

**SOLANA ESTATE LOTS
DESIGN STANDARDS & GUIDELINES
(Amended 11/14/2024)**

A. Authority. These standards and guidelines are promulgated by authority of Sections 4.3 and Article 5 of the Solana Estate Lots CCR's.

B. Architectural Control Committee. All proposals for construction of improvements on a lot shall be submitted to the Architectural Control Committee (the "ACC") for review. The ACC will review the proposal for compliance with these herein standards and guidelines and the CCR's. The ACC will issue a written response of findings within fifteen (15) business days after a complete application has been submitted. Business days are defined as Monday through Friday excluding any and all legal holidays.

All structures, including, without limitation, concrete or masonry walls, rockeries, driveways, paving, hedges, trellises, arbors, play structures, swimming pools, sport courts, if any, or other improvements to be constructed, erected, placed or altered on a lot, landscaping on a lot and any exterior alterations of structures or landscaping on a lot must be approved by the Solana Estate Board of Directors (BOD) or the ACC. Complete plans and specifications of all such proposed structures, landscaping or exterior alterations together with a detailed site plan showing the proposed location of same on the particular building site, any proposed grading and other data requested by the ACC shall be submitted to the ACC before construction or alteration is begun. Construction or alteration shall not be started until written approval thereof is given by the ACC. Fences shall not be permitted on any lot. A fence is considered to be a barrier, railing or other upright structure, typically of wood, wire or masonry enclosing an area of ground to mark a boundary.

C. View Protection Plan. In order to protect views from the homes, Sections 5.1.2 and 5.1.6 of the Solana Estate Lots CCR's establishes standards for building setbacks, structural height limits and elevations for acceptable building sites or envelopes for homes on the lots and retention/placement of trees and large shrubs as part of the View Protection Plan ("VPP"). The VPP, when taken as a whole, will help protect the exceptional views and character of the Solana Estate Lot community. The VPP may not be altered without the approval of the ACC, or the owners of lots particularly affected, as determined by the ACC and the BOD. In order to minimize interference with viewing night skies from the property, exterior lighting shall be designed to achieve dark sky light levels.

D. Acceptable Deviations. Except for the maximum amount of impervious surface allowed under Section H below and the maximum roof elevations allowed under Section K, the ACC may, at the request of the applicant and at its sole discretion,

grant deviations from the Design Guidelines and light policy where such deviation:

1. Provides a result that is equal to or greater in quality than that which would be accomplished by conformance with the Design Guidelines;
2. Results in a project or action that does not cause any adverse impact on the environment, the subject property or the neighboring properties;
3. Will not adversely impact views from other existing or future homes;
4. Is necessary to cure a special hardship associated with the subject property such as steep slopes or other site development constraints.

E. Consistency with Other Standards. The Design Guidelines are intended to supplement existing federal, state and local laws, codes, ordinances and CCR's. If there is a conflict between the Design Guidelines and the above regulations, the more restrictive provision shall govern. If there is any conflict between the Design Guidelines and the CCR's, the provisions of the CCR's shall govern.

F. Set Back. The set-backs for front, rear and side yards shall be as indicated for each lot on the Plat of Solana Estate Lots (see Appendix A). Where a deviation is allowed by the ACC, the minimum side yard setback shall not be less than 10 feet and the sum of the two side yards shall not be less than the sum of the stipulated setbacks. Any such setback deviation requires approval by the Solana Estate Lot (BOD) and any affected owners.

G. Easements. The Solana Development has a number of easements which are shown on the recorded Plat Map, including utility, wildlife corridor, walkways, roadways and driveway easements. Use of and development within the easements are restricted, and each lot owner shall adhere to the restrictions required for said easements.

