

CORONADO SHORES BEACH CLUB, INC.

255 Shore Drive, Lincoln City, OR 97367
541-764-2495

ARCHITECTURAL GUIDELINES

Effective May 18, 2024

Architectural Committee Members:

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Architectural Guidelines for Construction and Adherence to Covenant, Condition and Restriction (CCR) Standards

The May 18, 2024 Architectural Guidelines were approved by the Coronado Shores Beach Club (CSBC) Board of Directors at the May 18, 2024 Board meeting. The May 18, 2024 Architectural Guidelines supersede all Architectural Guidelines issued by previous Coronado Shores Beach Club Architectural Planning and Zoning Committees.

PURPOSE OF THE ARCHITECTURAL PLANNING AND ZONING COMMITTEE (ARCHITECTURAL COMMITTEE):

Article V Powers and Duties of Directors, page 5 of the By-Laws of Coronado Shores Beach Club, Inc., empowers the Board of Directors to appoint an Architectural Committee for the purpose of carrying out and enforcing the covenants, restrictions, terms and conditions of the Declaration of Covenants, Conditions and Restrictions.

The Architectural Committee refers to Articles III and IV of the Declaration as well as all applicable Lincoln County Codes when it reviews any business that comes before the Committee.

LOT OWNER RESPONSIBILITIES

1. Clear Vision Areas at Intersections

The following information is reprinted in its entirety from the current Lincoln County Code, Chapter 1, Section 1.1401:

A clear-vision area shall be maintained on the corners of all property at the intersection of two streets or a street and a railroad.

(1) A clear-vision area shall consist of a triangular area, two sides of which are lot lines measured from the corner intersection of the street lot lines for a distance specified in subsection (3) of this section or, where the lot lines have rounded corners, the lot lines extended in a straight line to a point of intersection and so measured, and the third side of which is a line across the corner of the lot joining the non-intersecting ends of the other two sides.

(2) A clear-vision area shall contain no planting, fence, wall, structure, or temporary or permanent obstruction exceeding 2.5 feet in height, measured from the top of the curb or, where no curb exists, from the established street center line grade, except that trees exceeding this height may be located in this area, provided all branches and foliage are removed to a height of eight feet above grade.

(See Figure 3 page 14.)

(3) The following measurements shall establish clear-vision areas:

(a) In a rural or residential zone the minimum distance shall be 30 feet, or, at intersections including an alley, 10 feet.

(b) In all other zones where yards are required, the minimum distance shall be 15 feet or, at intersections including an alley, 10 feet, except that when the angle of intersection between streets, other than an alley, is less than 30 degrees, the distance shall be 25 feet.

2. Lot Maintenance:

Article V, Section 7 of the CCRs permits a designated representative of the Architectural Committee to enter upon any lot if the lot is vacant or unoccupied after reasonable written notice to the owner regarding lot appearance and condition. Coronado Shores Beach Club may then do whatever is reasonably necessary to return and maintain the appearance of a lot to the consistency of other lots in Coronado Shores at the expense of the lot owner.

3. Garbage, Refuse and Rubbish Pick-Up:

No garbage containers, refuse, or rubbish may be placed in the road right-of-way or required yard setbacks except twenty-four hours prior to scheduled pick-up and shall be removed from the road right-of-way or required yard setbacks by the end of the day after pick-up. No structures or other type of enclosure for placement of these items is permitted in the road right-of-way or yard setbacks. Food waste for pick-up must be placed in solid containers.

4. Signs:

Signs are defined by the current Lincoln County Code, Chapter 1, Section 1.1405 Sign Requirements, as follows:

“Sign” means an identification, description, illustration, statement, display, or device which is affixed to or represented, directly or indirectly, upon a building, structure, or land, and which is intended to accomplish communication.

“Temporary sign” means any sign which is not permanently installed or affixed to any sign structure or building, and is accessory to an event, lease, rental or sale of limited, fixed duration.

See page 6 for additional Sign Placement Requirements and page 20 for Sign Request Form/Permit.

5. Lot owner responsibilities for area of property adjacent to roadway:

- A. Maintain a line-of-sight for vehicles by trimming and removing overgrowth. For corner lots maintain the clear vision area in accordance with page 4 and Figure 3 on page 14.
- B. Keep the side of the road and shoulders clean.
- C. Remove small trees and brush from the ditch area.
- D. Keep the ditch sufficiently dug out so that there is adequate water drainage.
- E. Keep culverts (pipes) cleared of mud and other debris that may impede water flow.

