

After Recording Return To:
 Timberlake Community Club, Inc.
 2880 East Timberlake West Drive
 Shelton, WA 98584-7936

2175064 MASON CO WA

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 TIMBERLAKE COMMUNITY CLUB #170119 Rec Fee: \$207.50 Pages: 5



DOCUMENT TITLE:	Timberlake Community Club Resolution 2022-01
REFERENCE NUMBERS OF RELATED DOCUMENTS:	NIA
GRANTOR	Timberlake Community Club, Inc.
GRANTEES:	Public - residents of the Timberlake Community
LEGAL DESCRIPTION	Timberlake Divisions - 13
ASSESSOR'S PROPERTY TAX,' (PARCEL NO.:	Division 1 - 20018-50-00001 thru 2201 8-50-09162 Division 2 - 2201 7-50-00001 thru 22017-50-00908 Division 3 - 22018-51-00001 thru 2201 8-51-00902 Division 4 - 2201 8-52-00001 thru 22018-52-00061 Division 5 - 22018-53-0000 thru 22018-53 -00903 Division 6 - 22018-54-00001 thru 22018-54-00088 Division 7 - 22017-50-0000 1.thu 22017-50-00104 Division 8 - 22007-51 -00001 thru 22007-51-90933 Division 9 - 22017-51-00001 thru 22017-51-00169 Division 10 - 22017-52-0000] thru 2201 7-52-000 88 Division 11 - 22017-53-00001 thru 22017-53-00900 Division 12 - 22018-55-00001 thru 22018-55-0001 8 Division 13 - 22008-50-00001 thru 22008-50-00900

TIMBERLAKE COMMUNITY CLUB

RESOLUTION NO. 2022-01

(This resolution supersedes Tree Cutting Regulation 97-01)

Tree Cutting

1. **Purpose:** This resolution defines what type of tree cutting is allowed and the process for obtaining tree cutting permits within the Timberlake Community Club properties.
2. **Types of trees typically found in our area:**
 - A. Evergreen(s): Fir, Cedar, Hemlock.
 - B. Deciduous: Alder, Maple.

3. No Cutting of any tree is permitted within 50' of any lake, stream or wetland (at high water line) without an approved Mason County and Timberlake Permit.

4. NEW Residential Construction and undeveloped lots:

- A. As part of the process for new residential construction, the removal of some trees is often needed. In this case, the request to remove trees is part of the Timberlake Building Permit Application/Tree Cutting Courtesy Declaration Package.
- B. Trees that need to be removed will be approved for the following:
 - 1. Residential structures
 - 2. Septic system
 - 3. Drain field
 - 4. Garage
 - 5. Other approved structures and projects
- C. Trees to be removed must be clearly indicated on the Site Plot Plan, which is required for the Building Permit. Trees must be clearly marked on the property, with colored tape visible from the road.
- D. **AFTER** the Timberlake Building Permit/Tree Cutting Courtesy Declaration has been issued the trees can be removed.
- E. **New Residential Construction Tree Conservation:** In order to maintain the rural look of Timberlake, owners must make every attempt to leave 20% of evergreen trees including trees that are 6" in diameter (19" in circumference) measured 3' from base or larger before a Timberlake Tree Cutting Permit will be issued. Any request that will remove more than 80% of evergreen trees on a property requires approval of the TLCC Board of directors.
- F. **All Building Permits and** Tree Cutting Declarations must be posted at the property, or a \$25.00 fine will be applied. If Permits continue to not be posted additional fines will be applied.

5. Established Residences (Removing Evergreen Trees):

- A. There might be a need to remove Evergreen tree(s):
 - 1. Those that are a danger to structures or are diseased.
 - 2. Building a garage
 - 3. Building other approved structures and projects
- B. **Tree Conservation:** In order to maintain the rural look of Timberlake, owners are encouraged to leave the majority of evergreen trees that remain on the property after the initial construction of the residence, including trees that are 6" in diameter (19" in circumference) measured 3' from base or larger, on their property.

