



Mount Baker Rim

Community Club

P.O. Box 5074, Glacier, WA 98244-5074

Phone 360-599-2946

Fax 360-599-3313

Email office@mtbakerrim.com www.mtbakerrim.com

MINIMUM PROPERTY STANDARDS FOR MOUNT BAKER RIM

Approved 11/18/2005

(Amended 11/19/21 by Board Vote)

Applicability

This Minimum Property Standards document is mandated in Mt. Baker Rim Community Club (MBRCC) Bylaws. These standards apply to two groups of activities—lot development and lot use. The standards also apply to community-owned as well as privately owned lots. All lot development and use standards shall adhere to the Whatcom County Code (WCC) and MBRCC Bylaws, covenants, and rules and regulations, whichever regulation is more stringent. Lot development involves all activities on a ‘raw’ lot from survey and clearing or grading through completion of construction and landscaping. These standards also apply to renovation of existing buildings, construction of accessory or out-buildings, fences, retaining walls, perc testing, enlargement of an existing building floor area, any change that would require a Whatcom County permit, and those changes considered by the MBRCC Board to have a material impact on the overall design and character of the community. All lot development or construction activity within MBRCC must adhere to the county RR-3 zoning designation, the applicable county building codes, as well as MBRCC Bylaws, covenants, and rules and regulations, whichever regulation is more stringent.

A requirement for those contemplating lot development, lot use, or construction, including general cleanup, should be to check with the MBRCC Office about procedures and

contacts. Direct contact may be made at the phone number, FAX, email address, or mailing address shown on the cover of this document.

Purpose

This document serves two important requirements of the MBRCC. The first requirement is that buildings must be placed in such fashion as to complement the community and to be consistent with use on neighboring lots. The second is that materials used to finish the exterior of the building must be consistent with the natural environment. Exterior construction shall consist primarily of natural wood finishes, rock facings, logs, and similar types of materials. Metal roofs are allowed.

1.0 LOT DEVELOPMENT & CONSTRUCTION

- a. Lot Clearing. No lot development as described herein may begin without the explicit written approval of the Property Standards Director. Clearing activity covers cutting of brush, trees, digging or grading of land surfaces preparatory to construction including septic perc testing. This applies specifically to lot land area located within private ownership. Separate permission must be obtained to do any clearing within the community right-of-way adjacent to private lots. Any tree requested by a member to be cut down on MBR- owned property must be approved by the Board of Directors.
- b. Perc Testing. Property owners shall notify the Property Standards Director prior to clearing any vegetation or perc testing of any lot. Perc holes shall be filled in no later than 15 days after completion of the test. The Property Standards Director shall be informed of an approximate date of completion of the perc testing if it will take longer than 15 days or if the perc holes shall remain unfilled for over 15 days. Any cut trees or vegetation shall be removed from the lot no later than 30 days from the initial date of excavation.

1.1 COUNTY & MBRCC REQUIRED DOCUMENTATION

Whatcom County has documented requirements for lot development and construction. The MBRCC “On-Site Sewage System Approval Permit” and “General Building Permit” (APPENDICES A & B) requires that an owner is adhering to all of the legal requirements found in county government documents, has completed related forms, and paid all applicable fees. A member of MBRCC preparing to build on a lot or install a septic system must turn in a \$2,000 damage deposit to the MBR Office (in the form of a cashier’s check or money order) before MBR permits will be issued. County documents specify requirements for both ‘stick built on-site’ buildings and placement of ‘stick built off-site’ buildings, i.e. manufactured, modular, or mobile home structures.

1.2 MBRCC REQUIRED DOCUMENTATION

MBRCC requires that the following documents/forms be submitted in order to obtain permission to develop any lot within the community.