Sign Placement Requirements

Signs and placement of signs must further be in accordance with the CCRs Article IV, Section 11.

1. A Sign Request Form/Permit is required for every sign at every event at no charge. Any sign placed without a Sign Request Form/Permit will be removed by a designated member of the Architecture Committee or Board.
2. Garage sales are allowed twice per year per lot. Only personal and household items from local homes are permitted. A single Sign Request Form/Permit is required for such sales, even though several signs may be posted for the event.
3. Real estate open houses require a single Sign Request Form/Permit even though several signs may be posted for the event. Any deviation requires approval from the Architectural Committee.
4. Signs for directions to garage sales, real estate open houses, special events, or parties:
 - a. Are not permitted on Coronado Shores road sign posts.
 - b. Shall not be fastened to utility poles, road signs, or trees.
 - c. Shall be fastened to a separate stake in the ground.
 - d. Shall contain contact or address information.
 - e. Shall be put out the morning of the event and removed at the end of the day or event.
5. A building contractor's sign must be attached to the structure. No other advertising signs are permitted.

All signs for lot & home sales shall be mounted on stakes in the ground and placed behind the street right-of-way. The 'for sale' sign can be up to 720 sq. inches (approx size is 24"x30") and can be placed parallel / diagonal to the property line on the property. It may include one homeowner's information box, which contains an 8 ½ by 11" paper.

PLAN SUBMITTAL AND APPROVAL PROCEDURE:

The Architectural Committee requires lot owners to submit plans for approval before proceeding with construction. Clearing of lots requires a CSBC Permit to Build or Remodel with a \$2,000 refundable deposit for work affecting the road or road right-of-way. (See page 15 of these Guidelines.) Exhibit A, page 18, contains the Fee Schedule for various types of improvements.

Because CSBC's CC&Rs and Architectural Guidelines are more restrictive than Lincoln County's building requirements, the Architectural Committee strongly recommends that, before submitting Construction-Ready Plans to Lincoln County for a building permit, lot owners submit Construction-Ready Plans to the Architectural Committee for preliminary approval. CSBC preliminary approval is intended to avoid CSBC's rejection of the Plans after the Lincoln County Building Permit is obtained, which could require plan revisions and a new Lincoln County Building Permit.

PRELIMINARY APPROVAL SUBMITTAL REQUIREMENTS

Prior to obtaining a Lincoln County Building Permit, to obtain Architectural Committee preliminary approval, lot owners must submit the following items to the Architectural Committee:

- A. A copy of recorded deed of ownership as of submittal date.
- B. A certified survey as defined on page 9.
- C. Architectural/Structural plans must be the same plans that will be submitted to Lincoln County. The plans must be submitted in either 24" x 36" or 11" x 17" format. Plans submitted via email or text will NOT be accepted. Plans shall include the following:
 - a. Site plan showing setbacks, structure locations, contours, and datum point used to determine the structure height elevation.
 - b. Exterior elevations showing structure height and the datum point elevation used to determine the elevation of the structure height.
 - c. Dimensioned floor plans including exterior decks.
- D. Geological survey and/or structural engineering calculations, if required by Lincoln County. Coronado Shores assumes no responsibility for the structural or mechanical soundness of approved designs.
- E. Using Figure 1 or 2 on page 13, whichever applies, a diagram showing how the elevation of the structure height was determined.
- F. Completed CSBC Permit to Build or Remodel (See pages 21-22)
- G. Application for a variance (if required/requested).

Once the lot owner obtains these items, the lot owner will ~~call~~ submit the package to the Architectural Committee Chairperson who will schedule a review by the Architectural Committee ~~meeting~~. After review of the submittal, if and when all preliminary requirements are met, the Architectural Committee will grant conditional approval of the CSBC Permit to Build or Remodel. The preliminary approval is conditional subject to the lot owner's receipt of a Lincoln County Building Permit and fulfilling the Final Approval Submittal Requirements listed below.

If applicable, the Architectural Committee will review any variance request. All final approval of variances shall be in accordance with Section 3 page 9 of these Architectural Guidelines.

Plans **NOT** approved by CSBC will be returned to the lot owner for revision and prior to the lot owner applying for a Lincoln County Building Permit.