H. Storm Water and Impervious Surfaces. In order to control storm water run-off from the Solana Estate Lots and for aesthetic reasons, the Plat establishes maximum allowable impervious surfaces for each lot (see Appendix A). These limitations are mandatory and may not be altered or waived by the ACC or the BOD, unless approved by the City of Sequim to include mitigation measures that will ensure that the retention pond is not adversely burdened. The plans submitted with the application must show all proposed impervious surfaces and demonstrate that they are within the calculated impervious surfaces for the lot. Impervious surfaces include roofs, paved areas such as driveways, parking areas, patios, walks, terraces and other hard surface areas. Gravel areas, planting and lawn areas, "grass-crete" or "turf grid", stepping stones, rockeries and walkways as well as small isolated paved areas (collectively less than 150

sq. ft.) where storm water is not collected are, for these purposes, not considered impervious.

- I. **Review.** The ACC will review submittals pursuant to the following criteria and may recommend changes to the plan that would enhance the likelihood of approval:
 1. Quality of workmanship and materials planned;
 2. Conformity and harmony of exterior design with the expected effect on views and proposed or existing structures on the lot;
 3. The location of the structure with respect to topography, finish grade elevation and building setback restrictions and compliance with the Plat, the VPP, impervious surface limitations and the Design Guidelines;

- J. **Process.** All plans and specifications submitted for approval to the ACC must be submitted in accordance with the plan submittal checklist in duplicate, full size, hard copy and to a scale of 1/4 inch to 1 foot for construction plans and 1 inch to 10 feet for landscape plans, at least 14 business days prior to the proposed new construction or exterior remodel alteration starting date. One approved set of plans shall be permanently retained with the ACC. In addition, an electronic version of all plans is required. It is strongly recommended that plans be submitted to the ACC for review prior to submittal to the City of Sequim for building permit to ensure full compliance with the ACC guidelines to avoid unnecessary costs and delays during the building permit process. If any elements are missing, the plan will be returned to the builder/homeowner to be amended prior to any review for approval.

- K. **Maximum Height.** The maximum height or roof elevation of any structure shall be as indicated for each lot in the Plat of Solana Estate Lots (see Appendix A). Benchmarks have been provided as indicated on the Plat Map and by a series of elevation maps prepared by Van Aller Surveying, 2006. All peak roof elevations shall be verified by a licensed surveyor at the lot owner's cost. For each residence, two chimneys not exceeding two feet by five feet each may exceed the stipulated maximum roof height elevation by up to four feet and must be consistent with applicable building codes. No other improvement, including but not limited to, aials, flags, cupolas or dormers shall exceed the stipulated limit. Landscaping must be consistent with the requirements of the VPP.

- L. **Design Plans.** The ACC shall require that all building plans or specifications be prepared by an ACC approved architect or competent house designer. Landscaping plans and specifications shall be prepared by an ACC approved landscape architect or competent landscape designer. All structures shall be erected or constructed and all exterior alterations made by an ACC approved licensed contractor, house builder, other person or entity. The ACC shall have

the right to refuse to approve any design, plan or color for such improvements, construction or exterior alteration visible from the street or other lot which is not suitable or desirable. In the ACC's opinion, such refusal may be based entirely on aesthetic or other factors. In these cases, the ACC shall clearly state, in writing, the reasons for such refusal.

M. Compatibility/Design Consistency. All sides of a building(s) shall be harmonious with similar massing, scale, fenestration, details and materials.

