

**SAFARI ASSOCIATION OF ILWACO**  
**RULES FOR SITE IMPROVEMENTS OF ON-SITE STRUCTURES**  
**REVISION DATE: AUGUST 2023**

**General Rules:** Being a member in Safari Association of Ilwaco constitutes your agreement to adhere to the following rules and regulations established by the Association.

0.1 These rules supersede all previously approved site improvement rules. They apply to all projects approved after revision date shown. A completed Site Improvement Permit (SIP) Form is required for all construction or remodeling, including moving a structure or an RV from one site to another. They also include changes to any utilities whether above ground or underground. Site Improvements completed prior to this revision shown are to be considered “grandfathered” and allowed to stand until such time as they are replaced or have structural alterations/major repairs made.

0.2 Existing structures and improvements, which do not comply with these rules, do not set a precedent for others to not comply with these rules. All replacement structures or upgrades to existing structures must comply with current site improvement rules. "**Grandfathering**" does not apply to replacement structures or upgrades.

0.3 Any member hiring a contractor has the responsibility of making certain that the contractor is aware of and complies with these rules and escorts them while in the park when doing any building and/or remodeling. Contractors who have shown disregard for Safari rules will be barred from performing work in the park.

0.4 The Board of Directors will evaluate requests for building or remodeling on an individual basis and may grant exceptions to the Safari rules if it finds circumstances warrant such exceptions. The Board cannot grant exemptions to Pacific County rules and ordinances.

0.5 In some cases, the project may need to have a Pacific County building permit in addition to the Safari Site Improvement permit. These permits may be obtained at the Pacific County Community Development office, 7013 Sandridge Rd. When obtained, a copy of these permits must be turned into the office before the SIP will be approved. When the project is completed a copy of the signed final inspection report/certificate of occupancy must be turned into the office.

0.6 All existing construction that does not conform to these rules is the responsibility of the member and must be disclosed to buyers prior to a sales agreement being finalized. If the new owner leaves the non-conforming construction in place, they must disclose it to the subsequent buyers prior to any future sales agreement being finalized. The board reserves the right to inspect all properties prior to sale to ensure that all non-conforming construction is listed and that the buyers are aware of these items.

0.7 Only RVs that can be legally licensed as RVs, or legally identified park model trailers, may be parked and occupied on member sites. All RVs permanently sited on a lot must have been approved using a SIP. RVs in the park for more than 7 days but not permanently sited must have a Seasonal RV permit.

0.8 Types of structures not included in these rules are not permitted in Safari.

**0.9 Permission to Build:** Before any shed, RV covers, decks, fences, patios, or any other type of structures are built, a member must submit to the Board the following:

1. A Site Improvement Permit Form, which must be signed by three members of the Board of Directors before approval is granted. Site Improvement Permit Forms are available at the Association office, from a Board member, or from the association's web site.
2. Payment of \$30 for processing the SIP. This fee is refundable if the permit is denied. If the member cancels the permit, the fee is not refundable.
3. A drawing of the proposed construction, showing enough detail to determine that standard building practices and Association Building Rules requirements will be met. Information on drawings must include:
  - a. Placement on the site, showing distances from boundaries, roads, water and electrical connections, and existing structures and RVs.
  - b. Location and dimensions of any existing structures.
  - c. Dimensions (height, width, length) of proposed structure and types of materials to be used.
  - d. Dimensions of any RV to be sited.

0.10 Construction described on a Site Improvement Permit form must be completed within one year from the date of approval, or a member must submit a new SIP Form before construction may resume. SIPs cannot be extended. A project will not be considered complete until the Board conducts a final inspection and signs off on the Permit Form.

0.11 No construction shall be permitted beyond Association approved rules or plan drawings. All changes and modifications must be pre-approved by the Board. Any variations granted must be in writing and attached to the SIP form. Violations shall result in immediate work stoppage.

0.12 Any member building without prior approval will be directed to stop work on the structure and to request approval before beginning again in addition to the penalties outlined in the bylaws.

0.13 Any person denied permission to build may appeal to the Board at the next Board meeting.

0.14 A copy of any approved and completed Permit Form will be forwarded to the Secretary to be filed in the member's file.

0.15 Board members approving the application will check during and after construction to assure that the approved plan is followed.

0.16 A Site Improvement Permit may only apply to a single lot. If a project spans lots, a separate SIP is needed for each lot.