- a. Lot Survey. All lots within the MBRCC on which any construction or development activity is contemplated are required to have a land survey completed, by a professional surveyor, prior to commencement of any construction or development activity. The presence of iron rod or wooden stake markers will not be acceptable as locating legitimate lot boundaries corners. A copy of the recorded survey must be given to MBRCC.

b. Damage Deposit. Prior to the issuance of a MBR On-Site Sewage System Approval Permit or a MBR General Building Permit, a damage deposit (APPENDIX C) in the amount of \$2,000 (in the form of a cashier's check or money order) will be required from the property owner. This deposit will be turned into the MBR Office.

c. MBRCC General Building and On-Site Sewage System Approval Permit(s) These documents (APPENDICES A & B) must be completed in their entirety and submitted to the Property Standards Director for approval prior to commencement of any development or construction activities. The permits must be first signed by the lot owner before submission for approval. Signature of the MBRCC Board Property Standards Director on these permits signifies permission to begin lot development or construction activities. Lot development and construction activity may not begin until all required signatures, called for on the permit form, are present. Owners contemplating development must attach the following copies:

- county building permit
- county health department permit
- recorded land survey

d. Site Plan. MBRCC requires that the site plan show, at a minimum, established boundary markers for the property, location and outline of the proposed building footprint including exterior decks, nature of exterior finish, protrusions or extensions beyond the roof line, building height, location of on-site sewage system, placement of 2 required parking spaces, and front, side, and rear setbacks. MBRCC requires that all front setbacks be 25 feet including lot boundaries adjacent to both streets for corner lots. The side and rear setbacks are 8 feet from the lot line. No construction may occur in the setbacks. The maximum amount of impervious surface shall not exceed 20% of lot size. Impervious surfaces include building footprint, overhangs and any surface that prevents rainwater from entering the ground.

Site plans shall be presented on sheets no larger than 11" by 17", and with notation of scale which must be shown on the site plan. The site plan shall also show all trees, larger than 9 inches in diameter (as measured 5 feet above ground) proposed to be cut to accommodate construction. The minimum gross foundation of dwelling unit improvements in MBRCC may not be less than 450 square feet.

All vehicular access to lots within the real property shall be through the MBRCC's front security gate and internal road network. The rear gate is for emergency and oversized vehicles. Non-emergency rear-gate access for oversized vehicles is scheduled through the Caretaker. Driveways with direct connections to external roads are not allowed. Temporary access connections to external roads require explicit approval by the Board of Directors prior to construction.

Every private lot shall possess one 15-foot access crossing community property for entry from MBRCC streets. A 12" culvert to conduct rain and snow water runoff may be required under this access. The areas of MBRCC affected by this culvert requirement will be determined by the Property Standards Director, and communicated to those applying for permission for lot development or construction activity. Any tree requested by a member to be cut down on MBR-owned property must be approved by the Board of Directors.

This site planning also applies, under county and MBRCC rules, to placement of 'manufactured housing'. No manufactured housing or mobile homes more than five years old may be placed on MBRCC lots. No existing mobile or modular home may be moved from one MBRCC private lot to another. Only double-wide manufactured or modular

housing is allowed. Manufactured housing placed on MBRCC lots must adhere to county requirements.

e. Building Drawings. Complete and detailed architectural plans for any proposed building are required and will not be permanently stored in the MBRCC office if provided. Proof of county engineering plan approval may be required. Inclusion of the Whatcom County approved site plan, with the MBRCC permits are required.

f. Building Height and Grade Plane. Building Height shall not exceed 3 stories above Grade Plane and shall not exceed 30 feet in height from finished Grade Plane to roof peak. Grade Plane is defined in Whatcom County Code 20.97.

g. Floor Space Ratio. No property development shall have a Floor Space Ratio (FSR) greater than 0.225. FSR is calculated by dividing the total finished building area by the total site area

1.3 MBRCC LOT DEVELOPMENT PROCEDURES

The MBRCC required procedural steps, in order, begin with submission of the General Building Permit (APPENDIX B). This is followed by contacting the Property Standards Director to discuss the contents and scope of the permit. The owner will then be requested to stake the lot in accordance with site plans showing location, at least, of the building foundation, the parking area, and the on-site sewage system. The Property Standards Director will 'walk' the site with the owner in order to observe setbacks, location of construction areas. These observations provide verification that the plans for construction are the same as those shown on the site plan.

