

EMC Use Only: Date Received: \_\_\_\_\_

Date Completed: \_\_\_\_\_

## Form E / Construction Agreement for Campground Storage Sheds

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

As an owner of a property in Edelweiss Zone B (Lot # \_\_\_\_\_, County Parcel # \_\_\_\_\_), 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.

Area of storage shed, including porches and decks: \_\_\_\_\_

Rate per square foot: \$ \_\_\_\_\_/ft<sup>2</sup>

Construction fee = total square footage \* rate

= \$ \_\_\_\_\_

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:
  - Only storage sheds are allowed with the requirements below.
  - No utilities allowed.
    - No wood burning or gas stoves, fireplaces or other sources of heat.
    - No electricity.
    - No plumbing.
  - Permanent foundations are prohibited.
  - Maximum allowable size (area) of structure including porches and decks: 120 SF.
  - Access steps are allowed and not included in the 120 SF footprint. The width of the steps shall not exceed six (6) inches on either side of the doorway, or 48 inches, whichever is least.
  - Stairs or landings greater than four (4) square feet in area will be counted like decks towards the 120 SF maximum.
  - No part of the building shall be higher than 159 inches from grade. Grade is defined as the natural elevation of the lot.
  - Overhangs not to exceed 24".
  - Maximum number of sheds per lot: One (1).
  - Inhabitation of structures is strictly prohibited. Bunks, beds and/or similar structures intended for sleeping are strictly prohibited.
  - Storage of motor vehicles is strictly prohibited.
  - Windows and/or sliding glass doors are strictly 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

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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 all permits required by the Okanogan County Planning Dept. including 1) a Site Analysis, 2) Wetlands Delineation and potentially 3) a Hydro-Geotechnical and 4) a Floodplain Development Permit: <https://okanogancounty.org/government/planning/faq.php>.
- Provide copies of an approved and stamped Site Plan and any relevant permits from Okanogan County to the Edelweiss Administrative Manager.
- 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. 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.
- 6) Property owner agrees to contact the Edelweiss Maintenance Commission Manager to coordinate on-site review and acceptance of (a) stake out, and (b) final installation (interior and exterior).
- 7) 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:

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Check # \_\_\_\_\_

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Date Plans Received \_\_\_\_\_

Date Committee Met \_\_\_\_\_

Committee Members in Attendance: \_\_\_\_\_

\_\_\_\_\_  
Action: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Follow Up Review: \_\_\_\_\_

\_\_\_\_\_  
Date of Final Letter: \_\_\_\_\_

Inspection of Stake Out: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Inspection of final construction (interior and exterior): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_