1. Any building(s) shall be designed to reduce the apparent scale and provide visual interest. No part of any building(s) shall be more than 30 feet long without a minimum 2 foot step back or step out at least 6 feet wide. Flexibility to this section may be considered based on the overall design on a case-by-case basis.
2. All roofs shall have a minimum of a 4 in 12 pitch, except shed style roofs which have a minimum of a 2 in 12 pitch. Flat roofs are not allowed. Roof materials may be shingles, tile, fiberglass, standing seam metal or similar. Shingles shall be architectural or premium designer series laminate or dimensional or signature cut shingles as manufactured by GAF or Pabco or approved equal. Standard 3-tab shingles are not allowed. Corrugated metal or glary materials are not allowed. Colors shall be "earth" tones. All roof vents and flashing shall be compatible with the roof color. All mechanical devices exposed to the exterior including solar collectors, storage tanks, piping and other distribution and collection components must be shown. Devices must be integrated into the roof design and flush with roof slope. Frames, piping, conduit and mounting brackets shall be colored to complement the roof. No natural aluminum frames will be allowed.
3. Siding and trim may consist of a variety of materials such as wood, Hardi-board, brick, stone (natural or faux) or similar. No vinyl, uncovered block, metal siding or concrete will be allowed.
4. Windows and exterior doors may be vinyl, fiberglass, wood or clad and windows may be solid or divided (mullions) and be consistent with architectural elements (siding, trim, etc.). Garage doors shall be metal, wood or composite.
5. Exterior building lights and site lighting shall be subdued and consistent with "dark sky" guidelines and not adversely impact other lots (see definition of "dark sky" guidelines at the end of the checklist). Bright area lights attached to buildings are not allowed except for security lights, such as motion lights, controlled by remote controls or timers. If so, they may be used intermittently only so as not to have an adverse impact on neighbors and views of other lots. In addition, lights shall be "down" lights or shielded

to avoid off-site glare and shall not light the sky, which impacts distant views from other lots.

In evaluating any design, the ACC may consider the suitability of the proposed structure, landscaping or exterior elevation, the material with which it is to be built, the exterior color scheme, the site upon which such buildings or structures are proposed to be built, the harmony thereof with the surroundings, compliance with the Plat, VPP and Design Guidelines and any and all other factors which, in the ACC's opinion, shall affect the desirability or suitability of such proposed structures, landscaping or exterior alteration.

- N. Placement of House and Ancillary Buildings.** The site design shall carefully consider the impact of construction on existing vegetation and existing slopes and continuity with the grade, landscape improvements and structures on already developed, adjacent lots. Construction or excavation should not occur within the "drip line" of an existing tree that is intended to be retained. Trees may be thinned or laced as per standard tree pruning practices and lower branches may be removed for solar access or to provide for better views, to a maximum of 1/3 the height of a tree. For purposes of these Design Guidelines, "drip line" shall mean the area of ground directly beneath, and up to the outer extent of the branches of a tree.
- O. Grading and Drainage.** Grading shall carefully consider drainage requirements so as to avoid erosion or ponding. Drainage shall not be diverted to adjacent lots. Grading, filling, or operation of machinery within the "drip line" of an existing tree intended to be retained should be avoided.
- P. Driveways and Parking Areas.** The driveway width at the street shall be a minimum of 12 feet. Parking areas (if included) shall not negatively impact adjacent residences or be unsightly from adjacent areas. Material for driveways shall be concrete or pavers capable of withstanding vehicular traffic for the first 12 feet from the paved road or back of sidewalk. "Grass-crete" or "turf-grid" shall be considered pavers. If gravel surfaces are included for parking areas, said areas must have a border such as rock, curb or pressure treated wood.
- Q. Retaining Walls.** Retaining walls are to be constructed of materials that are compatible with the architectural materials and site development materials and not have an adverse impact on adjacent lots or surrounding areas.
- R. Outdoor Spaces.** Patios, porches and walkways shall be designed to be an integral part of, and be compatible with, the overall architectural and site development concept and not negatively impact other lots. Material shall be brick, tile, textured concrete or pavers and be harmonious with the architectural style of the house and other development elements.

S. Enclosures. Elements such as heat pumps, trash receptacles and propane tanks shall be enclosed or out of sight to neighbors in either a landscape screen or wall and shall be designed so that the enclosed items cannot be seen from public areas or other residences. Dog runs and dog houses or any other enclosure for animals are not allowed.

