



ONE CLUB HOUSE LANE, SECTOR 12 (OCHL-12) Homeowners' Association (HOA)

REAL ESTATE AGENTS' SUMMARY DOCUMENT

OCHL [CC&R's](#), [Roofing Standards & Application](#), [House Colors Policy](#) and other documents can be found on our website: www.OneClubHouseLaneHOA.com – Please email us at board@OneClubHouseLaneHOA.com, or mail completed forms to: **OCHL-12, 11700 Mukilteo Speedway Ste. 201-1148, Mukilteo, WA 98275** or email to ACC@OneClubHouseLaneHOA.com.

The OCHL HOA annual assessment is due by Feb 28 each year. HOA Ownership Transfer Fee (Escrow Service): \$150.

[Sector 12 Plat Map](#) – A map of our development showing our 33 acres of Open Space which include five HOA-owned and maintained parks, over one mile of maintained trails, and Native Growth Protected Areas (marked on the maps as OPEN SPACE).

[Covenants, Conditions & Restrictions \(CC&Rs\)](#), with Amendments – All homes and lots in OCHL-12 are sold subject to covenants, conditions, and restrictions whose purpose is to enhance and protect the value, desirability and attractiveness of our development.

[HOA By-Laws](#) – Homeowners' Association By-Laws that govern the affairs of the Association.

View Protection:

- **[Policy covering view-impairing Growth on Neighboring OCHL-12 Lots](#)**. Defines view protection policies, procedures and definitions for applying the view protection provisions in regards to growth on a neighbor's lot.
- **[Policy covering view-impairing Growth on the Golf Course](#)**. A Covenant signed in 1989 by BCE (the OCHL-12 developer) and Golf Northwest, obligates the Golf Club to trim or thin trees in a manner that protects homeowner views. It also outlines restrictions regarding fences, etc.

[Lot Maintenance Policy](#) – Lot Maintenance Standards that apply to all OCHL-12 lots.

[Fine Schedule and Enforcement Policy](#) – A policy to encourage compliance with our CC&Rs and policies. This schedule of fines gives each homeowner a clear explanation of the procedures to be followed and penalties to be imposed for violations of the OCHL-12 CC&Rs and policies.

[Application for Approval of Improvements](#) – ACC approval is required for any exterior change or addition to your property.

[House Colors Policy](#) – ACC approval is required before painting a house, etc., a different color.

[Roofing Standards & Approval Application](#) – ACC approval is required prior to installing or making changes to a roof.

[Encroachment Policy](#) – Homeowners are prohibited from assuming occupancy, control, possession or exclusive use of any part of the HOA-owned Common Areas.

[Satellite Dish Policy](#) – Satellite Dishes may be erected under certain conditions.

[One Clubhouse Lane Entrance Maintenance Contract](#) – This agreement covers maintenance of the One Clubhouse Lane entrance that is shared with our neighboring HOA in OCHL-South.

[Board of Directors Meeting Minutes](#)

[ACC Meeting Minutes](#)

[Washington State Law](#) governing the administration of homeowners' associations.

Non-Profit Incorporations Name registered with the Secretary of State's Office:
[SECTOR 12 HOMEOWNERS' ASSOCIATION](#), UBI Number: 601460748

Additional questions: email board@OneClubHouseLaneHOA.com