

DESIGN GUIDELINES FOR PILCHUCK HIGHLANDS DIVISION ONE

These design guidelines will serve as an alternate to objective covenants regarding home size, quality of materials, setback from adjacent properties, and owner activities. They are designed to maintain value and quality of living for the owners and future owners of Pilchuck Highlands Division One.

1. All structures, including homes and any outbuildings, must be approved by Grady Helseth or his designated representative prior to beginning construction. There are no exceptions to this rule.
2. Minimum setbacks from any GH Forest LLC property line is 50 feet. Minimum front yard setback is 75 feet.
3. Purchaser agrees to maintain membership in the Pilchuck Highlands Division One Association and the Bosworth Primary Road Association, and to be bound by their requirements. These associations maintain the private roads and the gate.
4. Homes and outbuildings to be constructed must be of sound design and quality construction. No minimum size is specified, but all homes will be required to harmonize with the community. Earth tones are required on home exteriors.
5. No pit bull dogs or other such predatory kinds of animals will be permitted. No noxious or offensive activities will be permitted on any lot in Pilchuck Highlands. Definition of such activities rests with Grady Helseth. Pre-approval should be requested if there is any question as to acceptability.

I/we understand and accept these design guidelines:

Purchaser/Date

Purchaser/Date