

Innis Arden Club, Building & Remodel Committee

Conditions of Approval

- 1.** Prior to commencement of construction, a copy of the final permitted building plans, approved by the City of Shoreline, must be submitted to the Building and Remodel Chair to verify that all exterior work conforms to the plans submitted and approved by the Innis Arden Board. Any exterior deviations must be highlighted and noted on the final plans and resubmitted to the Board for review and approval before work begins.
- 2.** Any change in Club-approved plans required by another agency (for example City of Shoreline) may not be implemented until it has been presented to and approved in writing by the Board.
- 3.** Construction must begin within one year of the date of project approval by the board. The applicant must inform the Building and Remodel Chair of the starting date of construction as soon as possible. If a delay in the commencement of construction is foreseen and is beyond the homeowner's control, such as delays in city permitting, the applicant may request an extension of the deadline by submitting a letter to the Building and Remodel Chair prior to expiration of twelve months. The Board may then grant an extension for a reasonable period.
- 4.** All exterior construction, including exterior clean up, must be completed within eight (8) months from the date construction commenced, as required by the Covenants. Date of construction commencement is considered the date building materials and or equipment are on site.
- 5.** Throughout the construction process a reasonable effort should be made to protect the outlook and impact on neighboring properties. No building material shall be placed or stored on the property until commencement of construction, and then all such material, including trash disposal containers and portable restrooms, shall be placed within the property line of the building site, not on the street right-of-way so as to minimize any impact to the surrounding neighborhood.
- 6.** Surface water runoff and off site drainage must be controlled during all phases of construction.
- 7.** Contractors or others shall erect no signs on the building site, structure or adjacent street right-of-way during the construction period, with the exception of a sign designating the street address.
- 8.** Upon project completion, a copy of the signed final approval from the City of Shoreline must be submitted to the Building and Remodel Chair within ten days.
- 9.** It is the owners' responsibility to advise the architect, contractor, and subcontractors of these restrictions and the special considerations delineated in the *Innis Arden Club, Inc. Building Plans Committee Policy Statement*.