

Case File No. 15-0038

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180





June 10, 2015

City of Blaine
Planning Department


Request to change Lot 1 Block 4 Wagamon Ranch Phase I to a lot belonging to the Wagamon Ranch Homeowners Association. This lot will have a clubhouse and pool built on it, which will be owned by the Association. All residents of Wagamon Ranch will have exclusive right of use for them and their guests.

Submittals:

- Survey of Lot 1 Block 4
- Colored rendering of clubhouse and pool
- Floor plan of clubhouse (Needs to be reversed.)
- Photo of what the clubhouse will be built like
- Photo of pool with fence
- Fence will be 60" high
- Pool will be concrete with a maximum depth of 5 ft.
- Clubhouse, pool and playground Rules and Regulations

Final plans of clubhouse, pool, fencing and landscaping will be submitted at building permit application.

Wagamon Ranch, LLC


Gary Gorham



**WAGAMON RANCH HOME OWNERS ASSOCIATION
NEIGHBORHOOD CLUBHOUSE, POOL AND PLAYGROUND
RULES AND REGULATIONS
(DATE)**

The Wagamon Ranch Home Owners Association (“Association”) seeks to promote a high quality of life and an enjoyable lifestyle complimented by recreation and interaction with fellow residents within the community.

This document, as written and amended, is intended to provide guidelines for use of Association-owned amenities with resident comfort, enjoyment, and safety as priorities. Resident involvement is paramount to the successful operation of the Association. The “Commons” in this document refers to the common areas owned by the Association which covers the clubhouse, pool and playground area.

To take full advantage of your unique amenities, you are encouraged to become familiar with these Rules and Regulations, and the Wagamon Ranch Home Owners Association Master Declaration of Covenants, Conditions, Restrictions and Easements.

The Association Board of Directors reserves the right to amend the Rules and Regulations at any time. Residents will be informed of any changes or additions. Please verify that you have the most current adopted Rules and Regulations.

I. GENERAL FACILITY RULES

A. ACCESS KEYS. Each household in the Association shall be given one access key or fob to enter the pool area.

1. If your key or fob is lost or stolen a replacement will be re-issued for a fee of \$50.00
2. Residents are not allowed to let guests use the key or fob without accompanying them.

B. SMOKING. All facilities are designated smoke free.

C. ALCOHOLIC BEVERAGES. Consumption of alcoholic beverages in the pool area is not allowed. Please do not leave any alcoholic beverages in the clubhouse that could be accessible to minors.

D. GLASS. No glass bottles or containers are allowed in the pool area.

- E. **GUESTS.** Aside from personal reservations, the Board's intent is to make the facilities exclusively available to the residents of the Association. Residents must always accompany guests when at the pool. The number of guests allowed is limited to four (4) per household for the pool. The pool areas are NOT available for private parties.
- F. **DELINQUENT FEES.** If a resident is delinquent paying Association fees or charges they may lose their rights to use the Commons areas.
- G. **AGES.** To help in creating an environment that is safe and enjoyable by all, an adult must accompany children of the age 14 and under when at the pool.
- H. **CONDUCT.** All persons must conduct themselves in a civil and courteous manner at all times and must not jeopardize or interfere with the rights and privileges of others. Loud, profane, indecent or abusive language is prohibited. No person's actions shall compromise the safety of another. All persons using the facility shall obey all safety rules. The Association reserves the right to revoke anyone's privileges to the Commons for exhibiting inappropriate conduct or unlawful offenses. PLEASE REMEMBER THAT THE ASSOCIATION OWNED AMENITIES ARE FOR THE USE AND ENJOYMENT OF ALL MEMBERS.
- I. **MEMBER RESPONSIBILITIES.** All members are responsible for themselves and their guests with regards to conduct and cleanliness at any of the Association-owned amenities. If a member or member's guest uses inappropriate behavior, member privileges may be revoked. If a member or a member's guest damages or does not properly clean an area they had used, the member will be responsible for all costs associated with repair/replacement/clean-up.
- J. **PETS.** Pets are to be on leashes at all times. Dog walkers will be responsible for "cleaning up" after their pets. Pets (except for Assistance Animals) are not allowed in the pool area.
- K. **HOURS OF OPERATION.**
1. The playground hours are daily from 9:00 A.M. to 9:00 P.M.
 2. The pool hours are daily from 10:00 A.M. to dusk during pool season. The Board will determine what date the pool opens and closes. The pool will be available to lap swimmers over the age of 16 starting at the later 6:00 A.M. or sunrise.
 3. The hours of the Clubhouse/Pool area may be changed or extended for neighborhood sanctioned events that are approved by the Association.
 4. The Clubhouse can be utilized daily by Members but must be opened, closed, and cleaned by the Member using it.