FINAL APPROVAL SUBMITTAL REQUIREMENTS

To obtain Final Approval from the CSBC Board, lot owners must submit the following items to the Architectural Committee Chairperson:

1. A copy of the Lincoln County Building Permit
2. Items A through G above submitted for Preliminary Approval
3. Check for all required permit fees.
4. Check for all required deposits.

Upon receipt of items 1. through 4. above, the Architectural Committee Chairperson will complete page 22 of the CSBC Permit to Build or Remodel form and contact the CSBC Board for final approval. The Architectural Committee Chairperson will notify the lot owner once final approval is obtained.

GUIDELINES FOR BUILDING PERMITS AND CONSTRUCTION:

1. County Building Permits:

Lincoln County requires a building permit for all construction, with the exception of some decks and sheds. (See Chapter 1, Section R105, "Permits" of the 2017 Oregon Residential Specialty Code.)

2. Coronado Shores Building Permits:

Coronado Shores issues CSBC Permits to Build or Remodel for construction of new buildings, modifications to the exterior of existing structures, additions, carports, decks, fences, storage and tool sheds. The fee collected is deposited into the Coronado Shores General Fund. See Exhibit A for required fees.

Coronado Shores CCRs state that all construction shall be pursued diligently from commencement until the exteriors of buildings and structures are completed, painted, or otherwise suitably finished within six months from the date of the permit.

All construction systems and assemblies shall be in accordance with the requirements of state, county, and local building codes and jurisdictional authorities and CCR Article IV, Section 4, Subsection (c).

3. Variances:

Variances will be reviewed by the committee and forwarded to the Board. All final approval will be by the Coronado Shores Board of Directors, and must be approved or denied within 90 days of original request. Failure to do so will result in automatic approval. Please refer to Section 7, page 5, of the CCRs for relevant information.

Any variance granted by Lincoln County does not constitute a variance under the Architectural Guidelines. Lot owner must request a separate variance from Coronado Shores Board of Directors in accordance with Section 7 page 5 of the CCRs.

4. Surveys:

The lot owner must submit a current survey prepared by a State of Oregon licensed surveyor that reflects the existing topography. The survey must identify property lines, setback lines, contours, and existing elevations at all setback corners. For lots substantially below the road, the survey shall also include existing elevations of the road centerline at the intersection with the side property line extensions. (The existing elevations at the setback corners or at the road centerline at the intersection with the side property lines, whichever applies, must be used to determine the datum point. See item E on page 7.) See Item 8 regarding setbacks and Article IV, Section 5 of the CCRs.

5. Excavation, Clearing, and/or Grubbing of Lots:

No excavation, clearing, and/or grubbing is permitted without a CSBC Permit to Build or Remodel. No burning of cleared or excavated material is permitted. Felled trees, stumps, surplus soil, and other debris resulting from clearing, grubbing, and excavation must be removed from the site immediately.

6. Roads, Driveways and Drainage:

Coronado Shores Architectural Committee approval is required for all construction activities that require heavy equipment and/or work in road or road right-of-way.

7. Building and Lot Size Limitations:

No dwelling shall be permitted on any lot where the ground floor area of the main structure, exclusive of one-story open porches and garages, shall be less than 1,000 square feet. No dwelling shall be placed on a lot having less than 5,000 square feet. Any lot less than 6,000 square feet is considered substandard by the County and is considered a hardship so variances may apply.

8. Setbacks: Must meet Lincoln County Zoning Ordinances

Building setback requirements:

- A. Twenty feet (20'-0") minimum setback from street front property lines. For corner lots, the twenty-foot (20'-0") minimum setback applies to property lines along both streets. For corner lots, the side street setback may be reduced 1 foot for every 2 feet of increase in the front setback, to a minimum of 10 feet (e.g. if front =22 feet, then side street can be =19 feet)
- B. Five feet (5'-0") minimum from side property lines.
- C. Ten feet (10'-0") minimum from rear property lines, except that an accessory structure less than 200 square feet, not used for habitation and separated from the main building, may be located within the rear or side setback, provided it is not closer than five feet (5'0") to the property line. Such an accessory structure may not be located within the street side setback of a corner lot. An accessory structure less than 200 square feet does not need a County permit. Any utilities included for this structure will require a County permit specific to the utility accessed. A Coronado Shores Beach Club Permit to Build or Remodel is required. (See pages 21 and 22.)

