



Agybyte

Condominium and Homeowner
Association Management

1800 136th Place NE, Suite 101
Bellevue, WA 98005
(425) 747-0146 | f. (425) 747-4169
toll free (844) 393-8164
www.agynbyte.com

Cherokee Bay Community Club Architectural Control Committee (ACC)

Fence Installation Guidelines

- Please include a plot plan of your lot with placement of structures and requested fence.
- Give dimensions of lot, distance from road, and include abutting roads on diagram. Also include: a side view of fence, list of materials to be used, proposed height, gate placement (if applicable).
- NOTE: Finish side of fence **MUST** face outward (braces should face your property).
- Owner is responsible for following local codes regarding setbacks.
- CBCC Building Regulations Section V, subsection M. detail additional CBCC fence requirements. (Paraphrased: No fence may be greater than four feet above normal grade in the front yard, or 6 feet above normal grade in the backyard, with the backyard starting at the front of the home. Front yard fence must provide 50% open area). For a copy of the complete Building Regulations, please contact the office.
- Homes on corner lots are **REQUIRED** to maintain a fencing sight triangle for ease of traffic visibility.
- Owner is responsible for calling **811 for locate** – to locate any underground utility lines prior to any digging.



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Cherokee Bay – Fence Installation Application

Owner Name: _____

Date Submitted: _____

Address: _____

Email: _____

Phone Number: _____

Estimated Start Date: _____

Alternate Phone: _____

Estimated Completion Date: _____

Project Description:

Type of Work Proposed (check all that apply)

Fence

Location(s): Front Back Side All

Height(s): _____

Color/Stain: _____

Materials: _____

Required Attachments:

- Picture of fence style with labeled dimensions
- Sample of stain (if not preapproved)
- Plat plan showing proposed location of the fence in relation to lot lines, house, major landscaping elements, and with distances labeled

ACC Use Only:

Notification Only Approved Application Approved w/ Conditions Denied

Reasons/Conditions: _____

Committee Member: _____

Date: _____



Acknowledgement of Applicant

1. I understand that construction of the certain projects requires that I obtain a City of Maple Valley/King County (and possibly other government jurisdiction) building permit(s). Approval of the proposed work by the ACC does not affect or removed that requirement. ACC review is based on the ACC's and Cherokee Bay's internal guidelines and does not specifically apply the guidelines of the City of Maple Valley, King County, or any other applicable governmental agency. Initial _____
2. I understand that starting or completing work prior to written ACC notification or approval is not allowed and that if alteration or construction is done and this application is not approved, I may be required to return the property to its former condition at my own expense and I may be required to pay all fines associated with non-compliance of the Cherokee Bay fine schedule. Initial _____
3. I understand that members of the Architectural Control Committee may enter on my property to make reasonable inspection of the proposed work locations only with my prior consent and I hereby give that permission (Initial _____). Without this approval, the ACC may be forced to deny the proposed work due to lack of facts on which to base a decision. Initial _____
4. I am aware of the Cherokee Bay Covenants, Conditions, and Restrictions (CCR's), Building Regulations, and Community Wide Standards in regard to the review process. Initial _____
5. I understand that authorization is contingent upon all work being completed in a workman-like manner with quality equal to or better than the original home construction. Initial _____
6. I understand that if I disagree with the ACC ruling, I may appeal the decision as stated in the Cherokee Bay fine schedule. Initial _____
7. I understand that my project is not to compromise or otherwise harm the drainage, water, power, sewer, or other utility lines that service the community and adjacent homes. (Initial _____) Further, I am aware that any damage done to these systems as a direct result of my project, will be at my cost or fix or replace. Initial _____

Owner(s) Signature: _____

Date: _____



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Courtesy Notice

Owner is responsible for distributing this notice to every owner surrounding their yard

Owner Name: _____

Date Submitted: _____

Address: _____

Email: _____

Phone: _____

Estimated Start Date: _____

Alternate Phone: _____

Estimated Completion Date: _____

Project Description:

Type of Work Proposed (check all that apply)

Retaining wall, rockery

Patio/Deck

Paint Alteration

Minor Exterior Modifications

Landscaping

Tree Removal

Exterior Addition(s) or Remodel

Arbor, Pergola, Trellis

Other: _____

Location: _____

Size: _____

Color(s): _____

Materials: _____

Relationship to Property Line: _____