

Sky Mountain Homeowner's Guide
to the
Covenants, Conditions & Restrictions
(C.C. & R's)

The Sky Mountain neighborhood is a planned view community. The CC&R's which are legally binding upon every homeowner, are our primary source documents for maintaining our neighborhood to a high quality and for protecting our spectacular views of Lake Sammamish and as well as the Cascade Mountains and surrounding territory.

Your Board of Directors, working the association's legal counsel, has developed this guide in an effort to assist you in better understanding many of the terms contained in the CC&R's and their meanings which, in turn, will assist you in fulfilling your personal responsibilities to the neighborhood. We encourage you to be pro-active in containing and controlling all the vegetation on your lot especially your trees.

Terms:

Setbacks – each lot has three (3) setback areas, the front, side and rear areas around your lot boundary lines. The front setback (25feet) is essentially from the sidewalk back 25 feet (your front yard) and extends the FULL width of your lot from side to side. The rear setback (5feet) is the area along your rear boundary and extends the FULL width of your lot. The side setback (5feet) is the area between the front & rear setbacks along your boundary line. Corner lots have a side setback of ten (10feet) along the side with the other street.

Additions to your home – additions require ACC approval. The ACC approval application form is available on www.skymtn.net .

Adjacent – near or close to but not necessarily touching.

Adjoining - next to, connected to or having a common boundary point.

Covenants – the short name for the Conditions, Covenants and Restrictions which govern Sky Mountain. Complete copies of the CC&R's for both Sky Mountain 1 and 2 are listed on www.skymtn.net .

Exposure – having direct access to earthly features (i.e. sunlight, sky), being open, openness .

Exterior Building Changes – any change to the outside of your home i.e. reroof, painting, windows, decks, etc. requires ACC approval. The ACC approval form is available on www.skymtn.net .

Facing – the side of your home which looks towards a particular view or direction.

Low Ground Plantings – plantings which are less than six (6) feet in height. Only low ground plantings shall be permitted to extend nearer to any street within a front setback or street side setback area.

Mass Planting – 2 or more items of vegetation which have grown together and now create a barrier, i.e. 2 trees, 2 bushes, 2 shrubs, etc. or any combination thereof. Note: mass plantings over six (6) in height which are located in a setback area are simply not permitted and must be separated by a minimum of 3 feet. Removal may be necessary or lowering to an agreeable height.

Native Trees – trees which were left behind by the developer but enjoy no special protection and are subject to all sections of the CC&R's.

Plat – the plat is the basic legal layout of our development. Plat maps for Sky Mountain 1 & 2 are located on www.skymtn.net in PDF format. These maps provide you with details on your boundary lines and other pertinent lot information.

Sheds – detached sheds located in your yard away from your home are not permitted. Please contact an ACC member for details on how & where to site a shed on your lot.

Trim – exhibiting neatness, good order, pleasant appearance.

View – the outlook from the windows of your home including your deck /patio area but not from the far corners of your yard.