Regardless of its use, a structure over 200 square feet requires the ten-foot (10'-0") rear setback. A County building permit and a Coronado Shores Beach Club Permit to Build or Remodel are required.

If the accessory structure is to be used for "human habitation", regardless of the size, the ten-foot (10'-0") rear setback applies. A County permit and a Coronado Shores Beach Club Permit to Build or Remodel are required.
NOTE: "Human habitation" means the structure will be used as a place of residence.

9. Building Height Restrictions:

The CCRs limit the height of structures to fifteen feet (15'-0") from the mean grade (datum point elevation) of the buildable portion of an unimproved lot unless the Board grants a variance. For lots **NOT** substantially below the street level, the mean grade is defined as the average elevation of the existing grade measured at the setback corners. (See Figure 1 page 13.) At the time of the survey, the datum point elevation is to be transferred to the center of the street midpoint of the lot. All variances are reviewed on a case by case basis and recommendations are forwarded to the Board. Height restrictions do not apply to certain lots specified in the CCRs per Article IV, Section 4(b), or those height variances approved by the Board.

On lots having a mean grade substantially below the street level, the base elevation of the fifteen foot height restriction will be determined as the arithmetic mean of the elevations taken at the intersection of the street centerline and the extension of the side property lines. (See Figure 2 page 13.) Therefore, for lots substantially below street level, the survey must show the street centerline elevations at these intersection points.

10. Decks:

Decks over two feet (2'-0") in height shall follow all the building setback restrictions listed in Item 8 above. Decks less than two feet in height shall be located a minimum of twenty feet (20'-0") from the street property lines and one foot (1'-0") minimum from the side and rear property lines.

11. Fences:

Fences which abut a street and are within the 20-foot setback shall not exceed three and one-half (3'-6") feet in height; otherwise fences shall not exceed seven (7'-0") feet in height. (See Figures 3 and 4 page 14.)

A Coronado Shores Beach Club Permit to Build or Remodel is required to install a new fence. The Owner will submit the following to an Architectural Committee member for review and signed approval prior to beginning construction:

- A completed Coronado Shores Beach Club Permit to Build or Remodel (see pages 21 and 22)
- A drawing of the proposed fence on the lot, including the fence location relative to the setbacks, all fence heights, and the material to be used to construct the fence.
- A check made out to CSBC for the permit fee (See Exhibit A page 19 and page 22.)

12. Site Work and Maintenance:

It is the responsibility of the lot owner to insure that the Architectural Guidelines and CCRs are complied with. It is also the responsibility of the lot owner to ensure that general contractors, subcontractors and other related workers are in compliance with the requirements of the Architectural Guidelines and CCRs at all times.

If sanitary facilities are necessary during the duration of construction, the lot owner will insure that such facilities are available. The facility shall be placed on the lot with the door facing the lot and must be secured in place.

Work is not permitted Monday through Saturday before 7:30 am or after 6:30 pm. No work is permitted on Sundays or designated holidays. See Exhibit A for a list of designated holidays.

Loading or unloading of construction materials on adjacent lots is not permitted without approval from the lot owner. All storage of building materials must take place on the lot under construction. The lot owner shall insure that the construction site, adjoining roads and rights-of-way are free of construction waste materials. Mud accumulation on roads must be removed. A waste container with a secure lid shall be placed on the construction site for placement of all refuse materials that could become airborne or cause a safety hazard. Burning on the construction site is prohibited at all times. A refundable clean-up deposit is required, depending on the type of project. See Exhibit A for deposit amounts. Lot owners will notify the Architectural Committee when their project is complete and request a refund of the refundable clean-up deposit. Before the Architectural Committee will refund the deposit for projects that require a Lincoln County building permit, the lot owner must provide written proof of the County's final approval of the project.

Road rights-of-way may not be used for storage of building materials, waste containers, rubbish, or other construction materials. The rights-of-way must be kept clear except for temporary loading and off-loading and temporary parking for worker vehicles.

