endorsement of plans, specifications, or workmanship. Each Member remains responsible for obtaining and complying with all required governmental permits and approvals.
9. The ACC will work collaboratively with members prior to and during permit application to educate them about the rules and their application and assist them in resolving any issues. The solution to any identified issues will be documented by revising the application.
10. The ACC will respond to questions from members about the need for a permit for any project.
11. The following procedure will be followed for new construction permit applications:
 - a. If requested, the ACC will meet with members and their contractors in a pre-application meeting(s) to answer questions, ensure the application is in compliance, and assist with compliance.
 - b. A formal letter will be issued for all construction applications that indicates if the application is complete, and if it is disapproved, conditionally approved, or approved, and if any corrections are required.
 - c. The ACC will generally require the building location, corners and extent of excavation to be identified with marker stakes, trees to be removed flagged with ribbon, and other markings as needed as part of the permit review process.
 - d. Building color selection for walls and roofing materials may be deferred for a project and omitted from the primary permit applications, but the color pallet with samples must be provided to the ACC prior to beginning painting or roofing work. Deferred submittal approval on colors will be in writing through the

submission of a project permit application.

- e. The ACC has the discretion to conditionally approve a permit and request additional information/revision be provided as a deferred submittal for a non-conforming/incomplete application. The open issues must be resolved by the deadline outlined in the conditional approval letter.
12. All Board members in good standing shall serve as members of the ACC. The President shall appoint at least three (3) ACC members to serve as a standing Architectural Subcommittee ('Subcommittee') to review and decide Construction and Project permit applications, subject to the Board's authority under the governing documents and applicable law. A quorum of the Subcommittee shall be two (2) members, and any decision of the Subcommittee requires the affirmative vote of at least two (2) members.
13. The ACC will review information provided on project permit applications (including attached documentation) and may perform a field visit to gather additional information to determine what is necessary to approve or disapprove the application. If accessing a member's property is required, the ACC will make contact, request approval, and schedule a time for a site visit.
14. The subcommittee has the authority to approve or disapprove a project permit application. If the subcommittee cannot agree on approval, or disapproval, of a project permit application, or the subcommittee determines additional input is warranted, the project permit application shall be referred to the full ACC for review and consideration. Decisions will be made by majority vote.
15. All project permit applications will be approved in writing through issuance of a physical permit. Informal notification of approval/disapproval may be provided by phone or email. The approved permit will be posted by Patrol, or the applicant will be directed to post the permit on the lot where work is to be conducted. Informal notification is not permitted for construction permits.
16. Decisions of the Subcommittee are final unless a member submits a written appeal to the full ACC within thirty (30) days of the date of the written decision. The full ACC (all Board members) shall review the record, may request additional information, and shall decide the appeal by majority vote. The ACC's appeal decision shall constitute the Association's final decision on the application
17. All permit decisions shall be issued in writing and shall state whether the application is approved, approved with conditions, or disapproved, and the primary reasons for disapproval. Informal communications (phone, email, text, or verbal statements) are not final decisions and may not be relied upon as approval. The Subcommittee shall maintain a log of all applications, including dates, property address, scope, and decision, and such log shall be made available for Board review and for inspection by Members.

18. The home design must be aesthetically adapted to the area and nearby developed properties. Approval of architectural plans and exterior materials may be withheld if the proposed improvements are at variance with the applicable covenants.
19. The ACC will use the Wikipedia definition of "earthtone" as a guide, combined with language in Resolution 7, with context for architectural design, to help ensure consistent disposition on project applications for exterior wall paint and roofing material color. This does not necessarily ensure that a specific Wikipedia color example will be approved, nor does this limit a member's proposed color to Wikipedia color examples.
20. Covenants for Divisions 1-9, 11, 12, 12-2, 14, and 15 (forthcoming) allow other approved roof materials when approved by the Architectural Control Committee and adopted by a resolution of the Board of Trustees. This resolution hereby adopts the following alternate for roofing materials.
 - a. *As an alternate to roof materials outlined in Covenants of Divisions 8, 9, 11, 12, 12-2, 14 and 15 (forthcoming) standing seam, corrugated (or similar), and other metal roofing that mimics slate, tile, wood shingles/shakes, or architectural asphalt roofs shall be permitted when approved by the ACC. Roofs must be painted/coated to prevent corrosion/discoloration, except copper which may form patina, and have a warranty of not less than forty (40) years. Roof type must fit the architectural character of the home and be earth tone in color."*

No such language appears in Covenants for Divisions 10, and 11a...metal roofing is not allowed.

21. Metal fences are not permitted in in many covenants. The ACC interprets this rule to prohibit farm-type fencing, and improvised metal fencing, such as barbed wire, chain link, thin-gage hog wire, chicken wire, corrugated metal and similar fences. Wrought iron, powder-coated, welded wire mesh panels (galvanized, stainless steel or powder coated), and other aesthetically pleasing metal fences of acceptable color will be approved on a case-by-case basis. Polymer fencing that mimics wood will be approved on a case-by-case basis.
22. Where Covenants require that homes be 'aesthetically adapted to the area and nearby developed properties,' the ACC shall apply this standard in a reasonable and non-arbitrary manner, considering factors such as roof form, massing, exterior materials, color, and compatibility with surrounding homes. To avoid repetitive, tract-like appearance within a Division, the ACC may deny a proposed home plan (including mirror-image plans) if the same plan already exists on the same street or in close proximity, unless the proposed home is distinctly differentiated through substantial changes in roof lines, façade treatments, materials, and colors

