

Construction Committee Procedure for Improvements.

OYC Bylaws Section on Construction

Section 11.6 Construction

Any new floating home, tender or other accessory building construction, and all improvements, renovations, and additions that affect the exterior dimensions of structures or floats shall be subject to approval by the Board. A shareholder wishing to make such improvements to his/her floating home must make written application to the Board prior to beginning construction.

The application is to be given to the Commodore at least two (2) weeks prior to the next regular Board meeting so that the Construction Review Committee can review it for adherence to Bylaws. The application must contain a clear description of the project to be undertaken, a plan, drawing or blueprint that shows all structures in the slip, and a plan for removal of any construction debris and materials. A copy of the plan is to be kept in the Corporation's files. Any revisions or changes to the plan must be submitted to the Board and undergo the same approval process as the original plan.

At construction completion, the Construction Review Committee will measure and verify adherence to the Bylaws and submit any updated dimensions to the Secretary. The Secretary will update the Member Compliance Status Form as necessary. Such report will be presented to the Board and filed with the corporation's records.

General Procedures

1. Member to identify desired home construction project.
2. Member should read [OYC Bylaws](#) Section 11.6 "construction" for necessary compliance and process.
3. Member completes the online form on the [Resources Page](#) for Construction Projects
4. It is recommended that the Member meets with Construction Committee head to review project and develop plan.
5. Member makes written application to BOD detailing project and compliance with requirements at least two weeks prior to next BOD meeting.
6. BOD submits application to Construction Committee for review. Committee head distributes application to other committee members for input and determination of compliance.
7. Construction Committee provides input to Head who in-turn creates statement to BOD of project compliance or non-compliance with rules.
8. BOD approves, disapproves or recommends changes to application.

9. Assuming BOD approves the plan, the Construction Committee is asked to review final completed project for compliance and reports back to BOD.

NOTES

The Construction Committee's primary purpose should be to make recommendations to the member prior to application and once Member application is formally made to the BOD, to review plans for compliance and/or recommendations for compliance back to the BOD. Ultimately it is the responsibility of the Member to meet the intent of OYC rules and Title 28. Our goal as committee members is to assist Member in meeting stated requirements. We are not charged with the "approval" or "disapproval" of stated plans but rather to determine compliance in order to facilitate the Boards decision to approve or disapprove Member's application and finished project compliance. Occasionally, interpretation of unclear or vague rules may develop and will require consult with Member, the BOD and possibly effected neighbors.