

Form A / Construction Agreement (For New Construction)

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

As an Edelweiss property owner and prospective home builder of 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 committee review and approval.

Property owner agrees that construction shall not commence until approval by the EMC ACC has been granted. Construction beginning before Okanogan County and ACC approval is granted shall be invoiced at double the rate of normal construction fees, with a minimum invoiced amount of \$1,000.

Property owner agrees to contact the Edelweiss Maintenance Commission Manager to coordinate the following:

1. Water hook-up to main lines. Property owner shall install at his/her expense, access vault, meter, shut off valve, and pressure reducing valve near main line. (See Appendix C for drawing).
2. Septic hook-up (if lot is eligible to tie into the community septic collection system). Property owner can obtain a community septic permit by complying with the procedure detailed below and paying all appropriate fees prior to commencement of building:
 - Obtain an on-site sewage application from Okanogan County Public Health Dept.:
<https://okanogancounty.org/ocph/Septic.html>
 - Check off the community sewage system block on the application
 - Obtain a letter from the Edelweiss Administrative Manager stating that there is a connection available for the parcel in question
 - Submit the application, letter from the EMC Manager, and fee to OCPH in conjunction with the required site plan and paperwork
 - Assuming all required items are provided then a permit can be issued to construct the sewage connection for the home
 - The final step is for owner to obtain a final inspection and submit an as-built drawing to Okanogan County Public Health Dept., PO Box 231, Okanogan, WA 98840
3. EMC review and acceptance of (a) stake out, (b) footing forms prior to concrete pour, (c) framing and (d) final (exterior).

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.

Property owner agrees that construction shall not commence until EMC acceptance has been granted and a county building permit has been posted on the property. Exterior work as delineated on the application must be completed within two (2) years from date of EMC acceptance and within one (1) year of the start of construction.

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 boundary lines, easements, and setbacks.
- c. Possible geological or natural hazards, or other possible hazards, 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: _____

Up Review:

Date of Final Letter: _____

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