

ORCAS HIGHLANDS ASSOCIATION
Summary of Covenants, Conditions and Restrictions (CCRs)
March 2006

This summary was created as a handy document for Orcas Highlands Association (OHA) property owners. The document summarizes the rules contained in our CCRs. While it is not all-inclusive, it contains the most important association covenants for quick reference. The details of each rule are contained in the OHA By-Laws, Master Covenants, and Declaration of Protective Restrictions. **Any owner who does not have the full set of the Governing Documents, including the CCRs, (written in 1982) can obtain them from any member of the Board.**

Purpose of Covenants and Restrictions: (Master Covenants page 1)

The Governing Documents are for the purpose of enhancing and protecting the value, desirability and attractiveness of the Highlands. All members are required to comply with all the Governing Documents, and it is the Board of Directors' obligation and duty to enforce them.

Residence Restrictions: (Declaration, pages 1-3)

- All lots are to be used for residential purposes only.
- Each lot is to have one dwelling for single family occupancy only, minimum 1,200 square feet of habitable floor space (excluding garage, open entries, porches/patios). A guesthouse may be built after the main dwelling only, and only on approval of the OHA, incidental and necessary to residential use of the premises (main house).
- No trailer or tent shall be placed on any lot prior to building of the main dwelling.

New Home Construction or Exterior Remodeling: (Declaration Cl. 2)

All new buildings or significant exterior remodeling require HOA Architectural Committee approval and a full set of plans (including a site plan showing placement and setbacks). This is to be submitted at the time of request. When the County building permit has been obtained, a copy of it shall be provided to the Architectural Committee.

Common Areas:

The Common Areas belong to all OHA owners collectively (their undivided value is included in each lot owner's property value). No owner has the right to cut trees, encroach upon, or damage the Common Areas without Board approval. Common Areas include the upper Discovery Circle 'park', the common area behind Lots 25-70 Highlands 3, and the area on the south edge of the Highlands down to the mailboxes.

Tree Preservation: (Master Covenant Sect 9(e)1)

The existence of trees on the properties is to be preserved, whenever possible, for the beauty of the Highlands and the enjoyment of all the owners. Trees shall be removed only when absolutely necessary for the construction of buildings.

No Noxious Use of Property: (Declaration page 3, and Master Covenant Sect 9(e)2)

No noxious, illegal or offensive activity will be permitted, nor anything done which becomes an annoyance or nuisance to the neighborhood. Any business activity inside residences should not interfere with, or be objectionable to, or noticeable by any other members.

Animals: (Declaration clause 4)

No livestock is permitted at any time, except that horses may be ridden on the roads but shall not be maintained (housed) on any lot. Household pets must be kept on the owner's premises.

Wells: (Declaration Cl. 5)

No wells shall be drilled or used on any lot.