

STAVROS
HOMES

W E L C O M E T O

735 LA PALABRA ST
COUPEVILLE



Windermere
REAL ESTATE

HOME GUIDE

everything you *need to*
know about this home

KRISTEN STAVROS P: 360-720-4271 E: kristen@stavroshomes.com

WELCOME HOME

735 LA PALABRA ST
COUPEVILLE



PROPERTY DETAILS

Set on Whidbey's west side between Oak Harbor and Coupeville, this single-level home captures sweeping Olympic Mountain and water views just minutes from Fort Ebey State Park. Inside, an easy-flow layout is paired with beautifully remodeled kitchen and baths, offering true move-in-ready comfort. The property includes two additional lots—one adjacent for expanded outdoor space and another across the street protecting the septic drain field—plus an attached 2-car garage and low-maintenance landscaping. Located in the welcoming Sierra community with clubhouse, summer pool, and play area, this is a home that offers the Whidbey rhythm everyone hopes to find.

PRICE

\$775,000

BED/BATH

3 / 1.75

FINISHED SQFT

1,891

GARAGE

2 car



KRISTEN STAVROS

360.720.4271

KRISTEN@STAVROSHOMES.COM
@KRISTENONWHIDBEY





Kristen Stavros

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✉ kristen@stavroshomes.com

📷 @kristenonwhidbey

STAVROS
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FLOORPLAN & MAPS

735 LA PALABRA ST
COUPEVILLE



TOTAL: 1785 sq. ft

1st floor: 1785 sq. ft

EXCLUDED AREAS: GARAGE: 418 sq. ft, DECK: 249 sq. ft, WALLS: 138 sq. ft

Measurements Are Deemed Reliable, But Not Guaranteed. Buyer To Verify



Kristen Stavros

360.720.4271

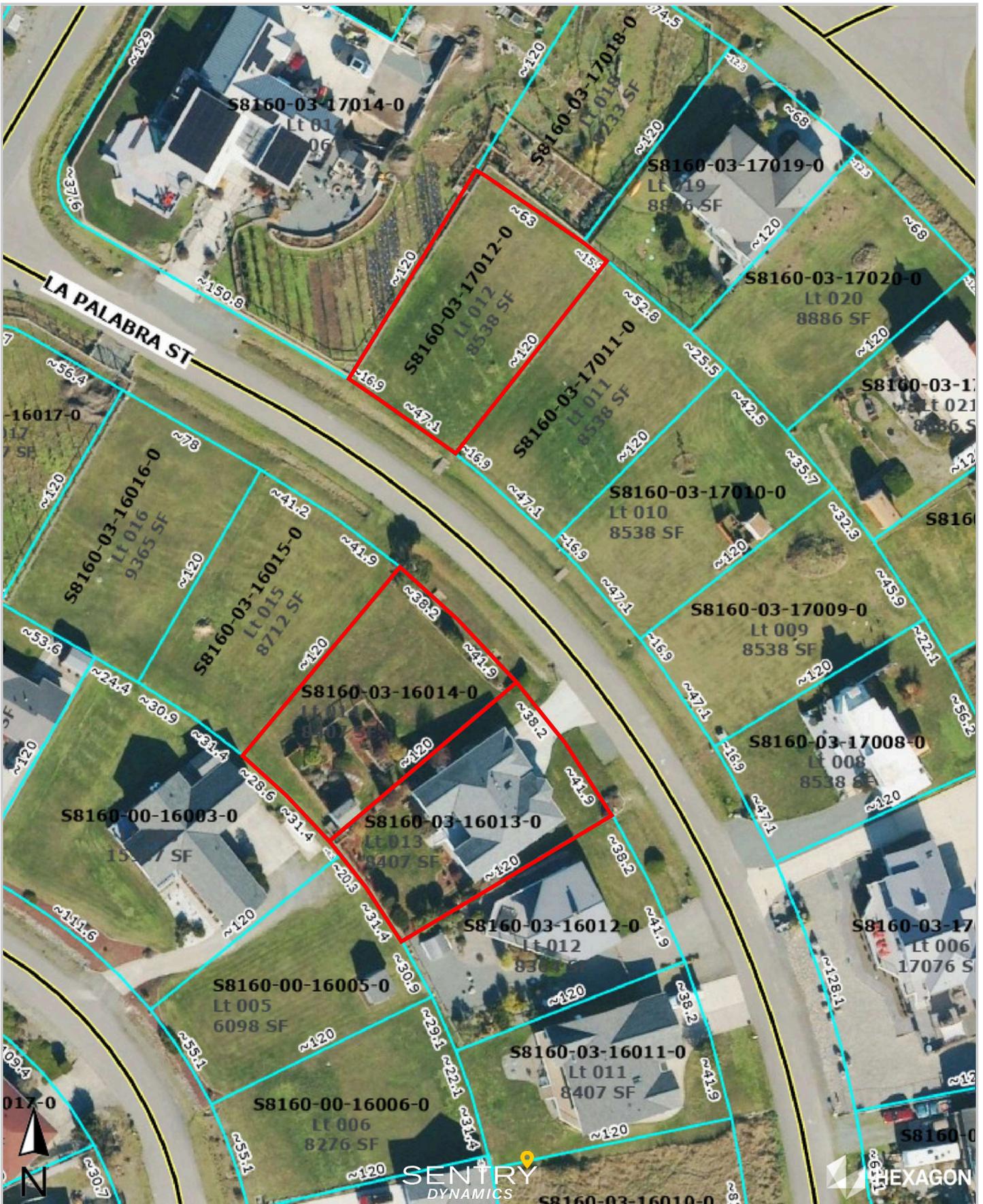
kristen@stavroshomes.com

@kristenonwhidbey





This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

ISLAND COUNTY ASSESSOR'S TAX & PROPERTY INFO

735 LA PALABRA ST
COUPEVILLE



Kristen Stavros

 360.720.4271

 kristen@stavroshomes.com

 @kristenonwhidbey



Island County Assessor & Treasurer

Property Search Results > 392998 SCAPPLE, LUELLA LYNNE for Year 2025 - 2026

Property

Account

Property ID:	392998	Abbreviated Legal Description:	SIERRA 3 LOT 13 BLK 16
Geographic ID:	S8160-03-16013-0	Agent Code:	
Type:	Real		
Tax Area:	330 - APPRAISER-CpvI Schl Dist, Special Dist, improved & less than 1 acre	Land Use Code	11
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:		Section:	
Range:			

Location

Address:	735 LA PALABRA ST COUPEVILLE, WA 98239	Mapsco:	
Neighborhood:	Cycle 2	Map ID:	9
Neighborhood CD:	2		

Owner

Name:	SCAPPLE, LUELLA LYNNE	Owner ID:	308125
Mailing Address:	735 LA PALABRA ST COUPEVILLE, WA 98239	% Ownership:	100.0000000000%
		Exemptions:	

Taxes and Assessment Details

Property Tax Information as of 02/10/2026

Amount Due if Paid on:  **NOTE:** If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2026	29006	\$2041.68	\$2041.58	\$0.00	\$0.00	\$0.00	\$4083.26
▶ Statement Details							
2025	29015	\$2017.64	\$2017.56	\$0.00	\$0.00	\$4035.20	\$0.00
▶ Statement Details							
2024	28810	\$2301.38	\$2301.30	\$0.00	\$0.00	\$4602.68	\$0.00
▶ Statement Details							
2023	28818	\$2259.88	\$2259.80	\$0.00	\$0.00	\$4519.68	\$0.00
▶ Statement Details							
2022	28863	\$2054.67	\$2054.54	\$0.00	\$0.00	\$4109.21	\$0.00
▶ Statement Details							
2021	28902	\$1841.38	\$1841.30	\$0.00	\$0.00	\$3682.68	\$0.00
▶ Statement Details							
2020	28898	\$1631.91	\$1631.80	\$0.00	\$0.00	\$3263.71	\$0.00
▶ Statement Details							
2019	28859	\$1449.99	\$1449.88	\$0.00	\$0.00	\$2899.87	\$0.00
▶ Statement Details							
2018	28940	\$1541.70	\$1541.61	\$0.00	\$0.00	\$3083.31	\$0.00
▶ Statement Details							
2017	29041	\$1392.40	\$1392.32	\$0.00	\$0.00	\$2784.72	\$0.00

Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$365,064
(+) Land Homesite Value:	+	\$0
(+) Land Non-Homesite Value:	+	\$275,000

(+) Curr Use (HS):	+	\$0	\$0
(+) Curr Use (NHS):	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$640,064	
(-) Productivity Loss:	-	\$0	
<hr/>			
(=) Subtotal:	=	\$640,064	
(+) Senior Appraised Value:	+	\$0	
(+) Non-Senior Appraised Value:	+	\$640,064	
<hr/>			
(=) Total Appraised Value:	=	\$640,064	
(-) Senior Exemption Loss:	-	\$0	
(-) Exemption Loss:	-	\$0	
<hr/>			
(=) Taxable Value:	=	\$640,064	

Taxing Jurisdiction

Total Tax Rate: N/A

Taxes w/Current Exemptions: N/A

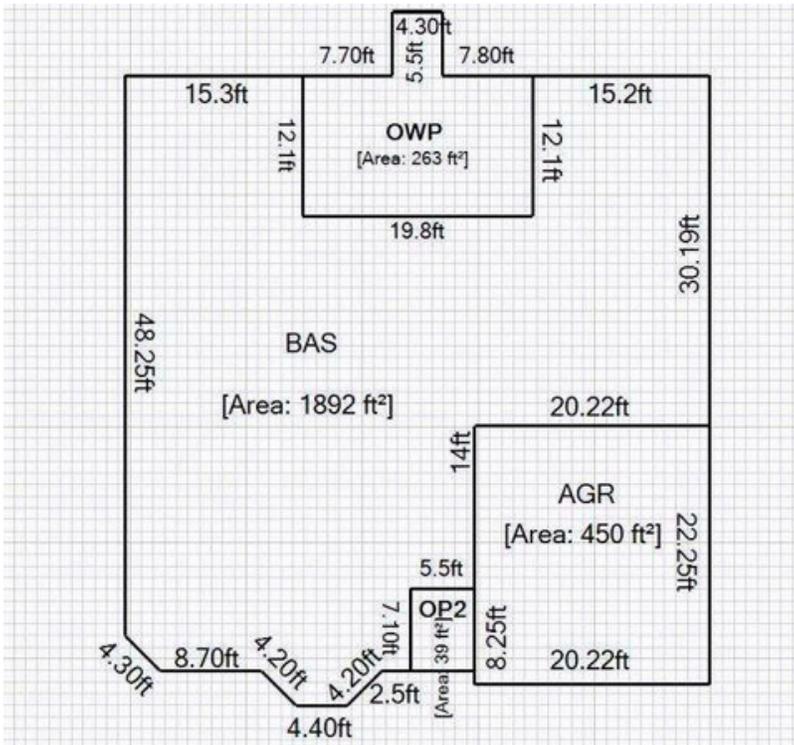
Taxes w/o Exemptions: N/A

Improvement / Building

Improvement #1:	RESIDENTIAL	State Code:	Y	1891.9 sqft	Value:	\$365,064
Bathrooms:	2	Bedrooms:		3		
Ceiling:	DRYWALL PAINTED	Exterior Wall/Cover:		PLY/HARDBOARD T-111		
Floor Covering:	HARDWOOD/CARP 20-80	Floor Structure:		WOOD W/SUBFLOOR		
Foundation:	CONCRETE	Heating:		FHA GAS		
Interior Finish:	DRYWALL PAINT	Plumbing Fixture Cnt:		9		
Roof Slope:	5" IN 12"	Roof Structure/Cover:		CJ ASPHALT		

Type	Description	Class CD	Sub Class CD	Year Built	Area
→ BAS	BASE/MAIN FLOOR	4	0	1996	1891.9
→ OP2	OPEN PORCH W/STEPS	4	0	1996	39.1
→ AGR	ATTACHED GARAGE	4	0	1996	449.9
→ OWP	OPEN WOOD PORCH W/STEPS	4	0	1996	263.2

Sketch



Property Image

This property contains TIFF images. Click on the button(s) to download the full image (which may contain multiple pages).

Real Estate Excise Tax Affidavit (FORM 84 0001a) (REVISED 01/01/2014)

This form is to be filed with the Department of Revenue, State of Michigan, and is subject to audit. The information provided on this form is for the purpose of determining the amount of excise tax to be paid. It is the responsibility of the filer to provide accurate information. This form is your property and should be kept in a safe place.