T. Recreational Structures. The ACC shall have the right to disapprove the design or installation of a swimming pool, or any other recreational structure or equipment deemed undesirable, based on aesthetic factors or otherwise. The ACC may consider the visual impact of the proposed structure or equipment and the noise impact of the related activities upon all nearby lots or common areas. Any enclosure or cover used in connection with such a recreational structure or equipment whether temporary, collapsible or seasonal shall be treated as a permanent structure for the purposes of these covenants, and shall be subject to all the conditions, restrictions and requirements as set forth herein for all buildings and structures.

Sport courts may be permitted subject to limitations that a sport court may not be permitted in the front yard, shall be a minimum of 40 feet from any property line, no fencing or night lighting allowable and that any surface area shall be included in the maximum impervious surface area calculation. Spas such as hot tubs and Jacuzzis may be allowed provided, they are screened and located 30 feet from any property line.

U. Site Lighting. To provide entrance lighting, each residential lot owner shall install a light fixture near the driveway entrance to the lot. The light fixture may be a bollard style, post or other fixture as approved by the ACC. Any approved fixture must be earth tone in color and light shall be directed downward to minimize off-site glare. Any additional site lighting such as landscape lighting must be low level lighting with the top of any fixture not to exceed 4 feet from the ground and not emit colored light. Motion lights for security purposes are allowed. Any holiday lighting is allowed for a period not to exceed 45 days in any year commencing with the Thanksgiving holiday period. Any exterior lighting shall be placed so as not to negatively affect adjacent residences or interfere with views.

V. Planting. Plants shall be selected to conform to the following requirements:

1. Trees and tall shrubs shall be selected, placed or pruned so as not to interfere with the views of other residences and must be maintained to a height not to exceed 10 feet. No invasive species will be allowed.
2. Any healthy existing trees 4 inches in diameter at breast height, with the exception of willow, broadleaf maple and alder, should be retained to the extent reasonably practicable provided they do not substantially interfere with views from neighboring lots pursuant to the VPP.

3. The ACC may require, at the owner's expense, the trimming, lacing or, if deemed necessary by the ACC, removal of any tree, hedge or shrub on the owner's lot which the ACC determines is contrary to the VPP or is blocking or interfering with the view or access to sunlight of another lot. Except as otherwise provided in the VPP, no tree, shrub, or hedge shall be greater than 10 feet in height.

W. Permits/Completion/Work Hours. No Structure shall be erected, altered, placed or permitted to remain on any lot unless the structure complies with the Plat and with applicable building codes. The ACC may require that the owner furnish the ACC with evidence that all necessary permits have been obtained from the City of Sequim for any work on a lot for which ACC approval is required under this section prior to the commencement of the work.

All exterior work (including walkways, driveways, painting and finishes) shall be completed within nine (9) months after the construction start date. Within three (3) additional months, all interior work is to be completed, and a *Certificate of Occupancy* is to be issued. This is in keeping with the city of Sequim which allows 12 (twelve) months total for completion of all construction.

The construction start date is defined as: The day construction starts on the foundation. The construction completion date is defined as: The day the lot owner receives a *Certificate of Occupancy*.

Work outside of the enclosed structure shall not start before 7 AM and shall conclude by 5:30 PM.

- X. **Preconstruction Deposit.** A preconstruction deposit of \$3000 will be obtained from the builder before a letter of acceptance of building plans is granted. The deposit will cover any damage to Solana Estates community property incurred during the construction period. Damage could be to streets, walkways, trees, adjacent lots, etc. The funds will be held by the Board of the HOA until a *Certificate of Occupancy* has been issued. The deposit will be refunded to the lot owner minus any deductions for damage. If damage exceeds \$3000 the excess will be added to the lot owner's HOA dues. If the excess is not paid, a lien will be filed against the property.
- Y. **Fee Schedule for the Estate Lots Homeowners Association.** (xx/xx/2024)
In accordance with Sections 4.2.1, 7.1 and 7.2, CC&Rs, the Board is authorized to establish a Fee Schedule for, among other purposes, to levy fines for violations of the Plat, CC&Rs, or other Rules and Regulations as adopted by the Board from time to time. Pursuant to this authority, the following fees are hereby established by the Board:

