

Glenroads
3094 Glenhaven Drive PMB#129
Sedro Woolley, WA 98284

GLENROADS RULES
GLENHAVEN LAKES DIVISIONS 10, 11

NEW CONSTRUCTION OR REMODELING

Unauthorized removal of evergreen trees located on Glenroads property will result in collection of triple stumpage based on current market value plus a \$500 fine.

Property owners are responsible for the return to original condition of ditches, culverts and roads which may be damaged due to any action of property owner or their agents. Such repairs, if not completed in a timely manner will be accomplished and billed to the owners at the discretion of Glenroads Board of Directors.

Concrete driveways, walls or any other concrete structures are prohibited in the ROW unless approved by Glenroads. No dumping of concrete from mixers or pumps on the ROW during construction.

Roads must be swept to remove dirt and mud from asphalt during construction.

No rocks, rock or wood retaining walls, fences or anything else placed or erected on the ROW without prior written approval by Glenroads.

DRIVEWAYS: On lower (or down) side of road, a 4 ft. shoulder from edge of asphalt must be retained. Do NOT slope driveway before these 4 feet.

On upper (or top) side of road, the low point of driveway must be 3 to 4 feet before asphalt so any drainage water will remain on the same side of the road.

CULVERTS: Permission must be obtained by Glenroads prior to installation of culvert. Culverts must be installed on the side of road with a continuous ditch where a culvert would be necessary. Culverts are the responsibility of the owner to keep clean and free of debris so the water can flow correctly.

Nothing may be built, erected or planted within a 5-foot radius of water curb stop, meter, or fire hydrant.

Owners are responsible for repairing holes in asphalt left by surveyors or construction company.

During clearing and construction, all runoff water must be contained and/or channeled to proper ditches and have proper erosion control.

Vehicles must be parked at least 2 feet off of asphalt, especially during construction. This keeps passing vehicles from driving off edge of asphalt and breaking it.

Glenroads
3094 Glenhaven Drive PMB#129
Sedro Woolley, WA 98284

County weight restriction rules are in force in conjunction with seasonal county times and limits.

Any vehicles or equipment requiring special permits to operate on public roads must have Glenroads Board approval before entering and using Glenroads.

ENCROACHMENT

No storage will be allowed in the Glenroads ROW of any building materials: sand, gravel, rocks, lumber, logs, temporary power poles, portable chemical toilets, automobiles, trucks, motor homes, trailers, equipment, boats, temporary structures or other objects.

Any of the above-mentioned items remaining for more than seven (7) consecutive days will be considered in violation.

Notification of violation will be sent by regular mail and could result in the removal and destruction of said articles at the expense of the owner or individual responsible for the violation.

Fences or walls that would extend into or onto the Glenroads ROW are allowed only with the written approval of Glenroads Board of Directors.

TREES

Besides trees removed during construction which is listed above, trees cannot be removed without the prior written approval of the Glenroads Board of Directors. If the homeowner wishes to have a tree removed that is in the Glenroads ROW, they must show that they have a certified arborist state that the tree is dead and dangerous to homes or personal property. Any trees and debris from those trees that are approved for removal, must be removed completely so no branches and debris is left on the ROW.

SIGNS

No signs of any kind may be erected or displayed to the public view on any Glenroads ROW other than signs erected by Glenroads or Glenhaven Lakes Club, Inc.

Sandwich style signs such as "open house" or "for sale", may be used temporarily and removed after the sale of the home or property. Signs must still be approved by Glenroads and if no approval is requested, they may be removed by the GR Board of Directors.