1. Seller/Transferor
 Name: James R. Smith
 Address: 12345 Main St
 City: Ann Arbor
 State: MI
 Zip: 48106

2. Buyer/Transferee
 Name: John Doe
 Address: 67890 Oak St
 City: Ann Arbor
 State: MI
 Zip: 48106

3. Description of Property
 Address: 12345 Main St
 City: Ann Arbor
 State: MI
 Zip: 48106

4. Description of Property
 Address: 12345 Main St
 City: Ann Arbor
 State: MI
 Zip: 48106

5. Description of Property
 Address: 12345 Main St
 City: Ann Arbor
 State: MI
 Zip: 48106

6. Description of Property
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 City: Ann Arbor
 State: MI
 Zip: 48106

7. Description of Property
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 City: Ann Arbor
 State: MI
 Zip: 48106

8. Description of Property
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 Zip: 48106

9. Description of Property
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 Zip: 48106

10. Description of Property
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 Zip: 48106

11. Description of Property
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 Zip: 48106

12. Description of Property
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 City: Ann Arbor
 State: MI
 Zip: 48106

13. Description of Property
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 State: MI
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14. Description of Property
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 State: MI
 Zip: 48106

15. Description of Property
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 Zip: 48106

16. Description of Property
 Address: 12345 Main St
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 State: MI
 Zip: 48106

17. Description of Property
 Address: 12345 Main St
 City: Ann Arbor
 State: MI
 Zip: 48106

18. Description of Property
 Address: 12345 Main St
 City: Ann Arbor
 State: MI
 Zip: 48106

19. Description of Property
 Address: 12345 Main St
 City: Ann Arbor
 State: MI
 Zip: 48106

20. Description of Property
 Address: 12345 Main St
 City: Ann Arbor
 State: MI
 Zip: 48106



Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	# Lots	Market Value	Prod. Value
1	14	SQ (08001-12000)	0.1928	8398.37	0.00	0.00	1.00	\$275,000	\$0

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2026	N/A	N/A	N/A	N/A	N/A
2025	\$365,064	\$275,000	\$0	\$640,064	\$640,064
2024	\$365,064	\$275,000	\$0	\$640,064	\$640,064
2023	\$369,556	\$275,000	\$0	\$644,556	\$644,556
2022	\$338,702	\$260,000	\$0	\$598,702	\$598,702
2021	\$298,055	\$175,000	\$0	\$473,055	\$473,055
2020	\$290,688	\$160,000	\$0	\$450,688	\$450,688
2019	\$215,966	\$185,000	\$0	\$400,966	\$400,966
2018	\$183,039	\$165,000	\$0	\$348,039	\$348,039
2017	\$184,003	\$140,000	\$0	\$324,003	\$324,003
2016	\$186,099	\$125,000	\$0	\$311,099	\$311,099
2015	\$188,194	\$125,000	\$0	\$313,194	\$313,194
2014	\$190,290	\$85,000	\$0	\$275,290	\$275,290
2013	\$192,385	\$75,000	\$0	\$267,385	\$267,385
2012	\$193,791	\$85,000	\$0	\$278,791	\$278,791
2011	\$195,992	\$100,000	\$0	\$295,992	\$295,992
2010	\$203,811	\$100,000	\$0	\$303,811	\$303,811
2009	\$212,603	\$138,000	\$0	\$350,603	\$350,603
2008	\$215,328	\$155,000	\$0	\$370,328	\$370,328
2007	\$215,830	\$155,000	\$0	\$370,830	\$370,830

Deed and Sales History

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Price	Excise Number	Deed Number
1	03/21/2023	PRD	Personal Representatives Deed	SCAPPLE, JAMES W	SCAPPLE, LUELLA LYNNE			\$0.00	56248	4558212
2	02/13/2013	WD	Warranty Deed	VAN DEUSEN, JOHN R	SCAPPLE, JAMES W			\$318,000.00	10456	4333810
			393005 SIERRA 3 LOT 14 BLK 16							
			393121 SIERRA 3 LOT 12 BLK 17							
3	07/02/1998	QCD	Quit Claim Deed	VAN, DEUSEN, J	VAN DEUSEN, JOHN R			\$0.00	83294	9801713
4	05/01/1996	WD	Warranty Deed	KELLY, CHRIS E	VAN, DEUSEN, J			\$170,000.00	61960	9600979
5	01/01/1996	WD	Warranty Deed	KING, CHARLES D	KELLY, CHRIS E			\$7,100.00	60356	9600192
6	10/01/1978	OTHER	Other - Misc. Documents	VAN, DEUSEN, J	KING, CHARLES D			\$4,000.00	85398	342348

Island County Assessor & Treasurer

Property Search Results > 393005 SCAPPLE, LUELLA LYNNE for Year 2025 - 2026

Property

Account

Property ID:	393005	Abbreviated Legal Description:	SIERRA 3 LOT 14 BLK 16
Geographic ID:	S8160-03-16014-0	Agent Code:	
Type:	Real		
Tax Area:	339 - APPRAISER-Cpvl Schl Dist, Special Dist, vacant & 50 acres or less	Land Use Code:	99
Open Space:	N	DFL:	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:		Section:	
Range:			

Location

Address:		Mapsc0:	
Neighborhood:	Cycle 2	Map ID:	9
Neighborhood CD:	2		

Owner

Name:	SCAPPLE, LUELLA LYNNE	Owner ID:	308125
Mailing Address:	735 LA PALABRA ST COUPEVILLE, WA 98239	% Ownership:	100.0000000000%
		Exemptions:	

Taxes and Assessment Details

Property Tax Information as of 02/10/2026

Amount Due if Paid on:  **NOTE:** If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2026	29007	\$103.17	\$103.09	\$0.00	\$0.00	\$0.00	\$206.26
▶ Statement Details							
2025	29016	\$90.80	\$90.70	\$0.00	\$0.00	\$181.50	\$0.00
▶ Statement Details							
2024	28811	\$79.55	\$79.46	\$0.00	\$0.00	\$159.01	\$0.00
▶ Statement Details							
2023	28819	\$82.04	\$81.95	\$0.00	\$0.00	\$163.99	\$0.00
▶ Statement Details							
2022	28864	\$77.21	\$77.15	\$0.00	\$0.00	\$154.36	\$0.00
▶ Statement Details							
2021	28903	\$54.83	\$54.76	\$0.00	\$0.00	\$109.59	\$0.00
▶ Statement Details							
2020	28899	\$56.98	\$56.90	\$0.00	\$0.00	\$113.88	\$0.00
▶ Statement Details							
2019	28860	\$57.41	\$57.37	\$0.00	\$0.00	\$114.78	\$0.00
▶ Statement Details							
2018	28941	\$61.39	\$61.33	\$0.00	\$0.00	\$122.72	\$0.00
▶ Statement Details							
2017	29042	\$59.22	\$59.14	\$0.00	\$0.00	\$118.36	\$0.00

Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$0
(+) Land Homesite Value:	+	\$0
(+) Land Non-Homesite Value:	+	\$24,000
(+) Curr Use (HS):	+	\$0 \$0
(+) Curr Use (NHS):	+	\$0 \$0



Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	# Lots	Market Value	Prod. Value
1	14	SQ (08001-12000)	0.1928	8398.37	0.00	0.00	1.00	\$24,000	\$0

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2026	N/A	N/A	N/A	N/A	N/A
2025	\$0	\$24,000	\$0	\$24,000	\$24,000
2024	\$0	\$20,000	\$0	\$20,000	\$20,000
2023	\$0	\$14,000	\$0	\$14,000	\$14,000
2022	\$0	\$14,000	\$0	\$14,000	\$14,000
2021	\$0	\$11,000	\$0	\$11,000	\$11,000
2020	\$0	\$6,500	\$0	\$6,500	\$6,500
2019	\$0	\$7,000	\$0	\$7,000	\$7,000
2018	\$0	\$7,000	\$0	\$7,000	\$7,000
2017	\$0	\$7,000	\$0	\$7,000	\$7,000
2016	\$0	\$7,000	\$0	\$7,000	\$7,000
2015	\$0	\$7,000	\$0	\$7,000	\$7,000
2014	\$0	\$7,000	\$0	\$7,000	\$7,000
2013	\$0	\$5,000	\$0	\$5,000	\$5,000
2012	\$0	\$6,000	\$0	\$6,000	\$6,000
2011	\$0	\$6,000	\$0	\$6,000	\$6,000
2010	\$0	\$6,000	\$0	\$6,000	\$6,000
2009	\$0	\$6,900	\$0	\$6,900	\$6,900
2008	\$0	\$6,200	\$0	\$6,200	\$6,200
2007	\$0	\$9,000	\$0	\$9,000	\$9,000

Deed and Sales History

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Price	Excise Number	Deed Number
1	03/21/2023	PRD	Personal Representatives Deed	SCAPPLE, JAMES W	SCAPPLE, LUELLA LYNNE			\$0.00	56248	4558212
2	02/13/2013	WD	Warranty Deed	VAN DEUSEN, JOHN R	SCAPPLE, JAMES W			\$318,000.00	10456	4333810
			392998 735 LA PALABRA ST COUPEVILLE, WA 98239	SIERRA 3 LOT 13 BLK 16						
			393121	SIERRA 3 LOT 12 BLK 17						
3	07/02/1998	QCD	Quit Claim Deed	VAN, DEUSEN, J	VAN DEUSEN, JOHN R			\$0.00	83294	9801713
4	10/01/1996	WD	Warranty Deed	PALZER, CATHY	VAN, DEUSEN, J			\$6,500.00	63580	9601749
5	06/01/1996	OTHER	Other - Misc. Documents	PALZER, CHRIS &	PALZER, CATHY			\$0.00	66979	8900659
6	03/01/1984	TTAXD	Treasurer's Tax Deed	STOLZE, ROBERT K	PALZER, CHRIS &			\$3,000.00	40654	422051
7	08/01/1980	CD	DNU - Correction Deed	STOLZE, ROBERT K	STOLZE, ROBERT K			\$0.00	3295	374562

Island County Assessor & Treasurer

Property Search Results > 393121, SCAPPLE, LUELLA LYNNE for Year 2025 - 2026

Property

Account

Property ID:	393121	Abbreviated Legal Description:	SIERRA 3 LOT 12 BLK 17
Geographic ID:	S8160-03-17012-0	Agent Code:	
Type:	Real		
Tax Area:	339 - APPRAISER-Cpvl Schl Dist, Special Dist, vacant & 50 acres or less	Land Use Code	99
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:		Section:	
Range:			

Location

Address:		Mapsco:	
Neighborhood:	Cycle 2	Map ID:	9
Neighborhood CD:	2		

Owner

Name:	SCAPPLE, LUELLA LYNNE	Owner ID:	308125
Mailing Address:	735 LA PALABRA ST COUPEVILLE, WA 98239	% Ownership:	100.0000000000%
		Exemptions:	

Taxes and Assessment Details

Property Tax Information as of 02/10/2026

Amount Due if Paid on:  **NOTE:** If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details							
2026	29017	\$103.17	\$103.09	\$0.00	\$0.00	\$0.00	\$206.26
▶ Statement Details							
2025	29026	\$82.23	\$82.18	\$0.00	\$0.00	\$164.41	\$0.00
▶ Statement Details							
2024	28821	\$63.26	\$63.16	\$0.00	\$0.00	\$126.42	\$0.00
▶ Statement Details							
2023	28829	\$64.86	\$64.76	\$0.00	\$0.00	\$129.62	\$0.00
▶ Statement Details							
2022	28874	\$59.51	\$59.41	\$0.00	\$0.00	\$118.92	\$0.00
▶ Statement Details							
2021	28913	\$54.83	\$54.76	\$0.00	\$0.00	\$109.59	\$0.00
▶ Statement Details							
2020	28909	\$56.98	\$56.90	\$0.00	\$0.00	\$113.88	\$0.00
▶ Statement Details							
2019	28870	\$57.41	\$57.37	\$0.00	\$0.00	\$114.78	\$0.00
▶ Statement Details							
2018	28951	\$52.73	\$52.65	\$0.00	\$0.00	\$105.38	\$0.00
▶ Statement Details							
2017	29052	\$51.18	\$51.10	\$0.00	\$0.00	\$102.28	\$0.00

Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$0
(+) Land Homesite Value:	+	\$0
(+) Land Non-Homesite Value:	+	\$24,000
(+) Curr Use (HS):	+	\$0 \$0
(+) Curr Use (NHS):	+	\$0 \$0



Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	# Lots	Market Value	Prod. Value
1	14	SQ (08001-12000)	0.1958	8529.05	0.00	0.00	1.00	\$24,000	\$0