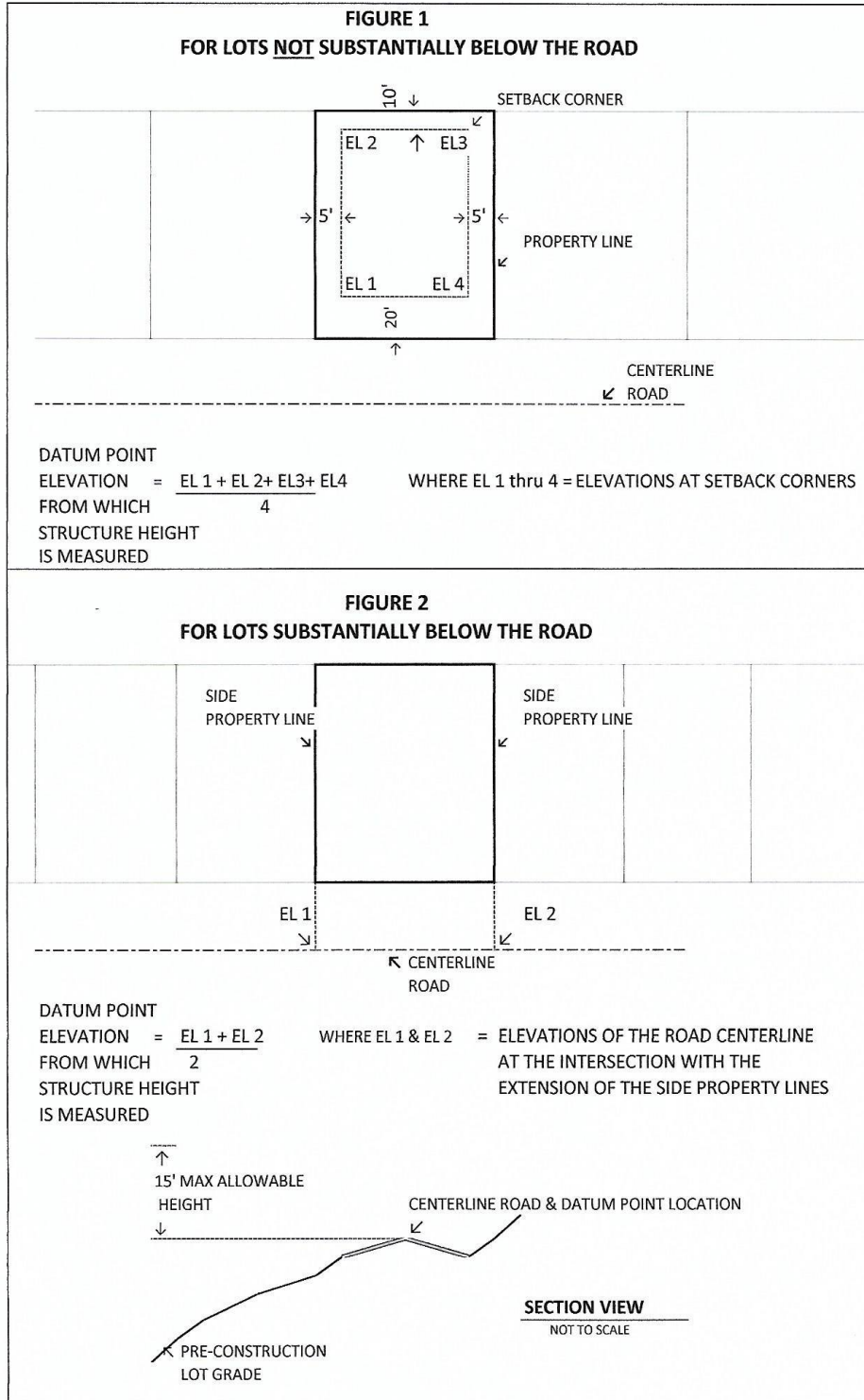
13. Enforcement:

The Architectural Committee is responsible for enforcing the CC&Rs and these Architectural Guidelines. To enforce these regulations, it is the Architectural Committee's duty to inspect construction projects, particularly construction projects that do not require a Lincoln County permit.

The Architectural Committee will use the contact information provided to Coronado Shores Beach Club, Inc. by the lot owner(s). It is the lot owner's responsibility to make sure the contact information is current.

The Architectural Committee will contact the lot owner by telephone or in person to notify the lot owner of the violation(s) of the Architectural Guidelines and/or CC&Rs and to discuss the resolution. The Architectural Committee will follow up with a written notice of the violation(s) to the lot owner. The notice will include the timeframe for the resolution agreed upon from the telephone/in person discussion. Written notice shall be email or U.S. mail.

If the lot owner fails to correct the violation(s) in the prescribed timeframe, or is unresponsive to attempts at contact, the Architectural Committee will issue a STOP WORK ORDER as shown on pages 23 and 24 of these guidelines. The Architectural Committee will issue the STOP WORK ORDER to the jobsite foreman in person and to the lot owner by U.S. mail.



