



**Board of Directors
Policy Statement**

Policy: Trees and Views Policy – Definition and Dispute Resolution	Citation Reference: CC&Rs Section 5.10
Date of Execution: TBD	Effective Date: TBD

Purpose:	<p>The purpose of this Policy is to provide a definition of “views” as stated in the governing documents so that the Architectural and Design Covenants ensure the continued integrity and dedication to quality living in Lacamas Shores.</p> <p>This policy shall provide the criteria for the Membership and the Homeowners Association to comply with the CC&Rs.</p>
Background:	<p>After considerable research and discussion, the Board has resolved to create a policy which clarifies a statement in section 5.10 of the CC&R’s.</p> <p>The Board reviewed the criteria for the word “view” as used by the Clark County Assessor’s Office to demonstrate a practical use for defining a view. The Assessor’s documented criterion determine the quality and quantity of a view in calculating the taxable basis for each property. In 2017, the following are the Assessor’s definitions and values assigned to each category of view.¹</p> <ul style="list-style-type: none"> • Limited – tunnel vision, high obstruction, unable to see distant object with clarity - \$15,000; • Fair – narrow degree of vision, obstruction/intermittent view, unable to see distant objects with clarity - \$30,000; • Average – degree of vision neither narrow or expansive, some obstruction typical, distant objects can be seen with focus/clarity - \$45,000; • Good – expansive degree of vision, very little obstruction, distant objects seen with focus/clarity - \$75,000; • Excellent – expansive/panoramic degree of vision, no obstruction, distant objects are focused/clearly definable - \$100,000.

¹ See Appendix A – June 27, 2017 Email from Justin Soth of the County Assessor’s Office to LS HOA Board Member and Vice President Tom Kelly

Policy:	<p>In section 5.10 of the CC&R's, the Board interprets the word "view" to include "a broad line of sight over the height of each lot's structure".</p> <p>This Policy supersedes all prior policies relating to Trees and Views.</p>
Procedures:	<p>In a dispute between Association Members regarding their lots, the Board will follow this dispute resolution process:</p> <ol style="list-style-type: none"> <li data-bbox="493 464 954 495">1. Member-to-Member Discussion. <p data-bbox="537 531 1390 632">The Board encourages members to speak with other members whom they believe have lots with landscaping (trees, shrubs, etc.) that block their view.</p> <ol style="list-style-type: none"> <li data-bbox="493 667 1182 699">2. Board-Facilitated Member-to-Member Discussion. <p data-bbox="537 735 1370 867">The Board will work with any member to try and establish a Member-to-Member meeting. While the Board will not take sides nor settle disputes, when requested, it will make an effort to facilitate civil conversation and help seek constructive solutions.</p> <ol style="list-style-type: none"> <li data-bbox="493 903 959 934">3. Member-to-Member Civil Action. <p data-bbox="537 970 1338 1068">If a member feels that a resolution is not achievable via discussion, the member has rights to pursue civil remedies to achieve compliance with the CC&Rs and the Board's Policies.</p>

APPENDIX A

From: Soth, Justin <Justin.Soth@clark.wa.gov>
To: Tomkellyevi <Tomkellyevi@aol.com>
Cc: Cnty Assessor General Delivery <assessor@clark.wa.gov>
Sent: Tue, Jun 27, 2017 9:42 am
Subject: RE: Determining values of view

Mr. Kelly,

In response to your request for information relevant to view premium coding, view is a land attribute which requires some judgement, and is therefore, by nature, subjective. To ensure consistent and equitable application amongst homogeneous properties, the following guideline information has been gathered to help define what would be expected from each view type:

- Limited – tunnel vision, high obstruction, unable to see distant object with clarity
- Fair – narrow degree of vision, obstruction/intermittent view, unable to see distant objects with clarity
- Average – degree of vision neither narrow or expansive, some obstruction typical, distant objects can be seen with focus/clarity
- Good – expansive degree of vision, very little obstruction, distant objects seen with focus/clarity
- Excellent – expansive/panoramic degree of vision, no obstruction, distant objects are focused/clearly definable

The monetary impact attributed to each “level” of view is applied by neighborhood to allow properties with similar influences to be studied and valued equitably. For instance, the market extrapolated value attribute of an average view in Neighborhood 0022 (Columbia River) may be significantly different than the market indicated premium for average view property in your neighborhood.

Current value assignments to each “level” listed above are as follows in the Lacamas Lake region:

- Limited – \$15,000
- Fair – \$30,000
- Average – \$45,000
- Good – \$75,000
- Excellent – \$100,000

Sincerely,

Justin Soth
Residential Appraiser IV
Clark County Assessor’s Office
1300 Franklin St, 2nd Floor
Vancouver WA 98666
(360) 397-2391 x4633

From: Thomas Kelly [<mailto:tomkellyevi@aol.com>]

Sent: Thursday, June 22, 2017 4:49 PM

To: Cnty Assessor General Delivery

Subject: Determining values of view

Please provide the criteria/categories to which a property is assessed when the view is excellent, fair, poor, etc. The question revolves around residential property that may front a shoreline, have a view of a lake or river, have only a territorial view, or only a neighbor's house or street. What are the relative values, such as a percent, of each to the basic value of the property for a lot of the same size and neighborhood with only the views as the variable.

Thank you,

Tom Kelly,
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Camas, WA 98607
tomkellyevi@aol.com
360-833-2412

This e-mail and related attachments and any response may be subject to public disclosure under state law.