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2026	N/A	N/A	N/A	N/A	N/A
2025	\$0	\$24,000	\$0	\$24,000	\$24,000
2024	\$0	\$17,000	\$0	\$17,000	\$17,000
2023	\$0	\$9,000	\$0	\$9,000	\$9,000
2022	\$0	\$9,000	\$0	\$9,000	\$9,000
2021	\$0	\$6,500	\$0	\$6,500	\$6,500
2020	\$0	\$6,500	\$0	\$6,500	\$6,500
2019	\$0	\$7,000	\$0	\$7,000	\$7,000
2018	\$0	\$7,000	\$0	\$7,000	\$7,000
2017	\$0	\$5,000	\$0	\$5,000	\$5,000
2016	\$0	\$5,000	\$0	\$5,000	\$5,000
2015	\$0	\$7,000	\$0	\$7,000	\$7,000
2014	\$0	\$7,000	\$0	\$7,000	\$7,000
2013	\$0	\$5,000	\$0	\$5,000	\$5,000
2012	\$0	\$6,000	\$0	\$6,000	\$6,000
2011	\$0	\$6,000	\$0	\$6,000	\$6,000
2010	\$0	\$6,000	\$0	\$6,000	\$6,000
2009	\$0	\$6,900	\$0	\$6,900	\$6,900
2008	\$0	\$12,400	\$0	\$12,400	\$12,400
2007	\$0	\$9,000	\$0	\$9,000	\$9,000

Deed and Sales History

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Price	Excise Number	Deed Numl
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2	02/13/2013	WD	Warranty Deed	VAN DEUSEN, JOHN R	SCAPPLE, JAMES W			\$318,000.00	10456	43338
			392998 735 LA PALABRA ST COUPEVILLE, WA 98239		SIERRA 3 LOT 13 BLK 16					
			393005		SIERRA 3 LOT 14 BLK 16					
3	07/02/1998	QCD	Quit Claim Deed	VAN, DEUSEN, J	VAN DEUSEN, JOHN R			\$0.00	83294	98017
4	05/01/1996	WD	Warranty Deed	KELLY, CHRIS E	VAN, DEUSEN, J			\$5,000.00	61960	96009
5	02/01/1996	WD	Warranty Deed	SATRA, KARA	KELLY, CHRIS E			\$5,000.00	60606	96003
6	12/01/1994	QCD	Quit Claim Deed	NAKAMURA, CLYDE R	SATRA, KARA			\$2,000.00	45019	94025
7	10/01/1990	WD	Warranty Deed	MCMILLAN, DEV T	NAKAMURA, CLYDE R			\$6,000.00	5979	90020

SIERRA COMMUNITY

735 LA PALABRA ST
COUPEVILLE





SIERRA COUNTRY CLUB BYLAWS

Amended January 25, 2025

ARTICLE I Purpose

Section 1. The corporation shall be conducted as a non-profit social, recreational and maintenance organization for the purposes set forth in the Articles of Incorporation.

ARTICLE II Membership

Section 1. The membership of the corporation shall consist of all owners of lots within the plat of Sierra, Divisions 1, 2, and 3. The privileges and facilities of the club may be extended to other family members and guests under such rules as the Board of Directors may prescribe.

Section 2. Membership in the corporation shall also be available to the present and future owners of the properties described below, at the option of each owner individually. The privileges and facilities of the club may be extended to other family members and guests of these members, subject to the same rules established for the members described in Section 1 of this article.

Description No. 1

Lots 1, 2, 3, 4, and 5 of the plat of Oceanside Estates, Division No. 1, as recorded in Volume 8 of Plats, page 78, records of Island County, Washington, all in Section 25, Township 32 North, Range 1 West of the Willamette Meridian.

Description No. 2

The five-acre tract as recorded in Volume 8 of Plats, page 78, records of Island County, Washington, all in Section 25, Township 32 North, Range 1 West of the Willamette Meridian and contained within the plat of Sierra, Division 1, Block 11, referred to in these bylaws as the "farm tract."

Section 3. No member described in Section 1 of these bylaws shall lose the right to membership, nor may any such member withdraw from membership, except upon the transfer of title to all lots owned by such member.

ARTICLE III Meetings

Section 1. Meetings of the members of the Corporation shall be held at least once each year (Annual Meeting). The physical location and/or video conference information for the meeting will be provided in the notice of Annual Meeting.

Section 2. The purposes of the Annual Meetings are to apprise the membership of the affairs and financial condition of the corporation during the preceding year, to act on the agenda items set forth in the meeting notice, and to elect directors as provided herein.

Section 3. Notice of the date scheduled for the Annual Meeting will be sent electronically and/or mailed to all members not less than ninety (90) days before that meeting. Requests from members for the inclusion of subjects for discussion or specific proposals to appear on the agenda of the meeting must be received by the secretary not less than fifty (50) days before such meeting. In order to be included on the agenda, any proposal to amend the Articles of Incorporation, the Declaration of Covenants and Restrictions and/or the bylaws must be signed by members owning at least forty (40) lots subject to the jurisdiction of the corporation. The final notice of the agenda and the request for proxies will be mailed not later than twenty-five (25) days before the meeting.

Section 4. Special Meetings of the members of the corporation may be called at any time by the President, a majority of the Board of Directors or upon receipt of a written request therefor signed by members owning at least forty (40) lots subject to the jurisdiction of the corporation. Notice of the Special Meeting, stating the reason therefor shall be mailed to all members not less than forty-five (45) days prior to the date on which such meeting is to be held.

Section 5. Members voting at Annual and Special Meetings of the membership shall be entitled to one vote for each lot owned, but no more than one vote per lot shall be cast regardless of the number of owners thereof.

Section 6. At all Annual and Special Meetings, the assemblage of the voting power as described in Section 5 preceding, present either in person or by written proxy, owning in aggregate thirty (30) lots subject to these bylaws, shall constitute a quorum for the transaction of any business appropriate to the meeting. In the absence of a quorum, any meeting of the members may be adjourned from time to time by a majority of the voting power present, but no other business may be transacted. Members present at any duly called Annual or Special Meeting at which a quorum is originally present may continue to do business notwithstanding the withdrawal of members to the extent that less than a quorum may thereafter be present. A majority of the voting power constituting a quorum shall be sufficient to transact business unless a greater number of votes is required by law, the Articles of Incorporation or the bylaws, with respect to some specified action.

Section 7. The Board of Directors shall meet at least once a month. Four directors shall constitute a quorum for the transaction of business. A meeting of the board shall also be convened following the Annual Meeting for the principal purposes of inducting the newly elected directors, and appointing the officers of the corporation for terms of one year. All such meetings shall be open for observation by all members and/or their authorized representative.

Section 8. Unscheduled business meetings of the Board of Directors may be convened by the President or a majority of the directors at any time it is deemed necessary or desirable. If the Secretary is not present, a recording secretary shall be appointed from among the directors present. The matters deliberated on and the decisions arrived at, if any, shall be noted in the minutes of the next regularly scheduled meeting.

ARTICLE IV Directors

Section 1. The corporate powers of this corporation shall be vested in and exercised by or under the authority of a Board of Directors having seven members. At any Annual or Special Meeting duly called as specified in Article III hereof, the members may, by amendment of these bylaws increase or decrease the number of directors.

Section 2. Directors shall be elected at the Annual Meeting for terms of three years. Terms of the directors shall overlap so that either two or three are elected at each Annual Meeting for full-term membership. Other directors shall be elected to fill unscheduled vacancies, as specified in the following section. Directors must be members of the Sierra Country Club in good standing. No more than one (1) member described in Article II, Section 2, may serve as a director at any one time.

Section 3. Any vacancy occurring on the Board of Directors shall be filled by appointment by a majority of the remaining directors. A director appointed to fill a vacancy shall hold office until the next Annual Meeting of the members, at which time the members shall elect a director to fill the unexpired balance of the term.

Section 4. In addition to provisions of the Revised Code of Washington (RCW) 64.38.025, now and as amended, a board member may be removed from office by a majority vote of the remaining board members for actions or inactions that are deemed by the board, in their sole discretion, to be detrimental to the purposes of Sierra Country Club HOA according to the current Articles of Incorporation thereof.

ARTICLE V
Powers and Duties of Directors

Section 1. Subject to any limitation in the Articles of Incorporation and these bylaws, and the laws of the State of Washington, all the business and the affairs of the corporation shall be controlled by the Board of Directors. Without prejudice to such general powers, and subject to the same limitation, it is hereby expressly declared that the directors shall have the following powers and duties.

- A. To conduct, manage, and control the business of the corporation, and to make such rules and regulations as may be considered necessary to ensure compliance with the Declaration of Covenants and Restrictions, the Articles of Incorporation, and these bylaws.
- B. Following the Annual meeting, to appoint a President and Vice President from among the directors who are owners of a lot or lots in Sierra Divisions, 1, 2, and 3, for terms of one year and until their successors are appointed and qualified.
- C. Following the Annual Meeting, to appoint a Secretary, a Treasurer, and such other officers as the directors determine to be necessary or desirable from among the owners of a lot or lots in Sierra Divisions 1, 2, and 3, for terms of one year and until their successors are appointed and qualified.
- D. To fix compensation, if any, for officers and employees.
- E. To cause to be kept complete records of the minutes of all meetings and of actions taken by the Board of Directors and Officers.
- F. To cause to be presented at the Annual Meeting a full report on the corporation's financial status since the previous Annual Meeting.
- G. To fix annual dues and levy special assessments on all members pursuant to the provisions of Article (I), Sections 2 and 3, of the Declarations of Covenants and Restrictions for Sierra Divisions 1, 2, and 3.
- H. To do whatever may be necessary and proper for the enforcement of the provisions of the Articles of Incorporation and the Declarations of Covenants and Restrictions applicable to Sierra Divisions 1, 2, and 3, pursuant to Article V of the aforesaid declaration and of these bylaws.

Section 2. Members of the Board of Directors shall receive no compensation for their services to the corporation but shall be entitled to reimbursement by it for such reasonable expenses as they may incur in pursuit of the business of the corporation.

ARTICLE VI
Officers

Section 1. The President of the corporation shall: preside at all meetings of the Board of Directors and of the members; be responsible to the Board for the routine management of the affairs of the corporation; provide an avenue of communication through which the members and the public may interact with the board; monitor members' compliance with the Declarations of Covenants and Restrictions for Sierra, Divisions 1, 2, and 3; and sign for the corporation as President all contracts and other legal instruments.

Section 2. The Vice President of the corporation shall assist the President in the performance of his or her duties and, in the event of absence or disability of the President, perform all duties of the President during such periods of absence or disability.

Section 3. The Secretary shall issue all notices and shall attend and keep the minutes of all scheduled meetings of the members and of the Board of Directors. It is the Secretary's responsibility to have charge of corporate books, records and papers and the corporate seal. This officer shall attest with signature and impress with the corporate seal all instruments executed for the corporation. The Secretary shall perform all such other duties as are incidental to the office as may be required by the Board of Directors.

Section 4. The Treasurer shall be responsible to the Board of Directors for the management of the financial affairs of the corporation. To that end the Treasurer shall:

- A. Receive, keep safe and deposit all funds securities and liquid assets of the corporation only in such banks or other financial institutions designated by the Board of Directors.

- B. All funds shall be disbursed only by check or other appropriate document signed by the Treasurer and one (1) director, or two (2) directors designated for that purpose.
- C. Maintain a complete file of all financial transactions and related correspondence as required by the IRS, other government agencies or the Board of Directors.
- D. Perform such other duties incidental to the functions of the Treasurer as the Board of Directors may require.

Section 5. No officer may occupy more than one office concurrently.

Section 6. All officers or other persons authorized to handle or disburse the funds of the corporation may, at the discretion of the Board of Directors, be bonded at the expense of the corporation in such amounts as the directors may determine to be adequate for the protection of the corporation.

Section 7. Officers may be reimbursed by the corporation for such reasonable expenses as they may necessarily incur in pursuance of the business of the corporation. The Board of Directors may authorize compensation for any officer.

ARTICLE VII Dues and Assessments

Section 1. In accordance with the provisions of Article III of the Declaration of Covenants and Restrictions, dues and annual assessments and special assessments for the purpose of financing the activities of the corporation are charged against all lots in the plat of Sierra not owned by the corporation or by the original developers named the Sierra Partnership.

Section 2. Dues and annual assessments and special assessments shall be charged against all owners of the properties described in Article II, Section 2, of these bylaws, who have requested and been granted membership in the corporation, at the same rate charged against lots in the plat of Sierra.

Section 3. Non-payment of dues may, in addition to any other penalties prescribed in the Declaration of Covenants and Restrictions, subject the member to both loss of voting privileges and use of recreational facilities for as long as such indebtedness continues.