The MBRCC Board will provide formal approval to proceed with lot development or construction. Formal approval is considered final when recorded in the minutes of the regular monthly Board meeting, and/or by signature of the Property Standards Director on the MBRCC permit(s). The owner is responsible for posting a brightly colored copy (obtained from the MBRCC Office) of the approved MBRCC permit(s) in a conspicuous place on the lot.

1.4 DEVELOPMENT SCHEDULE REQUIREMENTS

It is required that a development time schedule be shown on the MBRCC permit. Approval will not be granted if this schedule is not shown, and no further processing by the MBRCC Board will continue. The governing documents of MBRCC require that no more than 12 calendar months are allowed from clearing of a lot to completion of exterior construction of a building. The allowance of up to 12 months for landscaping applies to a landscaping plan included with lot development plans. Landscaping may include allowing the lot to develop naturally without the addition of lawns, and shrub or flower plantings. Owners will be notified, in writing, if these scheduling requirements are exceeded, and may be subject to a fine.

1.5 NEAT & ORDERLY CONSTRUCTION SITE

It is required that construction activity will be diligently pursued. A neat and orderly construction site will be maintained throughout the construction period. Sani-cans and construction materials will be stored within the confines of the owner's property.

1.6 HOURS OF WORK

On-site construction or development work, which holds a valid MBRCC issued General Construction Permit, On-site Sewage System Permit, or other MBRCC Permit, as outlined in the Guidelines for Minimum Property Standards, is allowed during the Allowed Times, as set forth in the MBRCC Rules & Regulations.

All construction and development work shall be done in a manner that minimizes impact on MBRCC members and property.

2.0 LOT USE

WCC RR-3 zoning designation, MBRCC, single-family dwelling.

2.1 ACCESSORY BUILDINGS

Accessory buildings are defined as any structure detached from the main residence. Accessory buildings must be approved by the Property Standards Director prior to the commencement of construction. Accessory buildings may require both Whatcom County building permit, and MBRCC General Building Permit (APPENDIX B). No accessory building may be built prior to the main residence unless it is included in the Building Permit of the residence. No accessory building may be constructed in a right-of-way. No buildings of any kind, including temporary or accessory structures, may be placed on a MBRCC property. Rental of or the use of any accessory buildings or outbuildings as an accessory dwelling unit or for human habitation is prohibited.

2.2 PLACEMENT OF VEHICLES AND MATERIALS ON MBRCC LOTS

Any motorized or towed vehicle present in and operated on MBRCC streets, or parked on MBRCC lots, must be currently licensed and registered consistent with Washington State laws. No motor vehicle that is unlicensed or uninsured is allowed on any MBR property or road. Unlicensed automobiles and light trucks must be stored within an approved structure or concealed within an approved, fenced enclosure.

An approved, permanent structure or approved, fenced enclosure is required for off-season storage of snowmobiles (from May 1st to Oct. 31st), and boats on trailers under 17' (from Nov. 1st to March 31st). Boats over 17' on trailers are only allowed on MBR lots with Board or Caretaker approval for a limited number of days.

ATVs and go-carts must be stored in an approved, permanent structure or approved, fenced enclosure for storage over 7 days unless approved by the Board or Caretaker for a longer period.

Camper shells that are not attached to a truck or vehicle, and all other utility trailers, such as flatbeds, covered tool trailers, debris hauling and camping tent trailers must be stored in an approved structure or an approved fenced enclosure whenever not in use.