**0.99 Definitions:**

RV	A recreational vehicle certified by the RVIA and having no more than 400 square feet in the interior. RVs include park models, destination trailers, motorhomes, travel trailers, and fifth wheel trailers. It does not include mobile homes and manufactured homes.
Setback	A setback is a space usually between a structure and a boundary, road, or other structure that must have clear access. No structure is permitted in the setback space. When measuring a building for a setback, use the closest point from the wall of building to the nearby structure, boundary, or road. Do not include the eaves.
Plumbing	Plumbing includes water and sewer connections.
Removeable Period	Park model or park trailers, which require a heavy-duty truck or semi to tow, must be capable of being removed from the site within 48 hours. All other RVs, which are self-propelled or require a light-duty truck to transport, must be capable of being removed from the site within 4 hours. This will be represented as "4/48" in the rules below.
Grandfathered	A structure that existed before this agreement was negotiated and can continue to exist even though it does not conform to this agreement.
Road Boundaries	In Phase I, the roadway boundary is ten (10) feet from the center of the road. In Phase II, the roadway boundary is the front marker pin. Fencing and RVs must meet setback requirements of 5 feet. Perimeter (southwest) from 4 <sup>th</sup> Street past the western corner lot 8091, the roadway boundary is 5 feet out from the front corner marker pin.

Measurements	RVs with slide outs (tip outs, bay windows, etc.) shall be measured with their slides fully extended, for boundary and setback compliance purposes, from the farthest protrusion from the RV to the site boundary line or other structure.
Decks	Decks are defined as structures, usually made of wood, designed to stand from several inches to several feet above the ground. In Safari RV Park, the placement of decks is limited to being adjacent to an RV and in no way connected to the RV.
Non-Structural	Examples of non-structural repairs include replacing roofs, siding, windows and doors. These do not change the underlying structure of the building.

### 01. Allowed New Structures:

**Note: all items in this section require at least a Safari Site Improvement Permit. Those marked with a © are Pacific County requirements.**

#### 01.1 RVs:

Any type of RV that is defined above is allowed in Safari according to the rules below.

- a) The RV shall be capable of being transported within 4 hours if able to be towed by a light duty truck, or within 48 hours if a vehicle trip permit is required from the WSDOT and/or must be towed by a heavy-duty truck or semi. ©
- b) RVs permanently installed on a site do not need to be currently licensed. All others must have a current license. ©
- c) Destination Trailers and park models may have their towing tongues removed provided they are stored under the RV and are able to be reconnected within the time period in item a) above. All other trailers must have their tongues attached to meet the 4/48 requirements. ©
- d) Tires and axles must not be removed from any RVs. ©
- e) RVs may be sited on blocks provided that the blocks are not permanent and can be easily removed as a part of the 4/48 requirement. ©
- f) Skirting, if installed, shall be temporary in nature and be easily removed within a 4/48-hour time frame. © Skirting requires a Safari Site Improvement Permit
- g) Utilities (water, power, sewer, cable TV) for RVs may be permanently connected between the site and RV, but the connections must be easily removed if the RV is required to move. For water & sewer connections, PVC type connections that can be cut satisfy this requirement. For power, direct connection is permitted. ©

- h) There shall be a minimum of eight (8) feet between RVs and each RV shall be at least five (5) feet from any structure, public road or walkway. (Bylaws, Article IX, Section 2)
- i) Two RVs may be temporarily sited on a lot provided that all setbacks are met, there is 8 feet between the RVs at the closest point, and there are proper utility connections for the units. The second RV may remain for a period not to exceed 7 consecutive days and not exceed 30 days in any one calendar year. ©
- j) Park models and RVs that are going to be placed in the park on a permanent or semi-permanent basis must be approved by the board using a Site Improvement Permit form or a Seasonal RV Permit. Pictures of the proposed RV/park model and a map to scale showing the location of the RV/park model, utilities, and all other structures on the lot must be included.
- k) RVs in the park more than 7 days require a Safari Seasonal RV permit.
- l) If water connections are made using a hose, the hose cannot be buried in the ground.
- m) All Safari sites with the exception of a few in phase I, are provided with 100 amp 240 volt AC power. Sites may not exceed amperage above this amount.
- n) Park Models cannot exceed 400 square feet nor 16 feet to the highest point on the roof.
- o) Skirting that uses wood, must use cedar or pressure treated wood must be used within three (3) inches of the ground. If using metal, it must be non-corrosive.
- p) Skirting must be vented one square foot of vent for every 150 square feet of area.