ARTICLE VIII Water System Rates

Article III of the Articles of Incorporation, "Purpose and Powers," identifies the purposes for which the corporation was founded. Section 2 stipulates that the corporation will "own, operate, and maintain a water system for its members." The following provisions for establishing rates and collecting fees apply.

Section 1. The Board has the authority to establish reasonable rates, charges, and assessments as necessary to cover the cost of the development and maintenance of water sources and infrastructure, administrative costs, and the costs related to the distribution of water to the resident members of Sierra Country Club Homeowner's Association as described above in Article II Section 2 Description 1 and 2. The Board may set the water rates for those properties described in Article II Section 2 Description 2 at alternate rate(s) than those members described in Article II Section 2 Description 1. The alternate rates will be determined by the Board in their sole discretion, but in no event shall such rates be set greater than double the rate paid by Article II Section 2 Description 1 members. The amounts charged to the residential members shall be collected by the corporation or its agents.

Section 2. All charges made, demanded, or received for residential water, or for any service rendered or to be rendered in connection therewith, must be sufficient in sustaining the distribution of water and a reserve fund for repair, replacement, upgrade, or actions necessary to maintain the distribution of water to the members

Section 3. All associated facilities related to the water system shall be safe, adequate, efficient, and comply with all local and state laws, ordinances, and regulations.

Section 4. All state and county laws, codes, and regulations and requirements shall apply to the development, administration, storage, and distribution of the water system.

Section 5. A member may request that the Board set forth a payment plan for rates, charges, and/or assessments in lieu of a single payment. The Board in its sole discretion, after review of the information provided by the member, may set forth a payment plan for the member. The payment plan must be approved by a majority of the Board members.

Section 6. The Board is not granted the authority to forgive or waive water rates, charges, or assessments, with the exception of adjustments that may be granted for validated water leaks at the sole discretion of the Board of Directors.

Section 7. The board may use any method(s) necessary to collect delinquent water accounts, including but not limited to the following:

- a. Lien. The Board may file a lien against the real property associated with the delinquent account. The lien may include such amounts to bring the delinquent account current including attorney's fees, costs, fines, and interest. The lien may be foreclosed pursuant to Washington Law. In the event of foreclosure, the actual amount of attorney's fees and costs shall be included in the foreclosure amount.
- b. If an attorney is engaged for collection and/or enforcement, the lot owner shall be responsible for all attorney's fees and costs.
- c. Small Claims. The Board may authorize an individual to act on behalf of the Corporation to bring a small claims action against the delinquent member to pursue collection of the delinquent account. Any judgment received in the small claims court may be certified and filed in the Superior Court in order to constitute a lien against the property.
- d. The purchasers of lot(s) within the said property, by the acceptance of deeds shall become personally obligated to pay such dues or assessments including interest, upon the lot or lots purchased by them and shall be subject to these enforcement provisions.
- e. A statement for release of the corporation's liens shall be provided upon payment in full of said lien plus accrued interest.
- f. Lesser Methods. The Board may contract with an attorney and/or collections agency to attempt to collect any delinquent payment. Any costs of such collection action shall be assessed and be due from the owner of the real property whose accounts are being sought to be collected.

ARTICLE IX General Provisions

Section 1. Corporate Seal. The seal of the corporation shall be circular in form and shall contain the words "Sierra Country Club" and "Corporate Seal" and "Washington" and "1968" in the form and style as hereinafter impressed upon these bylaws.

Section 2. Fiscal Year. The fiscal year of this corporation shall end on December 31 in each year. This date may be changed at any time by a majority vote of the Board of Directors.

Section 3. Amendments. These bylaws may be amended or revised at any Annual Meeting or Special Meeting by the affirmative vote of a two-thirds majority of those voting in accordance with Article III, Section 5 of these bylaws, either in person or by proxy provided that the proposed changes have been included in the meeting notice required under Article III, sections 1 and 2 of these bylaws.

Section 4. Limitation of liability of directors and officers. As set forth more fully in RCW 4.24.264 "...a member of the Board of Directors or any officer of any nonprofit corporation is not individually liable for any discretionary decision or failure to make a discretionary decision within his or her official capacity as director or officer unless the decision or failure to decide constitutes gross negligence."

Section 5. Rules. The Board of Directors is authorized to make such rules and policies as the Board, in their sole discretion, deem necessary for the proper function of the Corporation. The Board of Directors shall review the current rules and policies of Sierra and amend or change as necessary. This includes but is not limited to rules regarding use of the clubhouse and pool.

Section 6. Architectural Control.

- A. No building, fence, wall, or other structure shall be placed, erected, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure on the lot have been submitted and approved in writing by the Board of Directors.
- B. Approval of the plans and specifications will be based upon the quality of materials, harmony of the exterior design with existing structures, and the location of the proposed building or structure.
 - a. In the event the Board of Directors fails to approve or disapprove these plans within forty-five (45) days following submission of plans, approval will not be required and the bylaw will be deemed to be complied with.
- C. The Board of Directors may extend building completion time, as per Article II, Section 2 of the Declaration of Covenants and Restrictions, including final grading, in increments of three (3) months for good cause shown.
 - a. Additional extensions of the construction completion deadline may be approved and will be considered on a case-by-case basis.
- D. All exterior repairs or renovations of any dwelling or outbuilding must be completed so as to present a finished appearance within three (3) months of approval of the Board of Directors.
 - a. Section C extensions as described above are also applicable to repairs and renovations when a request for extension completion is received by the Board of Directors.

Section 7. Dwelling Quality and Size.

- A. All buildings shall be of high-quality workmanship and materials. The ground floor area of the main structure of any dwelling exclusive of porches and garages, shall not be less than 850 square feet and the total area of floor space shall not be less than 1200 square feet.
- B. No dwelling or addition to a dwelling shall exceed a maximum height of seventeen (17) feet measured from the point where the main building foundation boundary, exclusive of foundation extensions for porches and decks, meets the highest point on the surface of the original grade to the highest level of the roof.
 - a. If the original grade of the lot cannot reasonably be determined due to previous grading or other alteration of the natural topography, an approximate grade may be established for this purpose by running a line between the highest point on the lot to the lowest point and passing across the foundation boundary.
- C. No unattached garage or other outbuilding shall exceed a maximum height of fifteen (15) feet measured in the same manner as that for dwellings.
- D. If size requirements set forth herein for dwellings and outbuildings pose undue restraint at a particular site, a variance may be granted by the Board of Directors if good cause is shown. Good cause shall be determined at the sole discretion and majority vote of the Board of Directors.

Section 8. Mobile, Manufactured, and Modular Homes.

- A. The Declaration of Covenants and Restrictions shall apply to all mobile or manufactured homes as defined by standards set forth by the Housing and Urban Development (HUD) Department, and the Manufactured Home Construction and Safety Act.
- B. Manufactured and mobile homes shall be permitted only in Division 2. All newly installed manufactured or mobile homes in Division 2 shall be of the type designated as "double wide" or larger.
 - a. If the size requirement set forth herein for manufactured and mobile homes pose undue restraint at a particular site, a variance may be granted by the Board of Directors if good cause is shown.
- C. Modular homes, also known as pre-fabricated, factory built, systems-built, and multi-sectional homes, will be reviewed for approval by the Board of Directors on a case-by-case basis in all Divisions, predicated on their conformity to Island County's site-built or "stick-built" home construction standards.

Section 9. Marine View Obstruction by Trees, Shrubbery and Plantings.

- A. No trees, shrubbery, or plantings of any kind in excess of six feet in height which obstruct the marine view from another member's residence shall be placed, planted, or maintained on any property, nor grow in excess of such height, without written permission of the Board of Directors, except for any of the mature Douglas Firs in their original location on the property determined to be in existence since 1968.
- B. Enforcement of this section shall be based on a complaint by a member or members impacted by a marine view obstruction.

Section 10. Nuisances and General Maintenance.

- A. No noxious, illegal, or offensive use of a property shall be carried on at any lot, nor shall anything be done thereon that may become an annoyance or nuisance to the neighborhood.
- B. No trash, garbage, or other refuse, junk, inoperable vehicles or those vehicles in disrepair, underbrush, or unsightly growth or other objects shall be maintained or allowed on any lot. This restriction does not apply to the controlled composting of vegetation in appropriate containers or to a modest unobtrusive compost pile on a property owner's lot or lots.
- C. All fences and buildings shall be kept in a state of good repair.
- D. All residences, garages, outbuildings or accessory structures shall be painted or stained to maintain a reasonable state of repair.
 - a. If a violation of this covenant is not corrected within thirty (30) days of written notice thereof from the Board of Directors, the association may provide necessary maintenance or cleanup.
 - b. The cost of such maintenance or cleanup shall be assessed against the lot upon which such maintenance or cleanup is performed and shall be a lien on the lot and a personal obligation of the owner and become due and payable in all respects, together with interest, attorney's fees and costs of collection as provided for other assessments.

- c. For the purpose of performing the maintenance or cleanup authorized herein, the association, through its duly authorized agent, shall have the right, after reasonable notice to the owner, to enter upon the lot at reasonable hours.

Section 11. Habitation of Temporary Structures. No structure of any temporary character; tent, shack, garage, trailer, recreational vehicle or any outbuilding or building under construction shall be used on any lot at any time as a permanent or seasonal or temporary residence or dwelling unless a permit has been issued by Island County and approval granted by the Board of Directors.

Section 12. Signage. All signage shall be submitted to the Board of Directors for approval with the exception of real estate signs or political yard signage as specified in the Revised Code of Washington (RCW) 64.38, now or amended. If the Board fails to approve signage within 15 days of submission, the sign so submitted shall be deemed to be approved.

Section 13. Dues and Assessments.

- B. For the purpose of financing the activities of the Sierra Country Club, all lots may be annually assessed or charged an equal amount fixed by the Board of Directors.
 - a. Such annual assessments are considered annual dues imposed on each lot as originally platted except those lots owned or acquired by Sierra Country Club.
 - b. The annual assessment may be increased by the Board of Directors for each year at a rate not to exceed 10 percent of the previous year's assessment.
 - c. Annual assessments are due and payable on January 1 for the year beginning January 1. Unpaid amounts not received by April 1 succeeding shall thereafter be delinquent and bear interest at the rate of ten percent per year compounded annually and reckoned from the January 1 due date.
 - d. In the event of delinquency, such assessment or dues shall constitute a lien upon the property whereby the Board of Directors may 120 days thereafter file a statement of charges or assessments due with the Auditor of Island County.
 - e. A lien may be enforced by the corporation as may any lien on real property under the law.
 - f. If an attorney is engaged for collection, enforcement, or foreclosure, the lot owner shall be responsible for attorney's fees and costs.
 - g. If said lien is foreclosed, the lot owner shall be liable for the costs and disbursement, including reasonable attorney's fees, of the corporation therein, all of which costs, disbursement and fees shall be secured by such liens.
 - h. The purchasers of lots within the said property, by the acceptance of deeds shall become personally obligated to pay such dues or assessments including interest, upon the lot or lots purchased by them and shall be subject to the enforcement provisions outlined above.
 - i. A statement for release of the corporation's liens shall be provided upon payment in full of said dues or assessment plus accrued interest.
- C. The Board of Directors is authorized to assess all lots for additional funds that exceed the corporation's reserve for contingencies.
 - a. Such assessed funds could only be used to meet any legal obligation or for the repair of damages to Sierra Country Club property from any cause not covered by insurance.
 - b. Assessments for discretionary projects may only be imposed by affirmative vote of a majority of the voting power as power as provided in Article IV, Section 3, voting in person or by proxy at any Annual or Special Meeting of the corporation.

CERTIFICATION:

I, the undersigned, do hereby certify under penalty of perjury under the laws of the State of Washington, that I am the elected and acting secretary of the Sierra Country Club a Washington Non-profit Corporation, and that the foregoing Bylaws constitute the Bylaws adopted at a meeting of the members on the 25th day of January, 2025. A vote was held and the following is the official vote tally: 129.5 voted for the changes and 29 voted against.

Signed this 25th day of January, 2025.

Ty Wernet

Ty Wernet, secretary.



ARCHITECTURAL CONTROL POLICY

Approved by the Board of Directors: Jul 15, 2015; Jan 20, 2016; Jul 20, 2016; Apr 19, 2017; Aug 15, 2018; Sep 16, 2020; Oct 21, 2020; Apr 21, 2021, Aug 17, 2022

Purpose: This policy provides supporting detail and clarification related to the governing documents of the Sierra Country Club Homeowners Association, to include the Articles of Incorporation, Bylaws, and Declaration of Covenants and Restrictions.

