

June 9, 2021

Steve & Paula Thomas
3486 Timothy Way – Lot 10
Camano Island, WA 98282

To: Kathi Harvey, Chairperson of the BMA Building and Landscape Committee (BLC)
Ron Louviere, in the capacity as a Brutus Maintenance Association Board Director
Larry Ringstad, Brutus Maintenance Association President

RE: BLC Submission of Lot 10 Plans – Deck and Portico Project

Dear Kathi, Ron, and Larry,

Per our previous correspondence dated January 21, 2021 and on May 25th regarding Lot 10's intentions to submit project plans to the BMA Building and Landscape Committee (BLC) post approval and sign off from Island County, we have the Permit process phase complete and received project approval from Island County. This letter will serve as Lot 10's formal request to the BLC and Board President for review and approval of Lot 10's deck remodel and Portico project in conformance with the Brutus CC & R's and Bylaws. As requested, included is the scope description, drawings and plans for the project in accordance with the BMA BLC process for structural add ons for review.

Project Scope Description according to the CC & R's:

The new deck structure will remain in the same footprint of the existing deck, and will not be altered as a result of the new added roof structure (the Portico)

CC&R 6.1

- Island County Permit number – 21-0787

CC&R 6.2 – Per harmony of external design with existing structure and colors, the deck and Portico will conform to current colors and consistency.

Building Materials:

- The Current wood deck will be in harmony with current deck construction, wood will be replaced with 100% PVC, grey in color similar to current deck color
- The wood railings will be replaced with metal with standard tops and horizontal slats
- The Portico roof will match existing roof material & color
- New gutters will match same material and white color
- Load bearing beams and columns will be standard steel and wood and same color as current structures on Lot 10.

CC&R 6.5 - Height Control Point

- The Portico roof will be under the existing roofline which conforms to the established and current 17' control point.

CC&R 6.7

- Roofing - Portico roof material will be same as existing asphalt roof material and color.

CC&R 7.0

- No changes to existing landscaping

Licensed WA Contractor: Joe Myers Construction Inc. 4418 128th PL SE Everett, WA,

- All inspections will be performed in accordance with Island County requirements

Due diligence and studies were provided by the following Engineering firms:

- Strobl Design, LLC
- GeoTechnical Engineers

Site Drawings: See attached from Strobl Design, LLC

In summary, we expect that Lot 10's request be evaluated based on the CC& R's as the CC&R's set forth processes which are designed to promote impartial decision making based on the criteria set forth in the document. One clear intention of the CC&R's is to avoid arbitrary decisions so that members have reliable guidance when making property plans. Also notable, this does not include notifying all the members before a decision is made, and request that our submission not be shared outside the decision-making process and decision committee.

Please acknowledge receipt and thank you in advance for your time and consideration of Lot 10's formal request. Let us know if there are any open issues requiring further clarification.

Respectfully,

Steve & Paula Thomas, on behalf of Lot 10