2.3 BUILDING & LOT MAINTENANCE

Lots and residential buildings shall be kept in a neat, appealing and orderly condition. The expectation is to keep buildings and lots in such condition that they would be appealing to visitors and owners, and be saleable without additional effort. No cutting of trees over 9 inches in diameter (as measured 5 feet above the ground) is allowed without written permission of the Property Standards Director. Any tree requested by a member to be cut down on MBR owned property must be approved by the Board of Directors.

2.4 FIRE CODE CONSIDERATIONS & BURNING ON MBRCC LOTS

All residential dwellings within MBRCC must be constructed to meet Whatcom County fire codes. Any MBRCC home damaged by fire and/or smoke to any part of the structure, or that is uninhabitable as a result of fire damage, must be demolished or renovated.

Demolition or renovation must be completed on a schedule prepared by the owner, and presented to the Board for approval.

No burning of any kind is permitted during a 'Burn Ban' which is denoted by the presence of a 'Burn Ban' alert throughout Whatcom County or a sign posted at the entry gate. MBRCC prohibits the use of charcoal BBQs as well during any 'Burn Ban.' Burning at other times (no Burn Ban) must be done with attention to fire suppression measures that are prudent in the MBRCC forested environment.

2.5 SIGNS, ADVERTISING, & SOLICITING

Permitted signs are covered in the MBRCC covenants. Signs that are considered to be obtrusive, objectionable, or unsightly will be removed by the MBRCC Board's authority.

2.6 LIGHT POLLUTION

All outside lighting for security or aesthetics will be a shielded type to direct light downward. Lighting in yards or on buildings may not be so bright or positioned to trespass beyond the property lines. No dusk-to-dawn lights and motion sensors are preferred.

2.7 STORAGE OF CAMPERS, SEASONAL SPORT EQUIPMENT AND UTILITY TRAILERS

Storage enclosures of seasonal sport equipment, and utility trailers must be in a garage, a shed, or fenced area, sufficient to keep out of view from front, side and back of lots where it applies.

All setbacks apply, 25' from the property line, 5' from sides and back property lines and 10' from any other structure for storage shed or garage, except when enclosure is a fence. Fence enclosures may be a minimum of 2 sides or more as needed to conceal equipment from view, and a maximum height of 7 feet, as allowed by Whatcom County. One side of a fenced enclosure may be a residence or shed located within the set-backs upon the property.

Materials must be in keeping with approved MBRCC structural requirements.

Pre-approval of location and materials are required.

APPENDIX A

MT. BAKER RIM COMMUNITY CLUB

P. O. Box 5074 – Glacier, WA 98244

Phone: 360.599.2946

FAX: 360.599.3313

Email: office@mtbakerrim.com

(Amended 3/16/18)

ON-SITE SEWAGE SYSTEM APPROVAL PERMIT

MBRCC Lot No. _____ Construction Project Proposed Install on-site sewage system

Owner's Name: _____

Street Address: _____ City: _____

Telephone Number: _____ FAX Number: _____ Email Address: _____

This form becomes a permit to commence construction/development of an on-site sewage system, as defined in Whatcom County Code (Title 24), when items #1 through #8 have been completed, and this permit signed appropriately. It is predicated on a plan for development and construction that meets all of the legal requirements of MBRCC and Whatcom County.

1. Damage Deposit: _____ (Date received by MBR Office)
2. Date of Survey: _____ Name of Surveyor: _____ (Copy of survey attached) _____
3. A site plan drawn to scale on surveyor or standard map has been submitted identifying location of proposed structure(s) and septic field construction.
4. Map locating trees (over 9" in diameter, as measured 5 ft. above the ground) that are proposed to be cut and removed. Trees proposed for removal, on owner's lot, must be spray-painted or taped for proper identification.
5. Drawings of proposed on-site sewage system on a map drawn to scale.
6. Attach to this permit a copy of the Whatcom County Health Department permit for the subject lot.
Building permit number: _____ & date of issue: _____
7. Proposed schedule for system installation: start date: _____ completion date: _____
8. I, owner of the referenced lot, certify that I have reviewed the Mt. Baker Rim Community Club governing documents (bylaws and covenants), and have read, understand, and accept those sections applicable to lot development and/or construction requirements. My signature below attests my understanding of this requirement, and the related requirements specified in the governing documents.