Background: One of Sierra Country Club's primary responsibilities is to enforce the provisions of its governing documents. This commitment results in an HOA that prioritizes quality of life by working within the scope of its authority to preserve and protect the property values of its members. While this policy provides support and clarity to the governing documents, nothing within it should be interpreted as restrictive of routine maintenance and repair that would restore a structure to its original state.

Architectural Control Policy Contents: (*Access links to skip ahead: in Word, press ctrl and click; in PDF, just click*):

1. [New home construction](#)
2. [Architectural projects defined](#)
3. [Architectural project details and requirements](#)
4. [Fences and decks](#)
5. [Unattached accessory buildings](#)
6. [Septic systems](#)
7. [Cross-connection control](#)
8. [Demolition, rebuilding, removal, and replacement of structures, mobile, and manufactured homes](#)
9. [Board approval process](#)
10. [Variance requests](#)
11. [Projects typically not requiring board approval](#)
12. Resources found in the [Media Library](#) on [sierrahoa.com](#)

1. New home construction:

- a. New home construction within Sierra is dependent upon receipt of a residential water connection. Application details and construction timelines are addressed in the Water Connection Approval (WCA) Policy and Procedure.
- b. Architectural project requirements as described below apply also to new construction unless otherwise noted.

2. Architectural projects defined:

- a. Architectural projects include, but are not limited to, the following:
 - i. Exterior structural remodel project or addition
 - ii. Structural additions that alter the footprint and/or appearance of the original structure
 - iii. New fences, decks, trellises, gazebos, and shade structures
 - iv. The construction or placement of unattached accessory structures (outbuildings) including prefabricated sheds.
 - v. Demolition/rebuilding of a structure or removal/replacement of a mobile or manufactured home.

3. Architectural project details and requirements:

- a. Except where noted otherwise, board approval through the [Project Completion Agreement \(PCA\) Service Request](#) on [sierrahoa.com](#) process is required for architectural projects as defined above.
 - i. Interior remodel projects that do not alter the exterior of the structure do not require board approval except when construction trailers, dumpsters, portable restrooms, etc., are used during the interior remodel. See paragraph "d" below.
- b. Construction may commence only after the property owner receives written board approval.
- c. In the event a property owner determines it is necessary to utilize an agent to interact with the association or its board of directors during an architectural or new construction project, a specific

authorization from the property owner(s) is required to facilitate this surrogate relationship. (See the [Agent Authorization Procedure and Form](#)).

- d. Notification of the use of non-permanent or portable structures to include construction dumpsters, storage containers, portable restrooms, or any other portable or non-permanent structure used during architectural or construction projects should be included on the PCA form when submitted for approval. Requirements for placement include:
 - i. The structures must not encroach upon or block public rights of way, roadways, utility easements, or ingress/egress to neighboring properties.
 - ii. Dumpsters and portable restrooms must be routinely emptied and maintained.
 - iii. All non-permanent or portable structures used for construction purposes must be removed at the conclusion of the construction project, and/or by the project's completion deadline.
- e. Exterior construction may commence after 7:00 am, and must conclude by 7:00 pm, or by sundown; whichever is earlier. (This time constraint does not apply to emergency repairs).
- f. For new structures, the maximum structure height of 17 feet for residences, and 15 feet for unattached outbuildings, will be measured from the highest original grade within 5 feet of the proposed foundation. A marking stake is to be placed at that location and remain through construction and an email copy of the plans / elevations should be forwarded to the architecture director for verification. Remodels and additions will be measured from the existing foundation/footing to the roof ridge line of the original structure to ensure the new structure does not exceed 17 feet in height.
- g. The original dwelling, additions/remodels, and unattached outbuildings must be a minimum of twenty (20) feet from the street-side property line, and a minimum of five (5) feet from interior property lines.
- h. Architectural projects NOT requiring Island County building permits must be completed within six (6) months of board approval.
 - i. Projects requiring building and/or other permits must be completed within six (6) months of the issue date of applicable permits.
 - j. A deadline extension for architectural projects may be provided for good cause following the property owner's written request to the board. (For new home construction projects, see conditions and applicable requirements in the [WCA policy](#)).
- k. The board reserves the right to inspect architectural projects to ensure compliance with covenants and policies.

4. Fences and decks:

- a. General provisions
 - i. Following board approval, the property owner must obtain any applicable county permits and must adhere to all county building ordinances.
 - ii. It is recommended that property owners have their property boundaries surveyed when constructing a fence to ensure there is no encroachment onto a neighboring property.
 - iii. Plans for new fencing, new decks, or for replacement of a fence or deck using different materials and/or constructed outside the footprint of the original fence or deck must be submitted and approved by the board through the PCA process.
 - iv. Fences may be no taller than six (6) feet with the fence posts or post caps extending no more than three (3) inches above the six-foot height restriction.
 - v. Fences must be constructed of quality materials and must be deemed by the board to be "in harmony" with the exterior design of existing structures.
 - vi. Fences and decks must be completed within six (6) months from the date of board approval or the date of building permit issuance (if applicable); whichever is later.
- b. Materials that are generally approved include:
 - i. Wood fences (board or split-rail) that are either stained, painted, or allowed to weather naturally.
 - ii. Wood post and heavy gauge wire fencing.
 - iii. Synthetic/composite deck or fence boards in natural colors.
 - iv. Coated chain link of a neutral color with wood posts and frames.
- c. Materials that are generally NOT approved include:
 - i. Agricultural/farm-style fencing materials using metal or "T" fence posts
 - ii. Barbed wire, chicken wire, or other thin gauge wire fencing.

- iii. Standard metal chain link fencing using metal posts.
- iv. Concrete retention blocks. (Concrete blocks may be used for soil stabilization and landscaping but are not approved for fencing).

5. Unattached accessory structures (outbuildings):

- a. Unattached accessory structures, both prefabricated and those constructed on site, may only be placed or constructed on the property owner's lot containing the property owner's single-family dwelling, or on the property owner's adjoining lot.
- b. Unattached outbuildings are subject to the provisions of the covenants and policies described in Section 3 above.

6. Septic systems:

- a. Septic systems within Sierra must be designed, constructed, installed, and maintained in accordance with all requirements, standards, and regulations of the Washington State and Island County Public Health Departments.
- b. If it is determined during septic system design that the property owner will utilize an additional lot for a drain field or reserve area, the lot in question must be located immediately adjacent to or directly across the street from where the residence will be built or remodeled. If the septic line crosses a street within the Plat of Sierra, the line must be double-piped and at least eighteen (18) inches below any water lines located in the vicinity of the proposed transport line.
- c. Septic system transport lines that cross another owner's property or cross the street must contain metal tracer lines and must be marked with standard green sewage marker posts on each side of the road or property where the transport lines cross. These posts must be maintained in good condition by the septic system owner.
 - i. The septic system owner must notify the board of the existence and location of transport lines that cross another owner's property or a Sierra street. This information is retained on a Sewage Transport Line Location log.

7. Cross-connection control (water distribution protection):

- a. The Cross Connection Control Program (CCCP) is required to protect the Sierra water distribution system from contamination from cross connections at residences and other structures connected to the system.
- b. It's the homeowner's responsibility to take all measures necessary to prevent contamination of the plumbing system within the residence from back flowing under any condition through a cross connection to the Sierra water distribution system.
- c. Any changes or additions within the residence that presents a risk of cross-contamination (e.g., addition of hot tubs, water filtration/softening systems, sprinkler systems, etc.) should be immediately reported to the board. See the [CCCP policy](#) on sierrahoa.com for further information.

8. Demolition, rebuilding, removal, and replacement of structures, mobile, and manufactured homes:

- a. Architectural project requirements described above apply to demolition, removal, and replacement projects unless otherwise noted.
- b. The property owner must obtain appropriate local, county, and/or state permits and follow all regulations related to demolition and rebuilding a structure or removal and replacement of a mobile or manufactured home.
- c. The property owner must submit a "Notice of Intent" form and provide associated documentation to the board prior to demolition and the rebuilding of structures or to remove and/or replace mobile or manufactured homes.
- d. Demolition and rebuilding of a structure and removal/replacement of a mobile or manufactured home must be completed within six (6) months of the issuance of applicable permits.
- e. To retain the existing water connection, the property owner must maintain active water service during and following the project.
- f. If a property owner decides not to immediately replace a demolished or removed structure,

manufactured, or mobile home, the property owner may retain the water connection for a future rebuild or replacement as long as active water service is continuously maintained.

- g. If the property owner decides NOT to replace a structure, mobile, or manufactured home, following demolition or removal, and wishes to disconnect the property from the water system, the property owner must make a request to the board to uninstall the meter and cap the water connection. The property owner is responsible for all associated fees. When water service is disconnected, the property owner forfeits the rights to the water connection. If/when the property owner wishes to reconnect to the water system, he/she/they must apply for a new water connection through the WCA process, and the property owner is subject to all WCA eligibility requirements.
- h. See the Notice of Intent form for additional details and information.

9. Board approval process:

- a. New home construction approval is defined in the Water Connection Approval (WCA) Policy and Procedure.
- b. Demolition of a structure or removal/replacement of a mobile or manufactured home is defined in the Notice of Intent form.
- c. Approval for all other architectural projects:
 - i. Submission of a completed [Architectural Project Completion Agreement Service Request](#) on [sierrahoa.com](#) to the Architecture Director.
 - ii. Exterior design plans with a description of the project and a diagram showing the placement of the structure on the lot with applicable set-backs from property lines and roadways. (Photos of similar architectural structures or styles are helpful).
 - iii. Structural dimensions and elevations of the structure from the highest original grade for new construction, and/or foundation/footing for remodels/additions.
 - iv. Materials that will be used.
 - v. Placement of construction dumpsters, containers, and portable restrooms
 - vi. Date of building permit issuance (if applicable).
 - vii. The Architecture Director will review the PCA submission with the board at the next monthly board meeting following submission, and provide the property owner notification of status within 72 hours of board review.

10. Variance requests:

- a. In rare circumstances, the board may grant a variance from the bylaws, covenants, or policies if it deems a policy places undue restraint at a particular site. See the Variance Application for additional details and requirements.

11. *Projects that typically DO NOT require board approval:

- a. Repair or maintenance to an existing structure that would return it to its original state.
- b. An existing deck, fence, trellis, shade structure, or gazebo that is replaced with the same or similar materials and that remains within the footprint of the original structure.
- c. Garden fencing used for temporary protection of single trees and plants.
- d. Garden fencing for small areas that total 100 square feet or less per lot.
- e. Garden or other fencing that is not visible from the street or by any Sierra neighbor.
- f. Soil stabilization (retention) projects, landscaping, or hardscaping projects (concrete, asphalt, pavers, decorative boulders, etc.).
- g. Hedges, trees, or privacy vegetation. Such plantings are subject to 6 (six) foot height restrictions.

**Note: While board approval for the projects described above may not be required, this does not preclude property owner responsibility to identify and obtain any applicable local or county permits. Contact the Architecture Director if there are questions regarding the need for board approval.*

Resources found on [sierrahoa.com](#)

- [Agent Authorization Procedure and Form](#)
- [Architectural Project Completion Agreement](#)
- [Notice of Intent to Demolish, Rebuild, Remove, or Replace a Dwelling or Outbuilding](#)
- [Variance Application](#)
- [Water Connection Approval Policy and Procedure \(WCA\)](#)



**DECLARATION OF COVENANTS AND RESTRICTIONS
FOR SIERRA DIVISIONS NUMBER ONE, TWO, AND THREE
Amended January 28, 2017 (Extended through 2024)**

WHEREAS, all lots and tracts within the Plat of Sierra, Division Number 1, according to the plat thereof recorded in the office of the Island County Auditor of Island County, Washington are subject to an original declarations of covenants and restrictions recorded May 24, 1968 and

WHEREAS, all lots and tracts within the Plat of Sierra, Division Number 2, according to the plat thereof recorded in the office of the Island County Auditor of Island County, Washington are subject to an original declaration of covenants and restrictions recorded October 14, 1968 and

WHEREAS, all lots and tracts within the Plat of Sierra, Division Number 3, according to the plat thereof recorded in the office of the Island County Auditor of Island County, Washington are subject to an original declarations of covenants and restrictions recorded June 4, 1969 and

WHEREAS, Article V, Section 1 of the respective covenants and restrictions for Divisions 1,2, and 3, provide that said covenants and restrictions shall be automatically extended after 25 years unless the majority of owners of all lots within the respective divisions 1, 2, and 3 sign an instrument agreeing to change the covenants and restrictions; and

WHEREAS, a purpose of changing the declaration of covenants and restrictions affecting each division is to consolidate the covenants and restrictions; and

WHEREAS, a majority of owners of each division within the Plat of Sierra have consented by written instrument to change the covenants and restrictions of Sierra Division Numbers 1, 2, and 3 as set forth below:

NOW, therefore, the Board of Directors of Sierra Country Club, by and through its undersigned President and Secretary having been duly authorized by a majority of the owners of the lots within each of the three divisions of Sierra, does hereby execute these amended covenants and restrictions covering all property located within the Plat of Sierra, Division Numbers 1, 2, and 3, Island County, Washington.