L. POOL BATHROOM FACILITIES. Personal showers are available for member use only in conjunction with the use of the pool or in a medical emergency.

M. PARKING. Parking is not allowed directly in front of the Clubhouse, Pool or Playground area

II. CLUBHOUSE RESERVATIONS PROCEDURES

a. **AVAILABILITY.** It is the Policy of the Association to make the facility space available on the basis of the following:

- i. The Developer and Member Owners may reserve the facility for a personal event as long as the room is not scheduled for another event. A damage deposit may be required. Owner may not reserve Clubhouse for more than 1 event per calendar quarter without Association approval.
- ii. Member Owners of the Association who are reported delinquent on dues, fees or charges are not permitted to reserve the facility. Privileges will be reinstated following the payment of outstanding fees.
- iii. The Clubhouse will not be available for use by non-members, businesses, or organizations unless they are involved in an event or sponsorship by the Developer, Association or a service benefit to the residents or Developer.
- iv. If possible, reservations should be requested a minimum of two (2) weeks prior to the event and will not be considered more than six (6) months prior to the event.
- v. In the case of a conflict in requests from two (2) different authorized users, the time of receipt of the reservation by the Association will determine the priority of assignment.
- vi. Reservations may be for up to a maximum of 5 hours.

b. **PROCEDURE FOR RESERVING A FACILITY.**

- i. Contact management company regarding reservation form for use of the Clubhouse.
- ii. Owners are responsible for cleaning up the clubhouse after events. It is also a good idea to check to make sure the clubhouse is clean the day prior to your reservation or prior to your reservation time on the day of the event. The reserving party will be charged a cleaning charge in the event that there is damage or incomplete clean-up by the reserving party. The reserving party may request to have the clubhouse cleaned prior to or after their event and will be billed \$100.00.

- iii. **Damage/Clean-Up Assessment:** If an event causes damage or loss, if additional clean-up is required, or exceeds hours stated on the original reservation form, the user will be subject to additional fees.
- iv. Following the event if there is no additional clean-up needed, no damages to the facility the resident will not be charged any fees.
- v. If there is damage to the facility, or there is additional cleaning required, the resident will be charged for all applicable costs including but not limited to the administrative costs to organize and conduct the necessary work.

c. *FOOD AND BEVERAGES.*

- i. ***Use.*** Those reserving the facility may use the facility utensils and serving items that are available. The party is responsible for thoroughly cleaning the items used and returning them to proper storage. Failure to do so or the use on non-permitted items may result in a fine being assessed. Please do not leave food or perishables in the refrigerator when you are through using the Clubhouse.
- ii. ***Alcoholic Beverages.*** The sale of alcoholic beverages is prohibited in the Clubhouse.

d. *DECORATIONS IN THE CLUBHOUSE.* Decorations are not allowed to be affixed (nail, tape or tack) to the floor, walls, ceiling or woodwork. In the event that this is done, the Association will charge the resident for all resulting damages. Balloons are allowed in the facility as long as they are weighted and tied. Balloons must be taken down when event is over. Confetti of any type is not allowed.

III. POOL RULES. The following Rules apply to the pool:

- THERE IS NO LIFEGUARD ON DUTY, SWIM AT YOUR OWN RISK
- The swimming pool is for the exclusive use of the members of the Association and their guests. The maximum number of guests per household is four (4).
- The Developer, Association, its officers, directors and agents assume no responsibility for injuries.
- Children ages fourteen (14) and under are required to be attended by an adult eighteen (18) years of age or older.
- Smoking is prohibited on Wagamon Ranch Association property.
- Lifejackets are required for those that are unable to swim.
- Absolutely no diving, running, wrestling, horseplay or throwing objects in the pool.