Signed: _____ Date: _____
Lot Owner

Signed: _____ Date: _____
(Property Standards Director) (Inspection Date)

(A copy of this completed form will be given to the lot owner or their designated representative, and the original will be placed in the owner's file in the MBRCC office.)

The presence of two signatures on this permit constitutes final MBRCC Board of Directors approval to begin on-site sewage system construction. On-site sewage system installation and construction must be completed within the time period as per Section 1.4 of the Minimum Property Standards document. The proposed schedule may cover no more than twelve (12) months. No other lot development or construction activity is permitted beyond construction and installation of an on-site sewage system.

Construction of a dwelling unit on the lot subject of this permit must commence as per Section 1.4 of the Minimum Property Standards document. The original of this permit will be placed in the MBRCC office files for the applicable lot. A copy of the permit will be given to the owner. A third colored copy of this permit will be posted in a conspicuous place on the construction site where it is to remain for the duration of construction. On-site sewage system construction activity may not begin until such time as this permit is posted on the lot.

APPENDIX B

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In the event Construction has not commenced on the lot, this permit will expire one year from the date of issuance.

GENERAL BUILDING PERMIT

(Amended 3/16/18)

MBRCC Lot No.: _____ Construction Project Proposed: _____

Owner's Name: _____

Street Address: _____ City: _____

Telephone Number: _____ FAX Number: _____ Email Address: _____

This form becomes a permit to commence lot construction/development, or placement of a manufactured home when items #1 through #8 have been completed, and this permit signed appropriately. It is predicated on a plan for development and construction that meets all of the legal requirements of MBRCC Community Club and applicable Whatcom County agencies. All the requirements of this permit form are based on the building permit requirements of Whatcom County.

1. Damage Deposit: _____ (Date received by MBR Office)
2. Date of Lot Survey: _____ Name of surveyor: _____ Copy of survey attached _____
3. A site plan drawn to scale on surveyor or standard map has been submitted identifying location of proposed structures(s) and septic field construction.
4. Map locating trees (over 9" in diameter, as measured 5 ft. above the ground) that are proposed to be cut and removed. Trees proposed for removal on owner's lot, must be spray-painted or taped for proper identification.
5. Drawings of proposed buildings, including out buildings, identifying the type of exterior finish or color proposed for the building(s).
6. Identify Whatcom County permits for the following, as applicable:
 Septic permit #: (See Septic Permit) Building permit copy: _____
 Mobile/modular year manufactured: _____
7. Proposed schedule: start date: _____ completion date: _____
8. I, owner of the referenced lot, certify that I have reviewed the Mt. Baker Rim Community Club governing documents (bylaws and covenants), and have read, understand, and accept those sections applicable to lot development and/or construction requirements. My signature below attests my understanding of this requirement, and the related requirements specified in the governing documents.

Signed: _____ Date: _____
Lot Owner

Signed: _____ Date: _____
(Property Standards Director) (Inspection Date)

(A copy of this completed form will be given to the lot owner or their designated representative, and the original will be placed in the owner's file in the MBRCC office when two signatures appear on the lines immediately preceding.)

Signed: _____ Date: _____
(Property Standards Director) (Approval Date)

The presence of two signatures on this permit constitutes MBRCC Board of Directors final approval to begin lot development for construction of a dwelling unit. Lot development and dwelling unit construction must be completed as stated in Section 1.4 of the Minimum Property Standards document. The original of this permit will be placed in the MBRCC office files for the applicable lot. A copy of the permit will be given to the owner. A third bright color copy of this permit will be posted in a conspicuous place on the construction site where it is to remain for the duration of construction. Construction activity may not begin until such time as this permit is posted on the lot.

