

Form E / Construction Agreement (Campground Sheds)

Edelweiss Architectural Committee 209 Goat Creek Road, Winthrop, WA 98862

As an owner of a property in Edelweiss Zone B (Lot # _____), I/we have received and read the Edelweiss Architectural Control Committee Manual and the application form and fully understand and agree to the requirements of this construction submittal.

A construction deposit fee of \$_____ and paid up property owner dues and/or fees are required prior to Architectural Control Committee review.

- 1) Property owner recognizes and accepts the restrictions specified by EMC for structures in Zone B:
 - No utilities allowed.
 - Permanent foundations prohibited.
 - Maximum allowable size of structure: 120 SF
 - Outside wall height not to exceed 96" including floor beams and joists.
 - Roof not to exceed a 4/12 pitch and a height of 26" above top of the shortest wall.
 - Maximum number of sheds per lot: One (1)
 - Inhabitation of structures prohibited.
 - Storage of motor vehicles prohibited.
 - Windows and/or sliding glass doors prohibited.
 - Structures to be located at the back of the lot, near the tree line, away from traveled roadways.
 - Hazardous and/or flammable materials shall be stored in DOT-approved containers per OSHA 29 CFR 1926.152(a), with a maximum quantity of five (5) gallons or less.
 - Propane containers, if any, must be DOT-certified, with a maximum of one (1) 30# cylinder.
 - All fuel and/or motorized equipment stored in the shed shall have a drip pan in place to prevent any leakage into the aquifer or EMC well.
 - Color of exterior and roofing to comply with Sections 2.3 and 2.4 of the Architectural Control Committee Manual, as adopted by the EMC Board of Directors March 31, 2020.
- 2) Okanogan County Planning Dept.
Property owner shall seek and obtain approval from Okanogan County for their proposed structure by complying with the procedures detailed in the link below and paying all appropriate fees prior to commencement of application to the EMC Architectural Control Committee (ACC) for review:
 - Follow all procedures and obtain if necessary, all permits required by the Okanogan County Planning Dept. which may include a Site Plan and/or a Floodplain Development Permit:
<https://okanogancounty.org/planning/faq.htm>
 - Provide written confirmation to the Edelweiss Administrative Manager from Okanogan County explicitly stating that the proposed structure can be permitted to build on the lot in question.
- 3) ACC will review the site plan, Okanogan County documents, framing and exterior plans. Site plan and framing/exterior plans will be shared for comment with lots adjoining the lot in question.
- 4) Property owner agrees to assume responsibility and correct any and all damage to adjacent property owners or common area as a result of the construction process.
- 5) Property owner agrees that construction shall not commence until approval by the EMC ACC has been granted and a county building permit has been posted on the property.
- 6) Property Owner understands that the Edelweiss Maintenance Commission and the EMC Architectural Control Committee have no responsibility or liability for the following:
 - a) The structural capacity, safety features, or building codes compliance of the proposed

- improvements or structures.
- b) The location of the proposed improvement or structure on the building site as it relates to flood plains, boundary lines, easements, and setbacks.
- c) Possible geological or natural hazards, or other possible hazards including floods, caused by conditions occurring either on or off the property.
- d) The internal operation or functional integrity of the construction/improvement.
- e) General land use requirements and building codes established by Okanogan County or other agencies.

Signatures (all owners required)

Date _____

Date _____

FOR EMC USE:

Date Application Received _____

Check # _____

Date Plans Received _____

Date Committee Met _____

Committee Members in Attendance:

Action: _____

Follow Up Review:

Date of Final Letter: _____

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