- C. Cutting one (1) to three (3) Evergreen Trees, 6" in diameter (19" circumference) measured 3' above grade or larger, **REQUIRES** a Courtesy Timberlake Tree Cutting Declaration. A Declaration is valid for 12 calendar months from date of issue. There is **NO CHARGE** for cutting three (3) trees or less.
- D. Cutting any Evergreen Tree 6" or LESS in diameter (19" in or less in circumference) measured 3' above grade does NOT require a Permit/Declaration.
- E. Cutting four (4) or more Evergreen Trees, 6" in diameter (19" circumference) measured 3' above grade DOES REQUIRE a Tree Cutting Permit. If a permit is not obtained BEFORE cutting a fine of \$400.00 per tree will be applied. A Permit is valid for 12 calendar months from date of issue.
- F. Cutting four (4) or more Evergreen Trees, 6" in diameter (19" circumference) measured 3' above grade or larger requires the following:
 - 1. Completed Tree Cutting Permit Application submitted to Timberlake Office, along with payment of \$20.00 fee.
 - 2. Trees that are NOT OBVIOUSLY dead or diseased MUST have a WA State Arborist evaluation report. The Report MUST be submitted along with the Tree Cutting Permit Application.
 - 3. This form can be found on the Timberlake Web Site, or one can be obtained at the office. NO trees can be cut without an Approved Permit.
 - 4. A Permit is valid for 12 calendar months from date of issue.
- G. **All Building Permits and Tree Cutting** Declarations must be posted at the property, or a \$25.00 fine will be applied. If Permits continue to not be posted additional fines will be applied.

6. New or Established Residences (Removing Deciduous Trees):

- A. Lot owners may want to remove Deciduous tree(s) from their lot for various reasons. Removing these trees may require a Timberlake Tree Cutting Courtesy Declaration at NO Charge.
- B. Cutting Deciduous Tree(s) in any amount that are 6" in diameter (19" circumference) measured 3" from the base or larger does REQUIRE a Tree Cutting Courtesy Declaration or \$25.00 fine will be applied. There is NO CHARGE for this Courtesy Declaration.
- C. Deciduous Tree(s) less than 6" in diameter (19" circumference) measured 3" from the base or less does NOT require a Courtesy Declaration.
- D. **All Building Permits and Tree Cutting Declarations** must be posted at the property, or a \$25.00 fine will be applied. If Permits continue to not be posted additional fines will
- E. be applied.

7. Penalties/Appeals:

A. Penalties:

1. Cutting EVERGREEN Tree(s) without a Timberlake Tree Cutting Permit may result in a fine up to \$1000.00 plus a penalty of \$400.00 for each tree cut.
2. If fines are imposed a Non-Compliance Legal document will be filed with Mason County. The current fees for Non-Compliance and release of Non-Compliance, according to Mason County will be added. The result will be a Member in Not Good Standing with Timberlake. Attorney fees may also apply. Once all fees are paid a Release of Non-Compliance will be filed with mason County.
3. **All Building Permits and Tree Cutting Declarations must be posted at the property, or a \$25.00 fine will be applied. If Permits continue to not be posted additional fines will be applied**


B. Appeals:

1. Any member may appeal a disapproved permit, Tree Cutting Courtesy Declaration or a fine by requesting an appeal hearing in writing.
2. Request for appeal must be submitted within thirty (30) days of the notice of violation.
3. Request must identify the violation and include a brief statement of the reason(s) for seeking the appeal hearing.

8. Severability: If any provision of this Resolution is found to be unlawful, the remainder shall not be affected.

9. Effective Date: The terms of this resolution apply on its effective date, and they apply to all circumstances currently existing as the time of its approval, except when to do so would interfere with previously, vested rights. Previous vested rights are limited to those matters and conditions that were properly approved by Timberlake as required; and in compliance with all relevant Timberlake Restrictive Covenants and other Rules at the time of their approval, if any approval was required, and subsequently, as those Rules have existed over time.

THIS RESOLUTION was adopted by the Timberlake Community Club Board of Directors this 01 day of 13, 2022.



President, Board of Directors



Secretary, Board of Directors

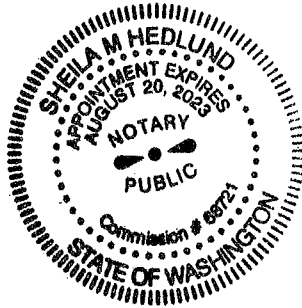
STATE OF WASHINGTON)

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COUNTY OF MASON)

On this 13th day of January, 2022, personally appeared before me, Lynwood David, personally known to me to be the President of Timberlake Community Club, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

Witness my hand and official seal affixed the day and year first above written.



Sheila M. Hedlund

PRINT NAME: Sheila M. Hedlund

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, residing at Shelton

My commission expires: 08-20-2023

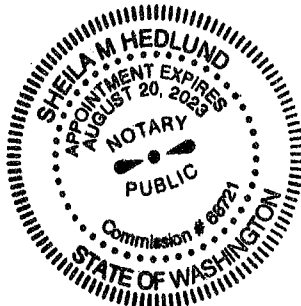
STATE OF WASHINGTON)

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COUNTY OF MASON)

On this 13th day of January, 2022, personally appeared before me, Jerry Hubbard, personally known to me to be the President of Timberlake Community Club, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

Witness my hand and official seal affixed the day and year first above written.



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My commission expires: 08-20-2023