



## 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](http://www.OneClubHouseLaneHOA.com) – Please email us at [board@OneClubHouseLaneHOA.com](mailto: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](mailto:ACC@OneClubHouseLaneHOA.com).

The OCHL HOA annual assessment is due by Feb 28 each year. HOA Ownership Transfer Fee (Escrow Service): \$250.

**[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](mailto:board@OneClubHouseLaneHOA.com)