PERMIT, APPROVAL, INSPECTION AND OVERSIGHT REQUIREMENTS FOR WORK AFFECTING THE ROAD OR ROAD RIGHT-OF-WAY

The following actions require obtaining a CSBC Permit to Build or Remodel from the Coronado Shores Architectural Committee with Architectural Committee approval, inspection and oversight:

- a. Road cuts, including excavation and repair of pavement, necessary to install utilities.
 - b. Movement of any equipment across roads in Coronado Shores.
 - c. Installation of culvert (pipe) or catch basins. Installation of continuous culverts exceeding fifty feet requires a grated-cover catch basin adequate for cleaning the culvert and capturing surface water. Special approval must be obtained from the Architectural Committee for any exception.
 - d. Construction of a driveway to the property line.
 - e. Construction of or any changes to driveways or parking areas in the road right-of-way.
 - f. Excavation, clearing, and/or grubbing of lot.
1. Any road cuts, excavation of any lot, movement of any heavy equipment or other activity which could damage roads or road right-of-way, require a lot owner deposit of \$2,000. Lot owner will notify the Architectural Committee when their project is complete. Before the Architectural Committee will refund the deposit for projects that require a Lincoln County building permit, the lot owner must provide written proof of the County's final approval of the project. The deposit will be returned within thirty days of this notification contingent upon compliance with the road related Architectural Committee requirements and compliance with providing proof of the County's final approval. The Architectural Committee will issue a Stop Work Order with potential forfeiture by lot owner of the deposit for failure to take immediate action to correct a violation of the road related requirements.
 2. Any road work in a road right-of-way or on a road which could result in damage to road signs or street signs requires a deposit of \$100.00 per sign. The Coronado Shores Architectural Committee will inspect and refund the deposit within thirty days if no damage is detected. If sign damage is detected the deposit shall be used to replace the sign. Any additional costs not covered by the deposit shall be the responsibility of the lot owner.

CONSTRUCTION REQUIREMENTS AND INFORMATION FOR WORK AFFECTING THE ROAD OR ROAD RIGHT-OF-WAY

1. Contractors employed by Coronado Shores lot owners must:
 - a. Be licensed and insured as required by Oregon law.
 - b. Operate only vehicles that are licensed and insured and adhere to a speed of twenty-five miles per hour on the streets of Coronado Shores.
 - c. Operate rubber-tired or rubber-tracked equipment only. Oregon state law prohibits the use of lug-type equipment on any roadway.
 - d. Be furnished by the lot owner with a copy of the current Coronado Shores Architectural Committee Guidelines, and adhere to the requirements of this document.
 - e. Furnish the document referenced in Item d to their subcontractors and vendors.

2. Project excavation shall meet requirements of the State of Oregon, Lincoln County, and any other applicable jurisdictional entities.

3. Connections to the sewer main or water main shall be coordinated with the Kernville-Gleneden Beach-Lincoln Beach Water District and the Kernville-Gleneden Beach-Lincoln Beach Sanitary District. The telephone number is 541-764-2475.

4. The Architectural Committee conforms to Lincoln County Public Works Department specifications for culverts, catch basins, and related items.

5. The wearing surface of asphalt shall be placed to a compacted thickness of four inches or the thickness of removed pavement, whichever is greater. Foundation material composed of either $\frac{3}{4}$ or one inch aggregate shall be placed to a compacted thickness of four inches or the thickness of the removed stone base and wearing surface, whichever is greater.

6. The base course for driveways in the road right-of-way shall be $\frac{3}{4}$ inch minus crushed rock placed at a thickness of three inches and compacted. The base course shall be covered with a two inch thickness of asphalt pavement or four inches of concrete from the existing street pavement to the property line.

7. Culverts shall be 12-inch or larger in diameter and conform to specifications used by the Lincoln County Public Works Department.

8. Not less than twenty feet of pipe shall be laid for a single width driveway, or thirty feet of pipe for a double width driveway.

9. Installation of continuous culverts may not exceed 50 feet without a grated-cover catch basin adequate for cleaning the culvert and capturing surface water. Special approval must be obtained from the Architectural Committee for any exceptions.