APPENDIX C

MT. BAKER RIM COMMUNITY CLUB

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Resolution 2006-01

MBR Construction Damage Deposit – For Community Property

1. Prior to the issuance of a MBR On-Site Sewage System Approval Permit or General Building Permit, a security deposit in the amount of \$2,000 (certified check or money order) will be required from the property owner (not the builder or contractor). This deposit will be held in escrow until the permitted work is completed. This deposit is intended to reimburse MBR for repair costs in the event community property is damaged or destroyed as a result of the aforementioned construction activity. If there is no damage (or the damage is corrected by the property owner), then the deposit will be refunded in its entirety at project completion.
2. It is intended that digital photographs of the community property in front of and adjacent to the subject property will be taken by the MBR Caretaker prior to the commencement of work and placed in the Owner's property folder. Photos will be taken again at the completion of the project, and then compared to the original photos. The deposit will be refunded if no visible signs of damage are detected. In addition, other common areas are also subject to the deposit, such as intersections corners, MBR signs, the dumpster area, the front and rear entrance and other such areas. If these areas become damaged due to construction activity by the Owner or Owner's contractors, and this damage is witnessed or documented by the Caretaker, then the deposit may be used to help offset the repair costs.
3. The Property Standards Director will inform the Caretaker of upcoming permits to be issued (and deposits received) so that the Caretaker can schedule the photos. If any Owner disagrees with the findings as determined by the aforementioned photos, then they may present their case in writing to the Board for review and comment.
4. This deposit shall be placed by owner-members on each and every private lot that is separately approved for development and construction by the Board of Directors of MBRCC.

Signature

Date

The damage deposit will be returned subject to:

1. Occupancy Permit issued by Whatcom County, and
2. Inspection of common property completed by MBR Board

Construction Checklist

(Approved 5/17/13) (Amended 9/15/17)

Before you begin a construction project at MBR, please read this carefully

- **Whatcom County (WC) and MBR rules apply to all construction projects (except some remodels, deck or fence work).**
- **MBR requires placement of crushed rock (not pea gravel) on driveways at the beginning of any construction project; the crushed rock must extend from the MBR road edge to your property line or beyond. This is to prevent mud from tracking onto MBR roads.**

MBR CONSTRUCTION CHECKLIST: SEPTIC, HOUSE & REMODEL			
The following items must be submitted as a single complete packet to the MBR Office.			
NEW SEPTIC CONSTRUCTION	NEW HOUSE CONSTRUCTION	NEW HOUSE & SEPTIC CONSTRUCTION	REMODEL
	WC Building Permit	WC Building Permit	WC Building Permit
	A signed MBR Building Permit	A signed MBR Building Permit	A signed MBR Building Permit
	Valid WC On-Site Septic System Permit	Valid WC On-Site Septic System Permit	
WC DoH On-Site Septic Permit Application		WC DoH On-Site Septic Permit Application	
WC Land Disturbance Permit (if applicable)	WC Land Disturbance Permit (if applicable)	WC Land Disturbance Permit (if applicable)	WC Land Disturbance Permit (if applicable)
A signed MBR On-Site Sewage Approval Permit		A signed MBR On-Site Sewage Approval Permit	
Current Survey	Current Survey	Current Survey	Current Survey (if footprint is changing or site altered)
Applicable Site plan (same as submitted to county): location of proposed structure(s) and septic field construction (to scale); include map locating trees (over 9" in diameter, as measured 5 ft. above the ground) to be cut and removed	Applicable Site plan (same as submitted to county): location of proposed structure(s) and septic field construction (to scale); include map locating trees (over 9" in diameter, as measured 5 ft. above the ground) to be cut and removed	Applicable Site plan (same as submitted to county): location of proposed structure(s) and septic field construction (to scale); include map locating trees (over 9" in diameter, as measured 5 ft. above the ground) to be cut and removed	Applicable Site plan (same as submitted to county): location of proposed structure(s) and septic field construction (to scale); include map locating trees (over 9" in diameter, as measured 5 ft. above the ground) to be cut and removed
Scale Drawings of Septic System		Scale Drawings of Septic System	
	Drawings of all proposed structures, exterior type/color	Drawings of all proposed structures, exterior type/color	Drawings of all proposed structures, exterior type/color
	Timeline and Schedule for Completion in 12-Months from Foundation Pour	Timeline and Schedule for Completion in 12-Months from Foundation Pour	
\$2K Damage Deposit (Certified Check or Money Order) and a signed MBR Construction Damage Deposit Form	\$2K Damage Deposit (Certified Check or Money Order) and a signed MBR Construction Damage Deposit Form	\$2K Damage Deposit (Certified Check or Money Order) and a signed MBR Construction Damage Deposit Form	\$2K Damage Deposit (Certified Check or Money Order) and a signed MBR Construction Damage Deposit Form