23. Mature trees defined as trees with a trunk diameter of 6 inches or greater measured 4 feet above grade (and replant replacement trees) may not be removed without a permit. The ACC interprets this rule to require homeowners and developers performing construction to protect trees and their root systems from irreversible damage to the tree.
24. The ACC will request approval to access private property with reasonable advance notice to inspect work in progress and for completed work to confirm the work conforms with the permit.
25. Major projects must be completed in the timeline outlined in the Covenants and other rules. Building construction projects, and post construction lot landscaping, generally have sequential timelines of one year for each. Prospective developers, or buyers if the house is sold within one year before completion of the house, must complete all landscaping (front, rear, and side yards). The ACC will monitor progress for both construction and landscaping. New construction begins when major tree removal or grading begins, except for divisions where covenants define the start of construction with foundation excavation.
26. For new construction tree removal, excavation, and grading is considered "construction" and may not proceed until the LLVCC permit is issued and Mason County building permits are in review. This practice is to ensure that new home development, including initial site work, does not take longer than the 12 months outlines in the covenant's timeline for completion from an exterior perspective, including driveway, primary walks, and associated retaining walls. A permit for lot clearing in advance or independent from a complete package to build a new residence will not be approved. Removal of thick brush in order to flag trees proposed for removal and mark house corners and the area to be cleared is permitted with ACC approval.
27. If grading is necessary for lot development for new construction or modification related to a project permit and the grading requires removal or more than the allowed natural vegetation a replanting plan of trees and substantial native vegetation will be required as part of the ACC approval.
28. Vacant lots inundated with invasive species such as Himalayan Blackberries, Scotch Broom, and English Ivy may remove more that the percentage of the lot as outlined by the covenants when a replanting landscape plan of native species is approved by the ACC.
29. Covenants require lots remain in their natural setting or native vegetation. The ACC interprets this rule to preclude clearing of a lot until the member is prepared to commence with construction of a house. Exceptions will be considered on a case-by-case basis associated with planning and imminent development.
30. The ACC shall investigate alleged ACC-related violations reported in writing to the

Board or ACC and shall provide written findings and recommendations to the Board for enforcement action, if any. Any Member of the Association, including Board members, may report a violation using the Association's current violation-reporting form.

31. The ACC may recommend amending existing covenants or adopting new rules to the Board. The Board can help facilitate change but the ultimate decision to amend covenants or adopt new covenants will be made by the membership of each Division following the process outlined in the covenants.

32. Setbacks for development must meet Mason County and other applicable rules. The following is intended to align with Mason County requirements and include here for reference. Each homeowner must confirm they comply with all applicable Mason County rules. See MCC 17.11 – Allyn UGA.

Front yard: Per LLVCC Resolution 5 25 feet (20 feet per Mason County)

Side yard (Mason County): 5 feet

Rear yard (Mason County): 20 Feet

Lake Anderson: 50 feet (all buildings/outbuildings)

Small outbuilding (up to 120 sf): 5 feet from rear and side property lines

33. Installation of heat pumps, propane tanks or other authorized equipment requires screening in many divisions in LLV (see your specific covenants). Screening may be provided with approved fencing, lattice type wood panels or mature shrubbery. The ACC advises that the owner check with the installer regarding equipment separation distance.

34. In some divisions of LLV, siding materials are confined to specific materials. In other divisions, the ACC may approve alternate siding materials. Consult your covenants to determine if any alternatives are allowed and identify the siding material to be used on the application. Alternative products such as concrete or metal must mimic wood materials for the ACC to consider approval.

35. Protective netting is allowed. However, a Project Permit Application must be filed, including a site plan showing boundaries, dimensions, and materials to be used. Construction should not begin until an approval permit is on site. See Resolution 6 for further information.

36. The ACC may withhold Construction or Project approvals where required Mason County or other regulatory permits have not been obtained, or where the submitted materials do not accurately reflect those permits. The ACC does not provide legal,

engineering, or code-compliance advice and does not assume responsibility for verifying such permits. Conditional ACC approval may be issued upon satisfactory written evidence that required permits have been applied for and are actively under review, but final responsibility for securing and complying with those permits remains with the Member.

37. All stormwaters must be managed effectively through surface dispersion or other effective means. Stormwater from roofs, driveways, patios, and other impermeable surfaces must use County-approved method consistent with current engineering best practices and applicable Mason County stormwater standards. This section is intended to raise awareness, and not replace, applicable Mason County stormwater codes. In the event of a conflict between this Resolution and County standards, County standards shall control, and ACC approval shall be interpreted to require compliance with the more restrictive applicable standard.

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38. Retaining walls greater than 4 feet in height (measured from the bottom of the footing), retaining walls subject to surcharge loads (such as slopes, driveways, or parking areas), or retaining walls located within required setbacks may require Mason County review and permitting. Applications for retaining walls must include sufficient design details, such as dimensions, elevations, and loading conditions, to allow the ACC to determine whether County permitting is required.
39. The failure of the Association, the Board, or the ACC at any time to enforce any provision of this Resolution, the Covenants, or other governing documents shall not be deemed a waiver of the right to enforce the same or any other provision against the same or any other Member at any time thereafter.
40. All LLV Community Club governing documents apply to all matters addressed herein.

THIS RESOLUTION was adopted by the LakeLand Village Community Club Board of Directors on the 18th day of June 2019, revised the 26th day of June 2024, and amended on this 25th day of March 2026.



James Byrne, President



Sylvia Banzon, Secretary