Violation of CC&Rs or Rules – First Offense	\$200
Violation of CC&Rs or Rules – Second Offense*	\$300
Violation of CC&Rs or Rules – Third Offense*	\$500
Late Fee for enforcement penalties 30-days past due (assessed monthly)	\$100
Attorney’s, Filing and other fees accrued	As accrued
Costs of remediating structural or aesthetic damage	As billed by contractor

*Applicable only to subsequent occurrences of the same or similar offense. In accordance with Section 7.2, CC&Rs, any fine levied on a Member in accordance with these Rules, is an assessment to the Member’s Lot and is a Lien on the property as set forth in Section 7.1, CC&Rs. Penalties that are delinquent for sixty (60) days or more are subject to the filing of a Notice of Lien and shall include any expenses related thereto.

Project Proposals

All new construction, substantial remodel or substantial landscape proposals require the review and approval of the ACC in accordance with the process below. In addition to the following required information, the ACC reserves the right to request additional information necessary to clarify a proposal. All proposals for new construction or substantial exterior remodel shall provide two copies of the site plan, prepared by a qualified architect or competent house designer, drawn to a minimum scale of 1-inch = 10 feet.

Site Plans

The site plan submittal shall include, at a minimum, the following information:

1. Location, size and species of all existing trees that are more than 4" dbh (diameter at breast height), and indication which of the identified trees, if any, are proposed for removal;
2. Property lines and easements including dimensions;
3. The proposed "footprint" and location of the home and auxiliary buildings (existing and proposed) as well as the location and proposed materials for all site development features including but not limited to driveways and parking areas, terraces, patios, walkways, walls (retaining or decorative), fountains, ponds, and sport courts, gazebos, trellises, play areas, permanent barbecues, fireplaces or fire pits, rockeries, gates and any other items that are contemplated to be included in the development of the property;
4. Areas of the lot intended to be left in a natural state;

5. Features that are anticipated to be constructed at a later date should be included even if the "feature" is ultimately not built;
6. All proposed mechanical equipment including motors, pumps, filters, controllers, timers, compressors and air conditioning condensers, etc. to include sound mitigation and screening treatment;
7. Proposed grading and drainage improvements;
8. All exterior lighting;
9. Stipulated set back lines and stipulated maximum roof and finish floor elevations and stipulated maximum impervious surface limitation (see Appendix A for information);
10. The lot number, date, street address and phone number of owner, as well as the name, mailing address and phone number of the entity that prepared the drawings and supporting materials;
11. And, a simple table showing the sum of all impervious surfaces. (See Appendix A for impervious surface limits by lot.)

House Plans

All proposals for new construction or substantial exterior remodel shall provide two copies of the detailed house plans, prepared by a qualified architect or competent house designer, drawn to a minimum scale of $\frac{1}{4}$ inch = 1 foot. The house plan submittal shall include, as a minimum, the following information:

1. Roof plans showing locations of ridges, valleys, dormers, gables, and overhangs relative to walls, openings (windows & doors), garages, covered porches, decks or patios;
2. Elevation profiles of all sides of the house, including roof slope and pitches, windows and doors, porches, arbors, sunscreens, dormers, decks, clerestories, pediments, columns, shutters, etc.;
3. And, color and material board, and/or manufacturer's literature clearly depicting proposed colors, textures and finishes including roof, siding, trim, chimneys, garage doors, accents, features, and exterior lights.

Landscape Plans

All proposals for landscaping shall provide two copies of the detailed landscape plan, prepared by a qualified landscape architect or competent landscape designer, drawn to a minimum scale of 1 inch = 10 feet. The landscape plan submittal shall include, as a minimum, details of the proposed planting plan, including the distribution and density of proposed plants, botanical names, and proposed sizes (at the time of planting) for each plant type.