**ARTICLE I
GENERAL PURPOSE OF CONDITIONS**

The property is being subjected to this Declaration to the restrictions, covenants, conditions, reservations, easements, liens, and charges hereby declared to insure the best use and the most appropriate development of each building site thereof; to protect the owners of building sites against such improper use of surrounding building sites as will depreciate the value of their property; to preserve, so far as practicable, the natural beauty of said property; to guard against the erection thereon of poorly designed or proportioned structures and structures built of improper or unsuitable materials; to obtain harmonious color schemes; to insure the highest and best development of said property; to encourage and secure the erection of attractive homes thereon with appropriate locations thereon on building sites; to prevent haphazard and inharmonious improvement of building sites; to secure and maintain proper setbacks from streets, and adequate free spaces between structures; and in general to provide for a high type and quality of improvement of said property, and thereby to enhance the value of investments made by purchasers of lots thereon.

ARTICLE II COVENANTS AND RESTRICTIONS

1. Land Use. All lots within the plat of Sierra shall be used only as permitted by the covenants and restrictions contained in this Declaration and Island County regulations. The uses of the property allowed by this document may be changed only by approval of a majority of the voting power, as provided in Article IV, Section 3, of this Declaration, at a regular or special meeting of Sierra Country Club. All lots within the plat of Sierra shall be used only for single-family residences, except for any lots which are specifically designated on the plat or by the board of directors as park, recreational or green space.

2. Architectural Control. No building, fence, wall, or any other structure shall be placed, erected, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure on the lot have been submitted and approved in writing by the board of directors. Approval of the plans and specifications will be based upon the quality of materials, harmony of exterior design with existing structures, and the location of the proposed building or structure with respect to the topography and finish grade elevation. In the event the board of directors fails to approve or disapprove within 45 days after the plans and specifications have been submitted, approval will not be required and this section will be deemed to be complied with. The work of construction of all buildings and structures shall be prosecuted diligently and continuously from the ground breaking until the exteriors of such buildings and structures are completed and painted or otherwise suitably finished including final grading within six (6) months of the date of commencement. However, the board of directors may extend completion time up to three (3) months for good cause shown. All exterior repairs or renovations of any dwelling or outbuilding must be completed so as to present a finished appearance within three (3) months of notification by the board of directors.

3. Dwelling Quality and Size. It is the intention and purpose of these covenants to insure that all dwellings shall be of high quality workmanship and materials. The ground floor area of the main structure of these dwellings, exclusive of open porches and garages, shall not be less than 850 square feet and the total area of floor space shall not be less than 1200 square feet.

No dwelling shall exceed a maximum height of seventeen (17) feet measured from the point where the main building foundation boundary, exclusive of foundation extensions for porches and decks, meets the highest point on the surface of the original grade to the highest level of the roof. If the original grade of the lot cannot reasonably be determined due to previous grading or other alteration of the natural topography, an approximate grade may be established for this purpose by running a line between the highest point on the lot to the lowest point and passing across the foundation boundary.

No unattached garage or other outbuilding shall exceed a maximum height of fifteen (15) feet measured in the same manner as for dwellings.

If the height requirements set forth herein for dwellings and outbuildings pose undue restraint at a particular site, a waiver may be granted by the board of directors.

Additions to, and renovations of, existing structures must meet height requirements for dwellings and outbuildings.

4. Building Location: No dwelling, unattached garage or other outbuilding shall be located on any lot nearer than twenty (20) feet from any street side property line nor nearer than five (5) feet from any interior property line. On waterfront lots, no building or structure shall be nearer the bluff than permitted by Island County authorities. In the event that adjacent lots are held under a common ownership, they will be considered to be one lot for the purpose of this article only.

5. Mobile and Modular Homes. This entire Declaration of Covenants and Restrictions shall apply to all mobile homes, also called manufactured homes, and to modular homes, also called multi sectional homes. Mobile and modular homes shall be permitted only in Division 2 and all newly installed mobile homes shall be of the type designated "double wide" or larger.

6. Easements. The board of directors reserves perpetual easements over, under and across the five feet on the street side borders of each lot for the purposes of construction, maintenance and operation of utilities.

7. Trees, Shrubbery, and Plantings. No trees, shrubbery, or plantings of any kind in excess of six feet in height which obstruct the marine view from another owners residence shall be placed, planted or maintained on any of the property, nor shall any such tree, hedge, shrub, or planting be allowed to grow in excess of such height, without written permission of the board of directors; provided that nothing in this covenant shall be deemed to apply to the mature Douglas Firs in their original location on the property.

8. Nuisances, and General Maintenance. No noxious, illegal, or offensive use of property shall be carried on any lot, nor shall anything be done thereon that may become an annoyance or nuisance to the neighborhood. No trash, garbage, or other refuse, junk, vehicles in repair, underbrush, or unsightly growth or objects shall be maintained or allowed on any lot. This restriction does not apply to the controlled composting of vegetation in appropriate containers or to a modest unobtrusive compost pile on owner's own property. All fences and buildings shall be kept in a state of good repair. All residences, garages, out buildings shall be painted or stained from time to times so as to maintain a reasonable state of repair. If a violation of this covenant is not corrected within thirty (30) days of written notice thereof from the board of directors, the association may provide necessary maintenance or cleanup. The cost of such maintenance or cleanup shall be assessed against the lot upon which such maintenance or cleanup is performed. The cost of any such maintenance or cleanup shall be a lien on the lot and a personal obligation of the owner and become due and payable in all respects, together with interest, attorney's fees and costs of collection as provided for other assessments. For the purpose of performing the maintenance or cleanup authorized herein the association, through its duly authorized agent shall have the right, after reasonable notice to the owner, to enter upon the lot at reasonable hours.

9. Habitation of Temporary Structures. No structure of any temporary character, tent, shack, garage, house trailer, recreational vehicle or any outbuilding or building under construction shall be used on any lot at any time as a permanent or seasonal or temporary residence or dwelling unless approved by the board of directors and a permit has been issued by Island County.

10. Signs. No sign of any kind shall be displayed to the public view on any lot, with the exception of "For Sale" and "For Rent" signs, without approval of the board of directors.

11. Livestock. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any of the property, except that dogs, cats, and other domesticated household pets may be kept provided they are not kept, bred or maintained for any commercial purpose.

12. Sewerage Systems. No individual sewerage disposal system shall be permitted on any lot unless that system is designed, located and constructed in accordance with the requirements and recommendations of the state and local health authorities.

13. Exemptions. Existing buildings and structures and those which have been approved for construction or installation prior to the effective date of these revisions are exempted from compliance with any differing requirements set forth in this article.

**ARTICLE III
SIERRA COUNTRY CLUB**

1. Membership. The owner of each lot of the said property shall be a member of the Sierra Country Club.

2. Dues and Annual Assessments. For the purpose of financing the activities of the Sierra Country Club, all lots may be annually assessed or charged an equal amount fixed by the board of directors. Such annual assessments are considered annual dues imposed on each lot as originally platted except those lots owned or acquired by Sierra Country Club.

The annual assessment for the year beginning January 1, 1994, is at the rate of \$70.00 per lot.

The annual assessment may be increased by the board of directors for each year after 1994 at a rate not to exceed 10 percent of the previous year's assessment.

Annual assessments are due and payable on January 1 for the year beginning January 1. Unpaid amounts not received by April 1 succeeding shall thereafter be delinquent and bear interest at the rate of ten percent per year compounded annually and reckoned from the January 1 due date.

Upon becoming delinquent such assessment or dues shall constitute a lien upon the property. The Sierra Country Club may thereafter file a statement of charges or assessments due with the Auditor of Island County. A statement for release of Sierra Country Club's liens shall be provided upon payment in full of said dues or assessment plus accrued interest. A lien may be enforced by the Sierra Country Club as may any lien on real property under the law. If an attorney is engaged for collection, enforcement, or foreclosure the lot owner shall be responsible for attorney's fees and costs. If said lien is foreclosed, the lot owner shall be liable for the costs and disbursement, including reasonable attorney's fees, of the Sierra Country Club therein, all of which costs, disbursement and fees shall be secured by such liens. The purchasers of lots within the said property, by the acceptance of deeds shall become personally obligated to pay such dues or assessments including interest, upon the lot or lots purchased by them shall be subject to the enforcement provisions outlined above.

3. Special Assessments. The board of directors is authorized to assess all lots for additional funds that exceed the Sierra Country Club's reserve for contingencies. Such assessed funds could only be used to meet any legal obligation or for the repair of damages to Sierra Country Club property from any cause not covered by insurance.

Assessments for discretionary projects may only be imposed by affirmative vote of a majority of the voting power as provided in Article IV, Section 3, voting in person or by proxy at any annual or special meeting of Sierra Country Club.

**ARTICLE IV
DEFINITIONS**

Whenever used in this Declaration, the following terms shall have the meaning given them in the definitions set out below:

1. The **property** shall mean all three (3) of the divisions of the land encompassed within the plat of Sierra, Island County, Washington
2. **Greenspace** shall mean those lots owned by Sierra Country Club and:
 - a. Not encumbered by any substantial structure or dwelling,
 - b. Not designated for used as a roadway or parking area,
 - c. Left in their natural or undisturbed state if wooded, or properly vegetated and landscaped.

3. **Voting power**, where used in this Declaration, shall mean that each owner shall be entitled to one vote for each lot owned, but no more than one vote per lot shall be cast regardless of the number of owners thereof. The Sierra Country Club is not eligible to vote the lots owned by it.

4. **Association** shall refer to the Sierra Country Club.

ARTICLE V GENERAL PROVISIONS

1. Term. These covenants and restrictions are to run with the land and shall be binding on all parties and persons claiming under them for a period of ten (10) years from the date these Declarations are recorded. After the period of ten (10) years the covenants and restrictions shall be automatically extended for successive periods of ten (10) years unless a majority of the voting power, as provided in Article IV, Section 3, of the Declaration has agreed in writing to extinguish or change the covenants and restrictions in whole or in part and such agreement has been duly recorded with the Auditor of Island County. The signed agreements of the owners to extinguish or change the covenants and restrictions must be received by the board of directors within the period beginning sixty (60) days prior to and ten (10) days prior to the end of the ten year effective period of this Declaration.

2. Amendment of Declaration. This Declaration may be amended at any time by two thirds majority of the voting power as provided in Article IV, Section 3, at any annual meeting or any special meeting specifically called for that purpose.

3. Inspection. The association, through its duly authorized agent, and after reasonable notice to the owner, is hereby authorized to visit any or all of the lots at reasonable times for the purpose of aiding in the enforcement of these covenants and restrictions.

4. Enforcement. The Sierra Country Club is hereby charged with the authority to and obligation of enforcing the terms of this Declaration. Enforcement may be by proceedings in equity or at law against any person or persons violating or attempting or threatening to violate any of the covenants or restrictions hereof, either to restrain the violation or to recover damages. In the event that the Club fails to take appropriate action for the enforcement of the covenants and restrictions hereof within a reasonable time after violation or threatened or attempted violation is brought to its attention in writing, any person or persons then owning a lot or lots within the property may take such steps in law or in equity that may be necessary for enforcement. Any damages recovered in an enforcement proceeding shall inure to the benefit of the person or persons damaged by the violation involved.

The party prevailing in any enforcement proceeding, whether in law or in equity, shall have from his opponent any attorney's fees that the court may deem reasonable.

5. Severability. Invalidating of any one of these covenants and restrictions or any part of them by judgment or court order shall in no way affect any of the other provisions hereof. The remaining covenants and restrictions shall remain in full force and effect.

December 16, 1993 Amendment:

In witness whereof PATRICIA L. COZINE, President, and KAY HUNTER, Secretary. Duly notarized and recorded with the Auditor of Island County, Washington, December 16, 1993, File Number 93025705.

January 28, 2017 Amendment:

In witness whereof GARY MCINTYRE, President, and WIONA WALTON, Secretary. Duly notarized and recorded with the Auditor of Island County, Washington, March 24, 2017, File Number 4419385.

Original signed documents on file with the Sierra Secretary.