10. Crack seal shall be applied around the perimeter of new pavement that is adjacent to existing pavement.
11. Lot owner must ensure that any damage to roads or road shoulders due to construction is repaired.
12. Lot owner is responsible for restoration of gravel or asphalt shoulders and ditches on both sides of the street within the proximity of the building lot due to damage caused by contractors' vehicles and equipment.
13. Lot owner is responsible for ensuring any patches that have settled, cracked, broken or are otherwise faulty are repaired to the satisfaction of the Architectural Committee during the period of one year following the repair of any paved surfaces damaged by their contractor's operations.

EXHIBIT A

Architectural Committee Fee/Deposit Schedule:		
1.	Home	\$ 300.00
2.	Major Addition and or Remodels	\$ 150.00
3.	Variance Application	\$ 250.00
4.	Garage or Bedroom or Bath	\$ 75.00
5.	Covered Decks or Storage Sheds	\$ 25.00
6.	Uncovered Decks or Fences	\$ 15.00
7.	House Demolition	\$ 150.00
8.	Refundable Clean-Up Deposits:	
	a. Remodel/Major Addition	\$ 300.00
	b. Home Construction or Demolition	\$1,000.00
9.	Refundable Deposit for Road or Road Right-of-Way Damage	\$2,000.00
10.	Refundable Deposit for Damage to Road or Street Signs	\$ 100.00 per sign

Directory of Utilities:		
1.	Sewer or Water Hook-Ups:	
	Kernville-Gleneden Beach-Lincoln Beach Water District	541-764-2475
2.	Electrical Service:	
	Pacific Power and Light Company, Lincoln City	541-994-2144
	Central Lincoln PUD	541-765-2967
3.	Natural Gas Service:	
	Northwest Natural Gas Company, Lincoln City	541-994-2111
4.	Telephone Service:	
	Century Link	1-800-201-4099

Designated Holidays:	
New Year's Day	January 1
Memorial Day	Observed as Last Monday in May
Independence Day	July 4
Labor Day	Observed as First Monday in September
Thanksgiving Day	Observed as Fourth Thursday in November
Christmas Day	December 25

**Information for Subcontractors from the
Coronado Shores Beach Club Architectural Committee**

The Architectural Committee periodically receives complaints about subcontractors not following the Coronado Shores Architectural Guidelines and CCRs. When subcontractors are notified of violations, they generally state that they were unaware of CCR and Architectural Guideline requirements.

Lot owners and general contractors are responsible for furnishing subcontractors with the following information:

1. Failure to follow the Architectural Guidelines and CCRs may result in the lot owner forfeiting either the \$300 clean up deposit for remodeling or major additions, or the \$1,000 clean up deposit for home construction or demolition, and/or the \$2,000 deposit for work affecting the road or road right-of-way.
2. During the period of construction there shall be **NO** work on Monday through Saturday before 7:30 am or after 6:30 pm and **NO** work on Sunday.
3. No work is allowed on the following designated holidays:

New Year's Day	January 1
Memorial Day	Observed as Last Monday in May
Independence Day	July 4
Labor Day	Observed as First Monday in September
Thanksgiving Day	Observed as Fourth Thursday in November
Christmas Day	December 25
4. At the end of each work day all loose material such as paper, fast food containers, cardboard, strapping, and other construction materials that can be blown by wind must be removed or placed in proper containers.
5. Workers must not park vehicles in such a manner that they protrude into traffic lanes except when loading or unloading materials.
6. Workers who bring dogs to the job site must keep them on a leash at all times, prevent any incessant barking, and clean up all dog waste daily.
7. Radios must be kept at a volume not offensive to neighbors.
8. Workers are expected to abide by Coronado Shores speed and road signs.

Sign Request Form/Permit

Coronado Shores Beach Club, Inc.

Lot Number: _____

Lot Owner's Name: _____

Coronado Shores Physical Address:

Type of Sign: _____

Dates of Use: _____

I agree to follow the directions for placement of signs as outlined in the Architectural Guidelines "Sign Placement Requirements".

Requested by: _____

Approved by: _____

Permit to Build or Remodel (including work affecting road or road right-of-way)

(Page 1 of 2)

In accordance with Oregon Administrative Rules (OARS) 952-001-0020 all project plans must contain the following statement:

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0001 through 952-001-0090. You may obtain copies of the rules by calling the center.

Note: The telephone number for the Oregon Utility Notification center is (530) 232-1987.