1. The landscape plan may be combined with the proposed site plan, as detailed above provided all required information is included on the combined plan in a coherent and legible manner.
2. The proposed landscape plan shall be reviewed for consistency with the setting of the subject property, proposed improvements, neighboring properties, and the VPP (Section 5.1.2, CC&Rs). Trees and shrubs not otherwise designated as part of the VPP are limited to not exceed a height of 10'. Please refer to Article 5, CC&Rs for additional landscape criteria.
3. Landscaping pursuant to an approved landscape plan shall be substantially complete within six (6) months after completion of the house exterior, walkways and driveways. Exceptions to this time limit may be granted by the ACC.

Appeals of an ACC Decision

The denial of a proposal, or the imposition of any condition, may be appealed to the BOD for review at their next regularly scheduled meeting or special meeting called by the BOD for such purposes. Any request for appeal must be received within ten business days from the ACC denial of request. The hearing for any appeal before the BOD shall be scheduled within one month of the BOD receiving the request for appeal.

Such appeal shall include a letter to the BOD stipulating the basis for such appeal. The BOD shall consider the record and the evidence presented, the requirements of these Design Guidelines and the CC&R's. Based on this consideration, the BOD shall determine whether they reach the same decision as the ACC on the matter and issue a decision to grant, grant with conditions or deny the request for appeal. The decision of the BOD shall be forwarded to the proponent in the same manner as the decision of the ACC. The decision of the BOD on an appeal shall be final.

IN WITNESS WHEREOF, the Solana Estate Lot Homeowners Association
Architectural Control Committee adopted these Design Guidelines on April 8, 2023.

Architectural Control Committee

By: _____
Jerry Van Pelt, Chairman

NOTE: The plan submittal checklist below is not part of the CCRs.

Solana Estate Lots Plan Submittals Checklist

- Two (2) sets of House Plans, together with a digital copy, including all side elevation profiles, detailing exterior architectural features, drawn to a scale of $\frac{1}{4}$ " = 1'. Please see Solana Estate Lots Architectural Standards and Design Guidelines Section 3.C for more information.
- Two (2) copies of site plan, drawn to a scale of 1" = 10', showing the location of the proposed structure(s), all property lines, required setbacks, decks, paved surfaces, existing trees greater than 4" dbh, and exterior lighting. Please see Design Guidelines, Section 3.B for more information.
- Two copies of Landscape Plan, drawn to a scale of 1" = 10', showing all proposed landscape and hardscape improvements, along with footprint of the proposed structure(s). The Landscape Plan may be combined with the Site Plan. Please see Design Guidelines, Section 3.D for more information.
- A list of material boards and color swatches for: roofing, siding, trim, chimneys, garage doors, exterior doors, exterior accents and features, and exterior lighting. Please see Design Guidelines, Section 3.C for more information. Please provide links or photographs and specifications to the exterior lights chosen, to ensure dark-sky compliance.
- A table showing the sum of all impervious surfaces proposed for the site. Please see Design Guidelines, Section 3.B.11 for more information. To ensure no adverse impact to the detention pond, please provide approval by the City of Sequim if exceptions are proposed.
- A diagram or other similar information showing the maximum roof elevation of the proposed structure(s) in order to demonstrate compliance with Section 5.1.2, Solana Estate Lots CC&R's. Please see Design Guidelines, Section 1.I for more information.
- Each new home must provide a bollard-style post or other ACC approved fixture to display an address highlighted by a dark sky type of light fixture at the intersection of any driveway and the road. Please provide a link (or links) or photographs and specifications to the bollard style post chosen to ensure compliance with ACC guidelines. No mailboxes may be located on any lot.
- Regarding erosion and sediment control, all residential development is subject to the requirements for best management practices (BMP's).
- All proponents are strongly encouraged to read the Solana Estate Lots Design Standards and Guidelines prior to submitting plans for review or otherwise undertaking a project. This checklist only provides a list of the most common

submittal requirements and should not be considered as a complete list of all requirements for new development.