**01.2 Decks:**

A county building permit is not needed for a deck if ALL these conditions are met.

- a) The deck is less than 30 inches in height. ©
- b) The deck is 200 square feet or less in area. ©
- c) There is no plumbing on the deck. ©
- d) There is no roof over any portion of the deck. ©
- e) There are no walls on the deck. ©
- f) The deck is not attached in any way to the RV. The RVs must remain “readily movable.” ©
- g) The deck meets the 5’ setback requirements from any boundary or road. ©

Decks that do not meet all the above conditions will require a county building permit and the Safari Site Improvement Permit. Additionally, Safari requires that:

- h) The placement of decks is limited to being adjacent to the RV.
- i) The surface of a deck may not exceed ten (10) feet in width, including supports and filler (the space between deck, supports and RV), and provided that boundary setbacks are met, and sufficient off-street parking space is maintained.
- j) A deck in Safari, including porches and landings, may be multiple decks not to exceed a total of 400 Sq.Ft. If the total of all the decks is over 200 Sq.Ft., a Pacific County Building Permit is also required.

**01.3 Enclosing or roofing** all or a portion of a deck (Safari rooms):

- a) To enclose or put a roof over a deck requires a county building permit. ©
- b) The structure must be designed to allow the RV to be removed within the 4/48-hour time period. The RVs must remain “readily movable.” ©
- c) Any new construction must meet all County codes for construction, occupancy, fire, and life safety. ©
- d) The deck, walls, and roof must not be attached to the RV in any way. ©
- e) All setbacks must be met. ©
- f) Eaves may not exceed 18 inches from the wall or supports.

**01.4 RV covers:**

- a) All RV covers require a county building permit. ©
- b) Covers may not in any way be attached to the RV. The RVs must remain “readily movable.” ©
- c) If a design is chosen that is not within the existing county standards, an engineering review may be required at the county’s option and member’s expense. ©
- d) All new construction must meet all County codes for construction, occupancy, fire, and life safety. ©
- e) All setbacks must also be met. ©
- f) RV Covers must have at least a six-inch clearance from the top of the RV to the ceiling of the enclosure so that the RV can be removed if needed.
- g) Members can park their boat and/or vehicles under an existing RV cover only when the RV is not there.
- h) Covers cannot be modified to accommodate a boat or non-RV vehicle.
- i) RV Covers may not have siding.

**01.5 Sheds:**

- a) One shed that is 120 square feet or less, does not exceed 10’ in height at the highest point (apex of the roof), and has no plumbing may be erected without a county building permit. ©

- b) A second shed or any shed with plumbing, requires a county building permit. ©
- c) No shed may exceed 10 feet high or 120 sq. ft. in area in Safari unless board approved.
- d) All sheds must not be on any kind of permanent foundation or otherwise affixed to the ground but must be movable. ©
- e) Prefabricated plastic sheds must be secured to the ground and are allowable only when a SIP Form has been approved.
- f) Walls on sheds may not exceed eight (8) feet in height.
- g) Maximum of twelve (12) inch overhangs for eaves.
- h) Recommended 4/12 pitch for the roof, not to exceed 10 feet at peak of ridge.
- i) If sheds are made of metal, the metal must be powder coated or have some form of rust protection.
- j) Eaves may not exceed 18 inches from the supporting wall.

**01.6 Porches:**

~~An uncovered, unenclosed porch requires a county building permit. ©~~

**01.7 Lean-tos:**

Lean-tos are not permitted in Safari

**01.8 Patio Covers**

Patio covers are not permitted in Safari.

**01.9 Gazebos:**

- a) Gazebos are allowed in Safari and cannot exceed 120 sq ft and cannot be over 10' in height.
- b) Gazebos must meet all setbacks.
- c) Gazebos cannot be secured to the ground, deck or any other structure with tent pegs, screws, nails or any other permanent means of securing.
- d) The unit must be readily moveable. It can be held down with sandbags, buckets filled with water, sand etc. A rope or tie down could be attached to the sandbags or bucket which is not permanently secured in any other manner.
- e) The gazebo must have one side open but may have lattice screening on the others.
- f) The gazebo must not have any electricity or plumbing.
- g) The gazebo can be erected only in lieu of the second shed on a lot.
- h) The gazebo requires a Safari Site Improvement permit.