WATER RATES AND BILLING POLICY

Approved by the Board of Directors: Apr 21, 2004; Nov 16, 2005; Oct 18, 2006; Dec19, 2007; Nov 19, 2008; Nov 18, 2009; Nov 18, 2010; Nov 18, 2011; Jan 23, 2012; Nov 28, 2012; Nov 20, 2013; Dec 17, 2014; Sep 21, 2016; Feb 21, 2018; Dec 12, 2018; Jan 15, 2020; Sep 17, 2021, Jan 1, 2023, December 20, 2023, March 19, 2024, August 20,2024

Purpose:

This policy describes the processes used by Sierra Country Club (SCC) for water billing and delinquent accounts.

Water Rates:

The SCC board reviews and establishes water rates annually or as needed. Those rates are communicated to water customers prior to the time the new rates take effect.

Billing Procedures:

1. SCC requires water billing accounts to be in the name of the property owner. If multiple owners hold title, one must be identified as the party responsible for the water billing account. That party will be known as the “account holder.” Accounts in the names of tenants are not accepted.
2. It is the responsibility of the account holder to keep Sierra informed of any change of contact information. IE: mailing address, email address, telephone number etc.
3. SCC or its agents will read meters and distribute water bills on a quarterly basis.
4. All water bills are due and payable upon receipt. SCC encourages account holders to utilize the online email bill notification feature that is available. Effective with the first quarter bill for 2025, a \$5.00 fee will be added for paper bills that are mailed.
 - a. Any bill not paid in full (30) thirty days from the issue date of the bill, is delinquent and will incur a late fee of \$25.00, which will be added to the total amount due.
 - b. Any bill not paid in full (60) sixty days from the issue date of the bill is delinquent and will be assessed an additional late fee of \$25.00 which will be added to the full amount due. A certified “Water Shut Off” letter (mailing costs assessed to the account) will be sent to the account holder advising that the water will be shut off in (30) thirty days if the account is not paid in full. A \$170.00 disconnect/reconnect fee will be assessed if service is turned off and later reconnected. These fees must also be paid in full to restore service.
 - c. Twenty-eight (28) days after the certified letter is sent, a notice will be posted to the door of the home or on the property near the meter where water is received. The notice will state that the account holder has 48 hours to pay the bill in full or the water will be shut off.
 - d. If the water bill is unpaid at the end of the 48 hours-notice, the water will be shut off and the additional fees for shut off and restoration of service will apply. Customers will continue to incur a \$25 late fee every month as well as incur regular quarterly billings for the base rate until the account is resolved.
 - e. No disconnect or reconnect will take place after 5:00 p.m. or on weekends or holidays.
5. Any type of payment for an account that is returned as NSF or not payable due to closed account or wrong account number, whether a written check or through electronic payment, will be charged a \$25 processing fee as well as any bank charges that are incurred by SCC.



WATER RATES AND BILLING POLICY

6. Water delinquency will cause the account holder's SCC privileges to be suspended until the account is current.

Transfer of Property Ownership:

Sales or foreclosures managed through a settlement process: SCC or its agents will provide the escrow company the current water bill including any past due amounts. Payment of any amounts owed will be based on terms of the sales contract. Once escrow closes, the new owner will be billed on a quarterly basis.

County tax foreclosure: The new owner will be responsible for the entire quarter's water bill beginning in the quarter the property was acquired. Any outstanding amounts owed by the former owner will not be the responsibility of the new owner.

SIERRA COUNTRY CLUB

Meters are read quarterly. Billings cover the prior three-month period. Water quality information is available upon request.

NOTE: DUE DATE ON REVERSE

DELAYED PAYMENT PENALTY:

All water bills are due and payable upon receipt.

- Any bill not paid in full thirty (30) days from the date of the bill will incur a late fee assessment of \$25.00 which will be added to the total amount due.
- Any bill not paid in full (60) sixty days from the date of the bill is delinquent and will be assessed another \$25.00 late fee which will be added to the full amount due until paid in full.
- An additional late fee of \$25.00 will be assessed each month until the bill is paid in full.
- Additionally, If the bill is not paid in full after 60 days a certified "Water Shut Off" letter (mailing costs assessed to the account) will be sent to the account holder advising that the water will be shut off in (30) thirty days if the account is not paid in full.
- Twenty-eight (28) days after the certified letter is sent, a notice will be posted to the door of the home where water is received. The posting will state that the account holder has 48 hours to pay the bill, or the water will be shut off.
- If the water bill is unpaid at the end of the 48 hours-notice, the water will be shut off and the additional fees for shut off and restoration of service will apply as defined below.
 - A \$85.00 shut off fee will be assessed if water service is turned off.
 - A \$85.00 fee will be assessed to restore the water service.
- The full bill and all fees must also be paid in full to restore service unless the board agrees to a payment plan.

Water customers are responsible to keep the area around the meter clear, so the meter is easily accessible for reading. If the area is not clear the customer will be notified that the area needs to be cleared. If the area is not clear by the next meter reading, then Sierra will clear the area and the customer will be billed \$50 for that service. This amount will be added to the water bill. Water customers are responsible for, and will be charged, for any returned check fees.

EFFECTIVE DATE: January 1, 2025

RATE SCHEDULE:

Base rate of \$275.00 for 0-8,200 gallons used

Plus \$0.064 per gallon for 8,201-15,000 gallons used

Plus \$0.196 per gallon for 15,001 or more gallons used

EXAMPLE: A dwelling water meter shows that 11,200 gallons were used during on quarter billing period:

Base rate for first 8,200 gallons: \$275.00

11,200-8,200=3,000 X \$.064 \$192.00

Total water bill for quarter: \$467.00



Sierra Country Club
 2685 San Juan Street
 Coupeville, WA 98239
 www.sierrahoa.com

The "Special Assessment dated January 28th, 2023. Pursuant to Article III Section 3 Special Assessments of the Declaration of Covenants, Conditions, and Restrictions of Sierra and pursuant RCW 64.38.065 the Special Assessment of \$6,750.00 per platted lot is required to ensure there are enough funds in the reserve account to cover the replacement and or repair of the infrastructure (piping). This amount shall be built up in the reserve account over a period of 15 years. The first-year special assessment will be \$100per lot per year. The second year will be \$150, and every year thereafter the amount will increase \$50 per year until the final year of 2037 at which point the special assessment levied will be \$800 for that year. The Board of Directors is granted the authority to adjust these amounts by no more than 10% per annum based upon any new or additional reserve study. In the event the repair and replacement of the infrastructure (piping) is found NOT to be necessary at the end of the 15-year period then the Board of Directors may shift up to 50% of those funds for the repair and replacement of other common elements of the Association. This special assessment was voted on at the annual meeting held on Jan 28 2023 at which a quorum was present and the motion to authorize the special assessment was put to a vote with 116 yav votes and 77 nay votes.

The motion for the special assessment was approved I declare and certify the results of this vote:


 Robbin Boyatt, Secretary, Sierra Country Club

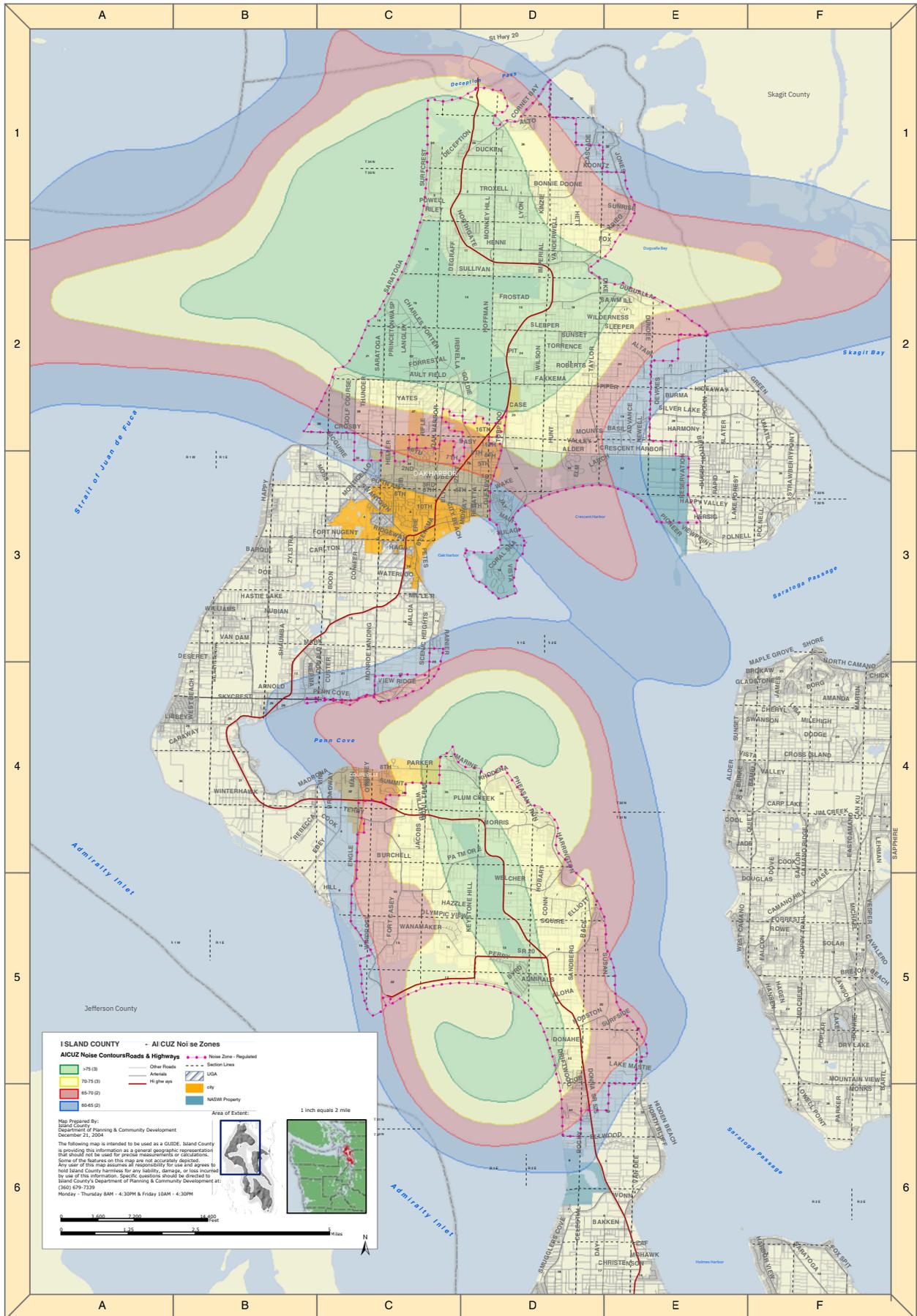

 Date

Year	Assessment Amount:		
2023	\$100.00	2033	\$600.00
2024	\$150.00	2034	\$650.00
2025	\$200.00	2035	\$700.00
2026	\$250.00	2036	\$750.00
2027	\$300.00	2037	\$800.00
2028	\$350.00		
2029	\$400.00		
2030	\$450.00		
2031	\$500.00		
2032	\$550.00		