What does Dark-Sky Compliance mean?

Dark-sky compliant light fixtures are designed to reduce light pollution, thus working in agreement with IDA's mission to minimize glare, reduce light trespass and eliminate night sky pollution.

Dark-sky compliance is defined by the approval of outdoor lighting ordinances through the IDA (International Dark-Sky Association) Fixture Seal of Approval program, which declares:

- A fixture must be fully shielded and emit no light above the horizontal plane.
- There shall be no sag or drop lenses, side light panels, up light panels, etc.
- Approved fixtures shall employ warm toned (3000K and lower) white light sources or may employ amber light sources or filtered LED light sources.
- If other CCTs or mounting options are available for the luminaire, a notation needs to be made on the web page, spec sheets, and order forms that 3000K or warmer, and fixed mounts must be ordered for IDA certification compliance.

When determining how to properly illuminate outdoor areas, IDA asks that you consider these principles before implementing permanent, outdoor lighting ordinances.

Across the nation, states are increasingly adopting outdoor lighting ordinances. While policies vary from state to state, the IDA is a driving force behind many changes and dark-sky reinforcements.

APPENDIX A

SUMMARY OF SETBACKS, BUILDING HEIGHTS AND IMPERVIOUS SURFACE STANDARDS

The following is a summary of maximum building elevations, setback distances, and maximum impervious surface area standards as established on the Plat of the Estate Lots Subdivision. If any conflict should be discovered between the following information and that shown on the Plat, the information contained on the Plat shall govern.

Lot	Maximum Roof Elevation	Seatbacks Front	Setbacks Rear	Setbacks Side 1	Setbacks Side 2	Maximum Impervious Sq. Footage
1	**	20	*	20	20	9,000
2	**	20	*	20	20	9,000
3	**	20	*	20	20	9,000
4	515	20	*	10	*	8,500
5	525	20	*	20	20	7,500
6	535	20	*	20	20	7,500
7	535	20	*	20	20	7,500
8	540	20	*	20	20	7,500
9	545	20	20	20	20	8,000
10	545	20	*	20	20	8,000
11	545	20	*	20	20	8,000
12	565	20	20	20	20	8,000
13	565	20	20	20	20	8,000
14	565	20	20	20	20	8,000
15	560	20	20***	20	20	7,500
16	555	20	20***	20	20	7,500
17	550	20	20***	20	20	7,500
18	570	20	30	20	20	7,500
19	584	20	30	20	20	8,000
20	587	20	30	20	20	8,000
21	589	20	30	20	20	8,000
22	598	20	30	20	20	8,000
23	594	20	30	20	20	8,000
24	615	20	20	20	20	8,000
25	620	20	40	20	20	9,000
26	609	20	20	20	20	8,500
27	627	20	40	15	15	7,500
28	625	20	20	15	15	7,500
29	640	20	30	20	20	8,000
30	670	20	35	20	20	8,500

31	652	20	20	20	20	7,500
32	620	20	25	20	20	8,000
33	625	20	25	20	20	8,000
34	605	20	20	20	20	9,000
35	603	20	20	15	15	7,500
36	600	20	20	20	20	7,500
37	541	20	40	20	20	7,500
38	540	20	40	20	20	8,000
39	550	20	*	15	15	9,000
40	562	20	50	20	20	8,000
41	582	20	*	20	20	7,500
42	603	20	*	20	20	7,500
43	620	20	*	20	20	7,500
44	640	20	*	20	20	7,500
45	660	20	*	15	15	7,500
46	672	20	*	15	15	7,500

* Setback is easement line closest to the buildable part of the Lot.

** Per City of Sequim Municipal Code.

*** Adjustment to setbacks shown on Plat, pursuant to Section 5.1.2, CC&R's.