**02. “Grandfathered” Structures:** The structures in Safari as of August 29, 2022, will be allowed to remain as is and if necessary, have minor, non-structural repairs made. Any construction beyond minor non-structural repairs to these structures will be treated as new construction and must follow the rules for new construction. If these structures are replaced or the structure altered, then they must meet the guidelines above as if they were new structures. Safari will create an inventory list of the non-conforming structures in the park as of the date above. Non-conforming structures not in the inventory are not “grandfathered” in. ©

**03. Fences:**

- 03.1 Fences are to be placed not less than five (5) feet from any road boundaries, and inside any site boundary.
- 03.2 No fence, whether wood, vinyl, metal, or shrubbery, shall exceed six (6) feet in height, measured from the ground to the top. Fencing within 10 feet of the road may not exceed 3 feet in height.
- 03.3 Fences around corner sites are limited to three (3) feet in height on any sides facing any road.
- 03.4 Fences are not allowed across the front of a site along the edge of the road.
- 03.5 The Board may approve privacy fences across the front of a lot if they are set back twenty (20) feet from any road boundary.
- 03.6 Concrete may be used to set fence posts.

**04. Landscaping:**

- 04.1 Plants and shrubs must be planted no less than two (2) feet from site boundaries. Trees must be planted no less than four (4) feet from site boundaries and pathways.
- 04.2 Gravel may be added to sites to fill low spots. However, the level of the sites may not be raised above the level of the roads, which would cause water to accumulate on the surface of the roads. If possible, sites should be sloped towards the closest drainage area.
- 04.3 No trees over three (3) inches in diameter may be cut or removed by any person from his/her site without written approval of at least two (2) members of the Board. A fine of \$500 will result if a tree is cut down without this approval (Bylaws, Article IX, Section 8).
- 04.4 Trees and shrubs must be kept pruned so as not to infringe on adjacent sites or roads.
- 04.5 Members may add gravel to their site without a SIP. However, the gravel must be raked so that water does not flow from the lot onto the street, a neighboring lot, or any common area.

**05. Lagoons:**

- 05.1 There is to be no filling of the lagoons.
- 05.2 Bulkheads, retaining walls, and abutments are subject to the SIP process and must be approved by the Board.



05.3 If the proposed construction is touching the water in a lagoon at any point or part of the bank, a permit from the US Army Corps of Engineers must also be obtained and a copy of that USACE permit filed with the Safari SIP.

**06. Walkways:**

06.1 Freestanding walkways may not be raised more than six (6) inches above the ground and are subject to Board approval.

**07. Miscellaneous:**

- 07.1 Utilities: Any changes to utilities (Electric, water, sewer, cable) must be approved on a SIP form.
- 07.2 Electrical Work: All wiring must be done in accordance with standard building practices and relevant electrical codes, whether performed by a professional electrician or by a member.
- 07.3 Antennas: Prior to installation, the Board must approve ham radio and CB towers, etc.
- 07.4 Stoves, Fire, Pits and Barbeques: Fires must be kept at least ten (10) feet from vehicles, RVs and sheds, and away from trees and low hanging branches. All fires must be built on at least six (6) inches of sand or contained in a fire containment device. Concrete slabs may be used as a foundation, not to exceed 6 x 6 feet by four (4) inches in dimension. **ALL STOVES AND FIREPLACES MUST COMPLY WITH PACIFIC COUNTY FIRE CODES.**
- 07.5 Hot Tubs: The Board has allowed Hot Tubs with proper notification to the Board using a SIP form. The 5-foot setback requirement must be met, and the Hot Tub must not block the RV from being moved to meet the requirements of section 01.1 a) above. Members will assume all responsibility and liabilities for their construction and use.
- 07.6 Cleanup: All construction debris must be removed from a site within fifteen (15) days of project completion and cannot be placed in Association garbage containers unless prior arrangements have been made.

Violation of the above rules may incur fines and other costs and may result in suspension or loss of membership. Violations of county code will be handled by Pacific County.

I hereby certify that I have read the above Site Improvement Rules:

_____	_____
Printed Name	Signature
_____	_____
Printed Name	Signature

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Printed Name

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Signature

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Printed Name

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Signature

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Date