

SUN RANCH  
SUMMARY OF FEATURES  
of the  
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS

- All the terms are binding on all of the parcels.
- Every owner of every parcel is automatically a member of the Association
- the Association Board or any owner may enforce the covenants
- the Association Board may impose assessments, that, if unpaid, then become liens on the property, that may then be foreclosed like a mortgage
- the covenants are binding on the owners of property, even if they are selling the property on contract. Any violations or assessments against the parcel may be enforced against both the owners and the contract purchasers
- the declarations control bylaws as to any issues of real property ownership, and the bylaws may not change the terms of the covenants
- the covenants may only be amended by the unanimous vote of the owners of all lots governed by covenants
- bylaws governing the administration of the Association may be created or amended by a majority of the members entitled to vote.
- Expenses incurred by the Association in the maintenance of its properties and in the furthering and promoting of its purposes shall be borne proportionally by all lot owners. Annual charges shall not be increased or decreased without a 60% vote of the Board of Directors of the Association.
- Lots may be used only for recreational and residential living purposes, and related agricultural or livestock uses. A permanent dwelling structure must have a minimum floor area of 500 ft.<sup>2</sup>. Structures must be set back from the boundaries 20 feet. Occupation of a mobile house trailer, camper, or other temporary shelter as a temporary residence is subject to the approval

of the Board of Directors. Lots must remain the original size and dimension unless a change is approved by the Board of Directors.

- All property improvements, building plans and specifications must be approved by the Board of Directors in writing. All buildings and uses are subject to County permit requirements. All water and septic services must be permitted and approved by Okanogan County. Out houses or waste dumps are not allowed.
- No property in Sun Ranch shall be used by any owner for business or commercial purposes. Residential rentals or agricultural or livestock leases are not considered commercial activity.
- Properties must be maintained in clean, safe, and attractive condition, and in good repair. Occupancy may not exceed the safe and sanitary limit of the structure.
- There may be no noxious, unsightly, offensive, or hazardous activities
- no signs may be erected, except for the identification of owners, without written approval of the board