I have read the Coronado Shores Architectural Guidelines and agree to abide by its requirements. (lot owner initials) _____

I understand that the penalty for non-compliance with any item within the Guidelines is a stop-work order issued by a member of the Architectural Committee. (lot owner initials) _____

I have provided a copy of the "Information for Subcontractors from the Coronado Shores Beach Club Architectural Committee" from page 19 of the Architectural Guidelines to the General Contractor.
(lot owner initials) _____

Lot Owner Name: _____

Date: _____

Mailing Address _____

Coronado Shores

Physical Street Address _____

Lot Owner Contact Phone No. _____

Contractor Company Name _____

Contractor Contact Person _____

Contractor Contact Phone Number _____

Signature of Lot Owner _____

Non-Refundable Fee Schedule

<input type="checkbox"/> Home	\$ 300.00	<input type="checkbox"/> Covered Decks	\$ 75.00
<input type="checkbox"/> Remodel/Major Addition	\$ 150.00	<input type="checkbox"/> Storage Sheds	\$ 25.00
<input type="checkbox"/> Variance Application	\$ 250.00	<input type="checkbox"/> Uncovered Decks/Fences	\$ 15.00
<input type="checkbox"/> Garage/Bedroom/Bath	\$ 75.00	<input type="checkbox"/> House Demolition	\$ 150.00
<input type="checkbox"/> Other	Fee to be determined by the Architectural Committee		

Refundable Deposit

<input type="checkbox"/> Remodel/Major Addition	\$ 300.00	<input type="checkbox"/> Home Construction/Demolition	\$1,000.00
<input type="checkbox"/> Work Affecting Road or Road Right-of-Way (see page 15 of Guidelines)	\$2,000.00	<input type="checkbox"/> Work Affecting Road or Street Signs	\$100.00 per sign

Permit Required – No Fee or Deposit

Driveway or Parking Area in Road Right-of-Way

Permit Fee Received: \$ _____ Date: _____ Check Number: _____

Deposit Received (if req'd) \$ _____ Date: _____ Check Number: _____

Insurance Carrier _____

Plans Attached County Permit Attached Square Footage _____

Architectural Committee Approval

 Architectural Committee Member Date

All work must be completed within six months of issuance of this permit.

STOP WORK ORDER

CORONADO SHORES BEACH CLUB, INC. ARCHITECTURAL COMMITTEE

This is a formal written notice that all work on premises _____ must immediately cease until the Architectural Committee verifies compliance with the Coronado Shores Beach Club, Inc. (CSBC) regulations.

Pursuant to Article V Section 6 of the CSBC By-Laws, the CSBC Board of Directors has appointed an Architectural Planning and Zoning Committee (Architectural Committee) to carry out and enforce the Covenants, Conditions, and Restrictions (CC&Rs). The Architectural Committee is issuing this **Stop Work Order** because you have failed to correct violations of the CSBC regulations in the prescribed timeframe, or you have failed to respond to the Architectural Committee's contact efforts.

If you fail to abide by this **Stop Work Order**, remedies available to CSBC to enforce this **Stop Work Order** may include, but are not limited to, contacting Lincoln County Building Code Enforcement, forfeiture of deposits, legal action, and or monetary fines.

TAKE NOTE THAT ALL OPERATIONS ON THE JOB-SITE DESCRIBED BELOW ARE TO BE SUSPENDED EFFECTIVE _____ AND SHALL REMAIN SUSPENDED UNTIL ALL LISTED DEFICIENCIES ARE CORRECTED AND THE ARCHITECTURAL COMMITTEE RESCINDS THIS STOP WORK ORDER.

STOP WORK ORDER ISSUED FOR THE FOLLOWING REASON(S)	
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STOP WORK ORDER ISSUED BY:			
Name:		Title:	
Signature		Date:	
STOP WORK ORDER ACKNOWLEDGED BY:			
Name:		Title:	
Signature		Date:	

STOP WORK ORDER

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JOB-SITE INFORMATION

Lot Number:	
Address:	
Posted Place:	
Posted Date:	
Delivered to Job-Site Foreman	<input type="checkbox"/> Yes <input type="checkbox"/> No
Job-Site Foreman Name:	
Job-Site Foreman Signature:	
Contractor Name:	
Date Mailed to Owner:	
Address Mailed to:	
Lot Owner(s)	
Owner Name	
Address	
Phone/Email	
Owner Name	
Address	
Phone/Email	
Owner Name	
Address	
Phone/Email	