CHECKLIST FOR ACCESSORY BUILDING CONSTRUCTION:

Whatcom County typically does not require a building permit if an accessory building is less than 200 square feet. However, it is up to the Member to confirm this and conform to all Whatcom County and MBR requirements.

1. If accessory building is smaller than 200 square feet, no building permits are needed. However, check with Property Standards Director about accessory building for:
 - a. setback verification;
 - b. possible need for lot survey; and
 - c. drawings of proposed deck structures, exterior type/color.
2. If the accessory building is larger than 200 square feet or a Whatcom County building permit is required, all requirements for New Construction Projects are required by MBR.
3. In compliance with Whatcom County requirements, a minimum of 10' clearance from any other structure is required. An 18" eave is allowed, making the minimum clearance of 7' required from any other roof.

CHECKLIST FOR NEW DECK:

1. No permit is necessary from Mt. Baker Rim, but may be required by Whatcom County.
2. Check with Property Standards Director about:
 - a. setback verification;
 - b. possible need for lot survey; and
 - c. drawings of proposed deck structures, exterior type/color.

CHECKLIST FOR FENCE:

1. Fence height and design considerations must conform to Whatcom County building codes. (Whatcom County restricts fences in the front to 4 (four) feet.)
2. Prepare description of work and submit to Property Standards Director.
3. A lot survey might be required; check with Property Standards Director.
4. Begin construction after approval of Property Standards Director.

IMPORTANT CONSIDERATIONS:

1. **POST PINK COPY OF MBR BUILDING PERMIT-** Upon approval of your MBR Building or Septic System Permit, the MBR Caretaker will post a Pink Copy of the Permit on your property. Please ensure the Permit stays in place until your project is completed.
2. **FINAL OCCUPANCY PERMIT-** Upon completion of your new construction or remodel, please send a copy of your Whatcom County Final Occupancy Permit to the MBR Office.
3. **RETURN OF DAMAGE DEPOSIT**
 - a. **Building**
Upon completion of the exterior of your new construction or remodel, please notify the MBR Office. A Board member and MBR Caretaker will inspect the MBR property adjacent to your project. If no damage has occurred, and no further heavy construction is to occur, your entire damage deposit will be returned by the MBR accountant. The first \$2,000 of costs to repair damage resulting from construction will be netted against the \$2,000 construction deposit.
 - b. **On-Site Septic System**
Upon receipt of a copy of your valid WC On-Site Septic System Permit following installation of an on-site septic system or a signed letter declaring cessation of activities to install an on-site septic system, a MBR Board member and the MBR Caretaker will inspect the MBR property adjacent to your project. If no damage has occurred, and no further heavy construction is to occur, your entire damage deposit will be returned by the MBR accountant. The first \$2,000 of costs to repair damage resulting from construction will be netted against the \$2,000 construction deposit.