

Thank you for the submissions of proposed rule updates. Please note that updates submitted that were either already existing rules or conflicted with county, state, or federal regulations were excluded. Current rules can be seen [here](#).

The Board of Trustees will host an open meeting to hear comments on the following changes on Wednesday, November 13th at 6pm at the clubhouse.

Summary of Proposed Change

Citation	Change	Reason for Change
II. Administration		
II.1	Removed specification of “and marina slip fees”. Add approval process for 12 monthly installment payment option.	This is specified in section XIII. Marina part 10.b. To reference current accounting process.
II.2	Removed.	The section defined a process now handled through the collections process executed by the association’s attorney.
II.3	Added “or attorney”	To accurately reference collection process.
II.4	Removed reference to interest.	To accurately reference collection process.
II.9	Replaced “\$25” with “fee”.	To accurately reference collection process.
II.14	Added “or contractors” and submission process.	Clarified process for submitting complaints regarding association and contractors.
II Enforcement 1-5	Updated reference to collection policy. Removed 2-5.	To accurately reference collection process.
VII. Animals		
VII. 2	Change “dogs not allowed in the park” to “Dogs must be always leashed in all CBHA parks. Pet waste must be picked up and disposed of properly”.	To align with community requests associated with creating a family-friendly environment.
VII.8	New add: Fowl: Up to 3 female chickens are permitted when kept in accordance with Thurston County regulations. No roosters are permitted. Chicken must be caged in private back yards and cannot be free ranging. No other fowl (geese, ducks, peacocks, etc.) are permitted.	To align with community requests associated with allowing self-sustaining lifestyle.

VII. 9	New add: Per Washington State Fish and Wildlife guidance, no feeding of wildlife is permitted.	To align with community concerns around the impact of wildlife feeding.
XI. Community Recreation Areas		
XI.5	Updated to reflect upcoming updates to the dog park. “All residents of CBHA in good standing are eligible to use the off-leash dog park. Effective January 1, 2025 dog park access is granted upon completion of the Carlyon Beach Off-Leash Dog Park Application and payment of the \$20 key fee. All off-leash dog park users must adhere to the CBHA Usage Guidelines and Dog Park Rules (available in the CBHA office).	To align with recent work within the Parks Committee and decision by the board to manage the off-leash dog park.
XII. Clubhouse		
XII.2c	Pricing updated to reflect current clubhouse pricing.	To align with updates from the 2023-2024 board and Parks Committee.
XII.5a	Added rule regarding time for set up and clean up.	To align with updates from the 2023-2024 board and Parks Committee.
XII.5b	Updated \$150 to \$300 for refundable damage deposit for clubhouse rental.	To align with updates from the 2023-2024 board and Parks Committee.
XIII. Marina		
New paragraph XIII.7	<ol style="list-style-type: none"> 1. Added: The following actions are prohibited within the marina: <ol style="list-style-type: none"> 1. Vessel Maintenance 2. Pressure Washing of Vessels 3. Bottom Cleaning 	To align with terms of the Marina lease with the Washington State Department of Natural Resources and protect the environment.

	<ol style="list-style-type: none"> 4. Mechanical devices or scraping 5. Discharge of any bilge, oil fuel or antifreeze 6. Refueling 7. Vessel cleaning, painting, or refinishing 8. Dock Boxes 9. Hazardous materials or waste 10. Pet waste 	
XIII.7 (now 8)	Added: “Storage of fuel tanks, petroleum products, hydraulic fluid, machinery coolants, lubricants and chemicals not in use in locations above the water service is not permitted.”	To align with terms of the Marina lease with the Washington State Department of Natural Resources and protect the environment.
XIII.8 (now 9)	Added: “If pressure washing or cleaning any equipment, machinery, or floating or fixed structures, extreme care must be used to avoid scouring the substrate and damaging any aquatic land and vegetation.”	To align with terms of the Marina lease with the Washington State Department of Natural Resources and protect the environment.
XIII.10a	Added: “Moorage or anchorage of vessels in water shallower than seven (7) feet at the extreme low water is not permitted. No vessel shall come in contact with underlying bed lands (commonly referred to as “grounding out”) at any time.	To align with terms of the Marina lease with the Washington State Department of Natural Resources and protect the environment.
XIII.10b	Added “with a board or manager approved payment plan.”	To reference current accounting process.
XVI. Building & Construction		

Definitions	Added: Accessory Dwelling Unit Impervious Surfaces Structure Temporary Structures View	To add clarity.
XVI.A3	Added: Minimum square footage for new construction and manufactured home to be 400 square feet.	To align with Thurston County code. Moved into own paragraph for clarity.
XVI.A8	New: “Pursuant to Thurston County code, any accessory dwelling unit (ADU) must conform to the size limit of no more than two dwelling units per acre. Additionally, accessory dwelling units must have water and sanitation. A certificate of water availability (COWA) is required, even if building permit is not required.	To align with Thurston County code.
XVI.A10	Update to include side and back yards facing a street.	To align with Thurston County code.
XVI.B2	Height Requirements & Variance update to read: “A variance may be granted on a case-by-case basis for any height above the 16 foot height requirement of a 1 story home.”	To align with Thurston County code.
XVI.D4g	Added: “... or existing yellow headed survey with pins...”	Allowing use of existing survey if yellow headed pins are present.

For those interested in a Zoom option:
<https://us06web.zoom.us/j/89863706906?pwd=wX4nr0b6xnogt8LBefql317J0tqtRs.1>

Meeting ID: 898 6370 6906
Passcode: 694263