

September 23, 2019

Greenbank Beach & Boat Club (acting as Home Owners Association)

P.O. Box 75
Greenbank, WA 98253

We hope you are enjoying this wonderful summer and all the activities our neighborhood has to offer. We welcome all the new members and say THANK YOU to existing members for their interest & cooperation with neighbors and the Board. Your Board has received many inquiries concerning the guidelines found in our covenants and, thus, are sending this covenant reminder letter to all owners.

Concerns from our neighborhood are mainly focused on height of hedges that are blocking our outstanding views of the harbor & surrounding area, home height regulations, unkept yards and lots and signs. Our neighborhood has experienced an expensive and time consuming previous lawsuit over the covenants and your Board seriously desires and works to avoid such a situation. We urge you to PLEASE read the covenants and be a good neighbor by continuing to dialogue with your neighbors over any concerns. Our covenants are listed on our community website (holmesharboresates.org) and when purchasing your lot were given to you at purchase time. Both 1962 and 1964 covenants have been declared legal by Judge Churchill and are in force.

The process to use during a concern/dispute with a neighbor covenant violation is first discuss & attempt to resolve the situation. If unresolved you may write a letter of concern to the Harbor Estates Board and attend a Board meeting. The Board will send a violation letter to offending neighbor. If covenant violation continues a motion may be made to the Board to have the membership vote on proceeding with a legal action. An action voted to proceed by the membership requires the use of our legal fund savings and possibly a member assessment to pay the legal fees.

We have listed 5 of the following Restrictive Covenants below as a friendly reminder of covenants that appear to be in question consistently.

Again, we THANK YOU for caring for our GREAT neighborhood that enjoys a well kept neighborhood, the fabulous views, the beach, the boat ramp, the neighbor walks & gatherings, and the open spaces as well as surrounding forests. We value you all.

Sincerely,
Greenbank Beach & Boat Club
(acting as Home Owners Association)

5 Homeowner Association Restrictive Covenants that are consistently of concern:

ARCHITECTURAL CONTROL

No building shall be erected, placed or altered on any lot until the construction plans & specifications & a plan showing the location of structure or structures on said lot have been approved by the Architectural Control Committee as to design & harmony of external design with existing structures. All fences, walls, hedges, shrub planting or other screening shall be subject to similar approval, but in no event shall measure in height more than six(6) feet.

HEIGHT RESTRICTIONS

No dwelling or accessory building shall exceed fifteen (15 feet) in height. This restriction shall not apply on Lots 9 through 19, Block 9 & Lots 16 through 23, Block 5 & all of Block 7.

NEATNESS AND CLEANLINESS OF LOT

The owner of each building site &/or lot shall keep said lot in a neat, clean & orderly condition. In the event that an owner shall breach these restrictions or any other covenants or restrictions, the Architectural Control Committee shall have the power to notify said owner in writing of said breach & providing further that the conditions complained of shall be alleviated by said owner within thirty (30) days of the mailing of said notice to said owner's last known address. In the event that said conditions are not properly remedied at the termination of said thirty-day period, the Architectural Control Committee shall be empowered to expend any sums necessary to alleviate & remedy said conditions. The cost of same shall be at the owner's sole expense & shall constitute a lien against said lot & until repaid by said owner to the Architectural Control Committee shall bear interest at the maximum rate per annum allowed by law.

SIGHT DISTANCE AT INTERSECTION

No fence, wall, hedge, scrub planting or other screening which obstructs sight lines at any intersections of any county or private road within said plat shall be allowed.

SIGNS

No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one(1) square foot advertising the property for sale or rent, or larger signs used by a builder to advertise the property during the construction & sales period; except the Holmes Harbor Estates, Inc., can erect & maintain any size sign until all platted lots are sold.

PLEASE read all covenants ,1962 & 1964, which are listed on our website:

holmesharborestates.org