Total Assessment per platted lot over the 15 years is \$6,750.00

ISLAND COUNTY

AICUZ NOISE ZONES



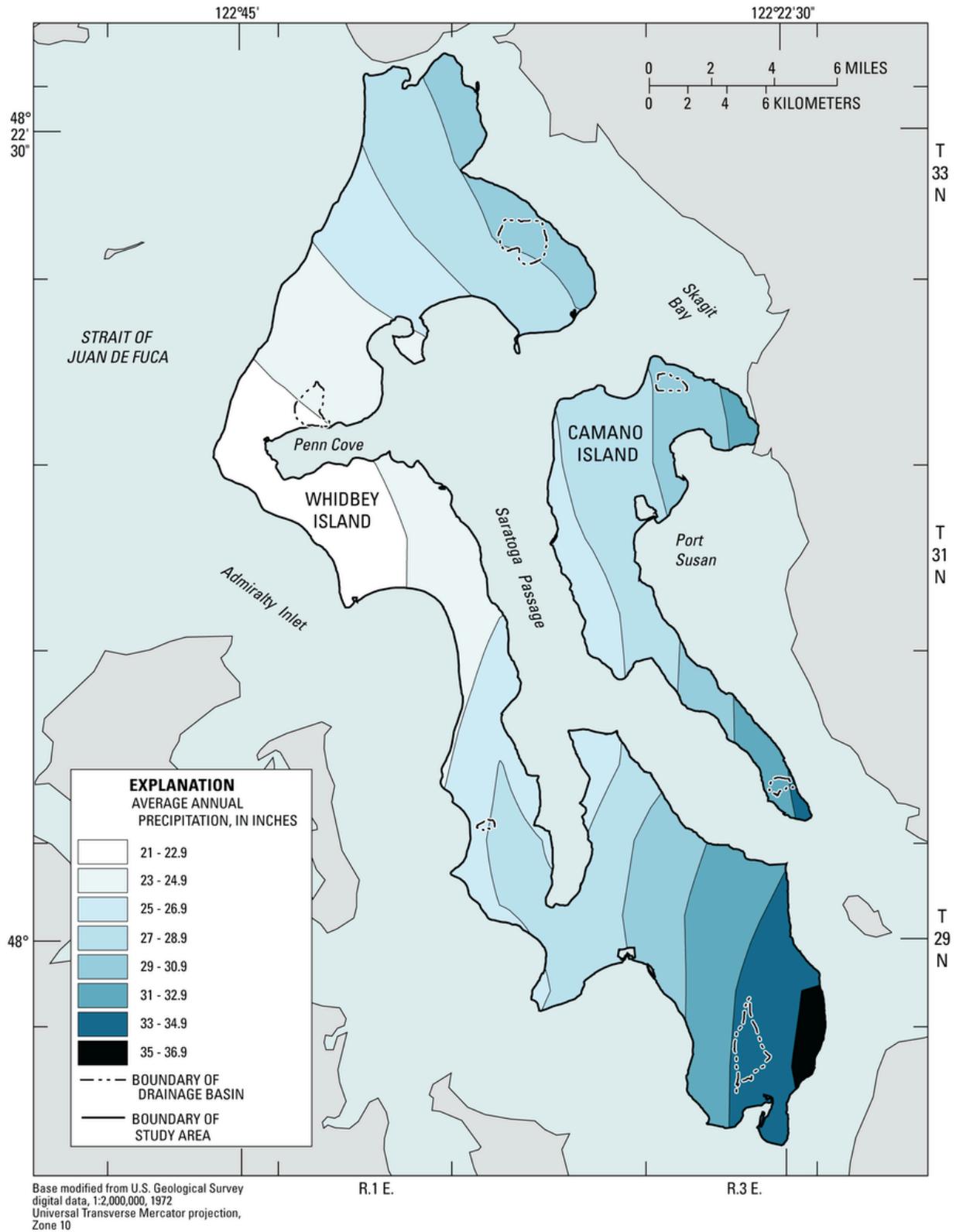


Figure 3. Average annual precipitation on Whidbey and Camano Islands, Island County, Washington. Precipitation values are from gridded values from PRISM (Oregon Climate Services, 1999) for 1961-90.

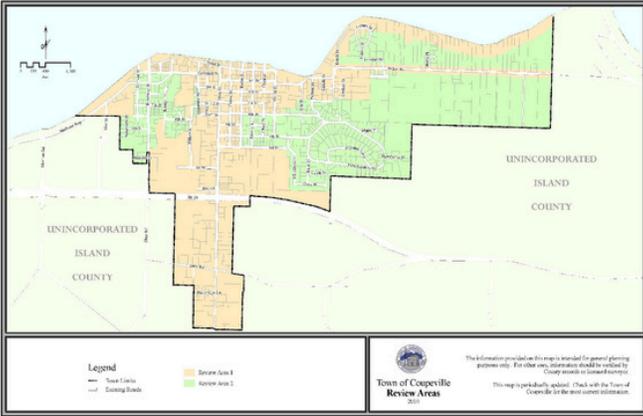
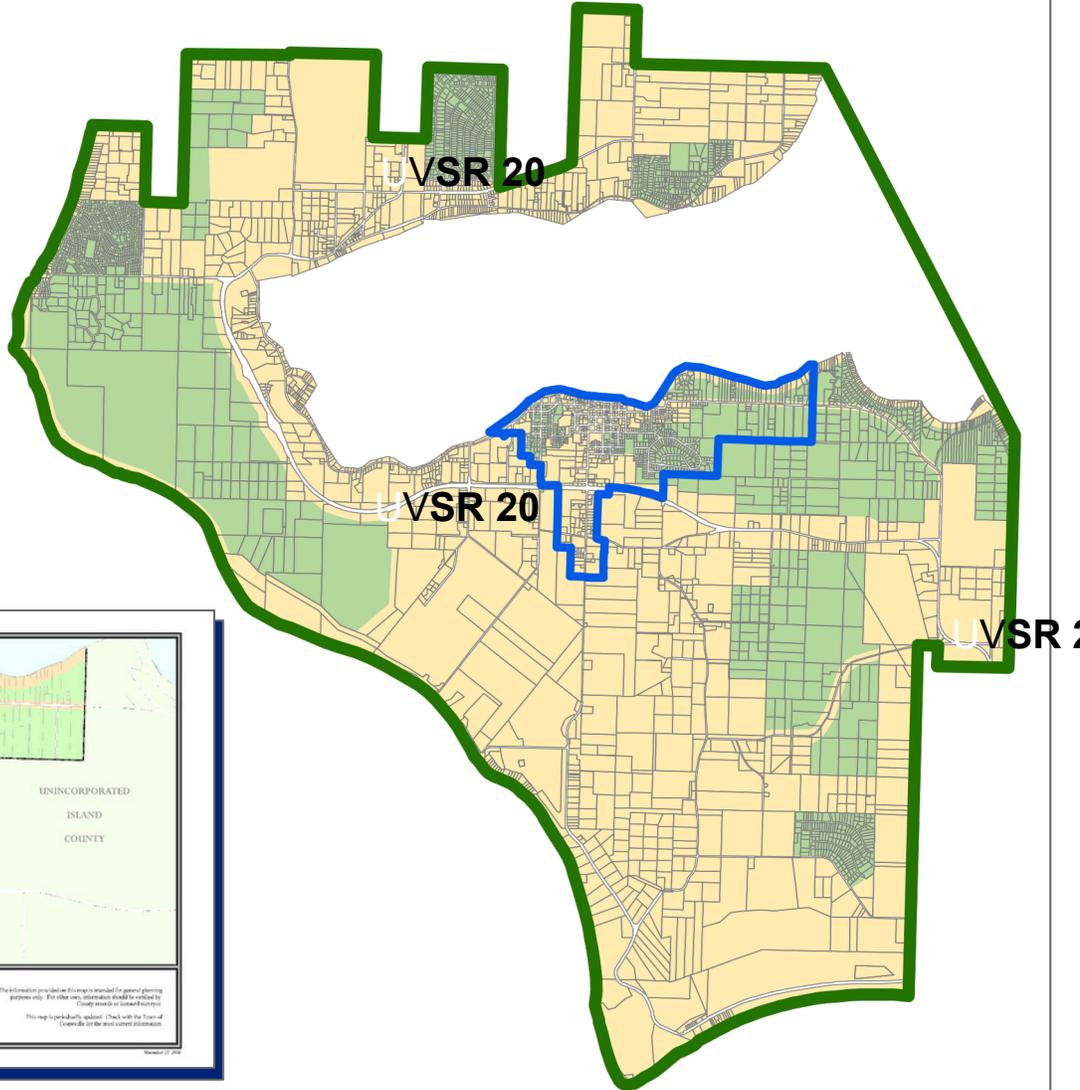
- Legend**
- Review Area 1 Review
 - Area 2 Reserve Boundary
 - Town of Coupeville Limits
 - SR 20

Map Prepared By:
Island County
Department of Planning & Community Development

Adopted October 3, 2011 by Ordinance C-84-11

- Notes:**
- 1) Review Area 1, along the marine shoreline, extends a minimum of 200' landward of the GRW, or a greater distance, as mapped, to follow parcel boundaries or natural features.
 - 2) Review Area 1, along the west side of SR 20, is mapped as 250' from the edge of the right-of-way, or a greater distance, as mapped, to follow parcel boundaries or natural features.
 - 3) Review Area 1, along both sides of Parker Road, extends 75' from the edge of the right-of-way.

0 1,875 3,750 7,500 11,250 15,000 Feet



North Whidbey Trail Map

Legend

Points of Interest

- Public Beach Access
- Boat Ramp
- Public Dock/Marina
- Public Park/Open Space
- Trailhead
- Ferry Terminal
- Kayak Campsite
- Sports Activity Center
- General Point of Interest

Off-Street Routes

- Off-Street Trails
- Low Tide Trails

Other Map Features

- State Routes
- Public Open Space



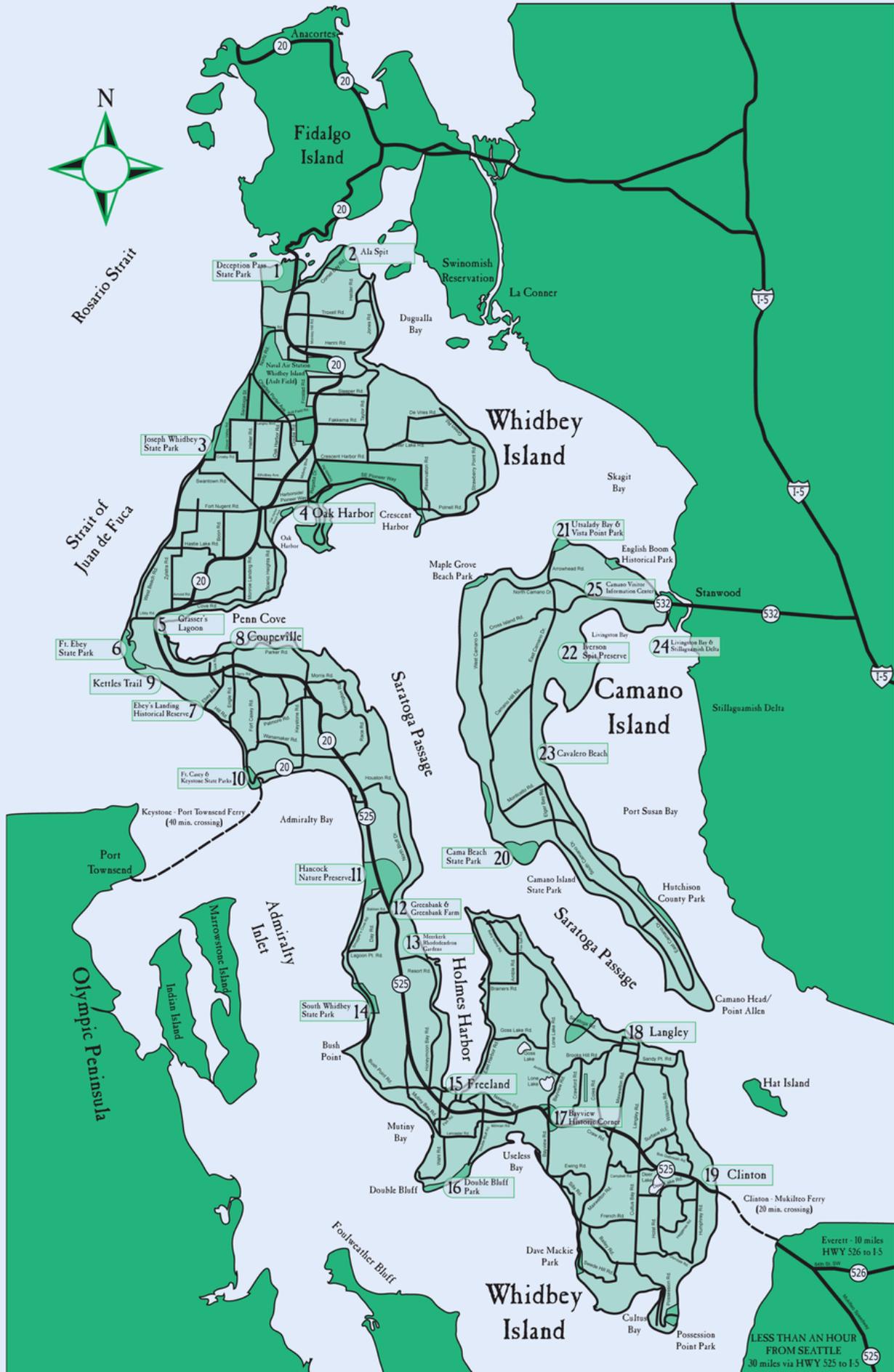
0 0.5 1 Miles

Map Date: Oct. 10, 2006

Map Disclaimer

The information herein is general in nature and does not constitute a detailed map of all existing trails and / or facilities. Due to its general nature, this map may contain spatial and labeling errors.







KRISTEN STAVROS
WINDERMERE WHIDBEY ISLAND

735 LA PALABRA ST
COUPEVILLE



THANK YOU FOR VIEWING OUR PROPERTY!

Thank you to all the agents and potential buyers who viewed this beautiful home. If you're working with an agent, please direct all questions through them and refrain from contacting the listing agent directly. Your agent is here to help you navigate the home buying process and make informed decisions.

We appreciate your interest in our property and wish you the best in your search for your dream home.



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