

Shoreview - Covenant Comparison Matrix

Next Date for Automatic Renewal or to Change Covenants - January 1, 2017

Revision Option:	Option #1	Option #2	Option #3	Option #4
Topic	Existing Covenants	Existing - Cleaned Up	Proposed Revision	No Covenants /Burien Municipal Code (BMC)
Buildings	<i>Sec. 2(a)</i> . Height limited to "two and a half stories." Daylight basement can be considered a story if more than 50% exposed. <i>Sec. 2(d)</i> . Setbacks: 25 feet from street line, 7 feet from side property line.	Height limited to "two and a half stories." Daylight basement can be considered a story if more than 50% exposed. <i>Sec. 2(d)</i> . Setbacks: 25 feet from street line, 7 feet from side property line.	<i>Sec. II(c)</i> . Height limited to 25 feet above the foundation's average natural grade. Setbacks: 25 feet from street right of way, 5 feet from side property line. Except for Chimneys, nothing may be higher than 18" (36" for flat roofs) above the nearest roof ridgeline.	<i>BMC 19.15.005.2</i> Height limited to 35 feet above the foundation's average natural grade. Setbacks: 20 feet from street right of way, 5 feet from side property line. Higher structures allowed. Some require special permit.
Building Use	<i>Sec 1(a)</i> . All lots are for residential purposes only.	All lots are for residential purposes only.	<i>Sec. II(a)</i> . Lots are designated residential.	<i>BMC 19.15.005.2</i> Current zoning is single family residential.
Temporary Residences	<i>Sec. 2(e)</i> . No temporary residences. Trailers, basements, garages or other structures cannot be used as residences.	No temporary residences. Trailers, basements, garages or other structures cannot be used as residences.	<i>Sec II(b)</i> . No temporary residences such as trailers, or other detached structures not having a permanent foundation can be used as a residence.	<i>BMC 15.40.205</i> No RVs or other vehicles shall be used for the purpose of living, sleeping, cooking or any similar use while parked on public or private property.
Building Construction	<i>Sec. 2(a, b, c)</i> . Minimum construction cost depending on block. Minimum square footage 1,100 feet. One garage or carport. Design approved by neighborhood committee.	Minimum requirements are removed.	Minimum requirements are removed.	<i>Regulated by BMC 15.05 - 15.55</i> . Burien building and construction codes apply.
Fences	<i>Sec. 1(c)</i> . No fence shall exceed 48 inches in height on any boundary.	No fence shall exceed 48 inches in height on any boundary.	<i>Sec. III(e)</i> . No fence or wall exceeding 48 inches in height shall be erected within four feet of the boundary line. Exception for attractive nuisances.	<i>BMC 19.17.290</i> Fences up to six feet in height are allowed at property line without a building permit. Fences exceeding six feet allowed with special permit.
Animals	<i>Sec. 1(b)</i> No swine, poultry or livestock. No more than two dogs per lot.	No swine, poultry or livestock. No more than two dogs per lot.	<i>Sec. III(a)</i> . No animals, livestock or poultry kept, bred or maintained for commercial purposes.	<i>BMC 19.17.100</i> No commercial kennels, catteries, or other livestock, etc, are allowed without a permit. Other animal restrictions (number, type, etc.) apply.

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Signs	Not regulated.	Not Regulated.	<i>Sec. II(g).</i> No signs displayed to the public view except for one professional sign not more than 2 square feet. Signs advertising property for sale or rent and temp daily signs allowed.	<i>BMC 19.30.050</i> Various types of signs are allowed if they do not display a commercial or business message. Signs cannot be larger than 10 square feet and six feet in height unless approved.
Vegetation	Not Regulated.	Not Regulated.	<i>Sec. III(b).</i> All newly planted, replacement, and new growth volunteer trees and vegetation shall not exceed more than 5 feet past the nearest roofline. Existing may remain.	No height restrictions for vegetation.
Vehicles	Not Regulated.	Not Regulated.	<i>Sec III(c)</i> Vehicles – All motor vehicles parked between the front of any house and the street, and/or parked on the public right of way, must be in operational condition, defined as being able to move about under its own power.	<i>BMC 10.15.080</i> (Public ROW) Parking over 24 hours prohibited on any street or public way. <i>BMC 10.11</i> No more than four motor vehicles shall be parked on a residential lot. All must be currently licensed and operable and parked on an impervious surface.
Easements	<i>Sec. 1(e).</i> Easement for the 5 feet adjoining the road & between lots & 2 feet on each side of lot for utility install & maintenance.	Easement for the 5 feet adjoining the road & between lots & 2 feet on each side of lot for utility install & maintenance.	<i>Sec. II(f).</i> Easement for the 5 feet adjoining the road & between lots & 2 feet on each side of lot for utility install & maintenance.	Not regulated by BMC.
Conflicting rules/laws	<i>Sec. 4.</i> If conflicting with County (<i>now City</i>) code, County(<i>City</i>) code shall prevail.	<i>Sec. 4.</i> If conflicting with County or City code, the most restrictive (limiting) regulation shall prevail.	<i>Sec. 1(a).</i> If conflicting with County or City code, the most restrictive (limiting) regulation shall prevail.	Burien policy variable on support of community CC&Rs.
Enforcement	<i>Sec. 3(f).</i> Individual lawsuits.	Individual lawsuits.	<i>Preamble.</i> Mediation, but parties may choose any manner they deem fit. <i>Sec II.</i> Notice must be within 6 mths of violating structure's completion.	Each appropriate City Department controls code enforcement, if appropriate.
"Grandfathering" of existing structures.	Not regulated	Not regulated.	<i>Sec. II.</i> Structures are "grandfathered" after 6 months. Existing structures may be repaired to their prior condition if destroyed.	<i>BMC 19.55.030</i> Conforming and legal non-conforming structures may be rebuilt after fire or other damage.
Modification or Revocation	<i>Sec. 4.</i> Revisions possible on a ten year cycle by majority vote of owners.	Revisions possible on a ten year cycle by majority vote of owners.	<i>Preamble.</i> Revisions possible on a ten year cycle by majority vote of owners. 70% vote needed to make revisions at any other time.	BMC modified at arbitrary times through Burien legislative process and through city leadership policy changes.