- Shower before entering the pool.
- Persons who have infections or communicable diseases may not enter the pool*
- Infants and toddlers who are not toilet trained must wear swim diapers*
- No smoking, alcoholic beverages, food or glass bottles allowed in the pool area. *
- All pool toys must be removed from the pool each night. Toys left in the pool will damage the pool's mechanical system.
- Do not open the pool gate for anyone you do not know and/or for any child that is not accompanied by an adult.
- Radio music, must be kept at an appropriate volume.
- Pets, skateboards, roller blades, scooters, tricycles, bicycles, etc., are not permitted inside the fenced pool area at any time.
- Pool hours: Daily 10:00 A.M. To Dusk (during pool season).
- The Association reserves the right to revoke anyone's pool privileges for not following the Pool Rules.
- The Board of Directors may amend these rules at any time, without notice.
- Neither the Board or Directors, nor the Pool Management Company are responsible for lost or stolen items or for any items left at pool area.
- No eating, drinking or holding of any item to be consumed while in the pool or on the pool steps is allowed.
- Diving and flips from the side of the pool are strictly prohibited.

*IN SOME CASES THE CERTIFIED POOL OPERATOR WILL BE FORCED TO SHUT DOWN THE POOL. IF THE POOL NEEDS TO BE DRAINED, CLEANED, AND RE-FILLED, THIS IS VERY EXPENSIVE AND MAY BE BILLED TO THE VIOLATION PARTY, EVEN IN THE CASE OF AN ACCIDENT. EXAMPLES OF A CASE WHERE THE POOL WOULD NEED TO BE DRAINED, CLEANED, AND RE-FILLED COULD INCLUDE:

1. A CHILD NOT WEARING A SWIM DIAPER DEFECATING IN THE POOL.
2. A SIGNIFICANT AMOUNT OF BLEEDING IN THE POOL.
3. GLASS BREAKING AND GETTING INTO THE POOL.
4. THROWING UP A SIGNIFICANT VOLUME IN THE POOL.

The Clubhouse/Pool Management Company and the Board of Directors have absolute authority and discretion in enforcement of all rules and regulations. However, the Board is not responsible for “policing” the use of the pool. If you see a violation, point it out to the member. If the violation is serious or continues, please report it to the Board.

Members who violate (and members’ whose children or guests violate) the Clubhouse/Pool rules set forth above or those posted are responsible for payment of all damages and expenses resulting from or associated with any violation of said rules and may be subject to suspension of privileges for up to 30 days per incident at the discretion of the Board of Directors, without rebate or reimbursement of dues.

This document needs to be signed by the Homeowner as they take possession of their property.

I (We) hereby acknowledge receipt of a copy of the Wagamon Ranch Home Owners Association Neighborhood Clubhouse/Pool Rules and Regulations.

Homeowner Name

Homeowner Name

Address of property

Number of people in household

Signature

Date

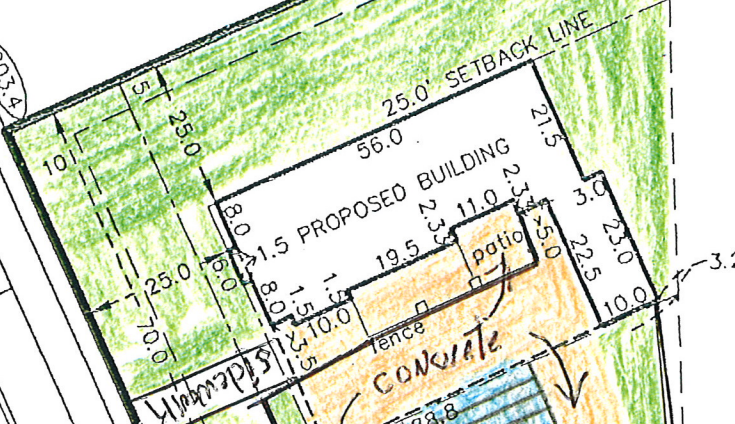
Signature

Date

N67°44'15"E
214.35

sidewalk

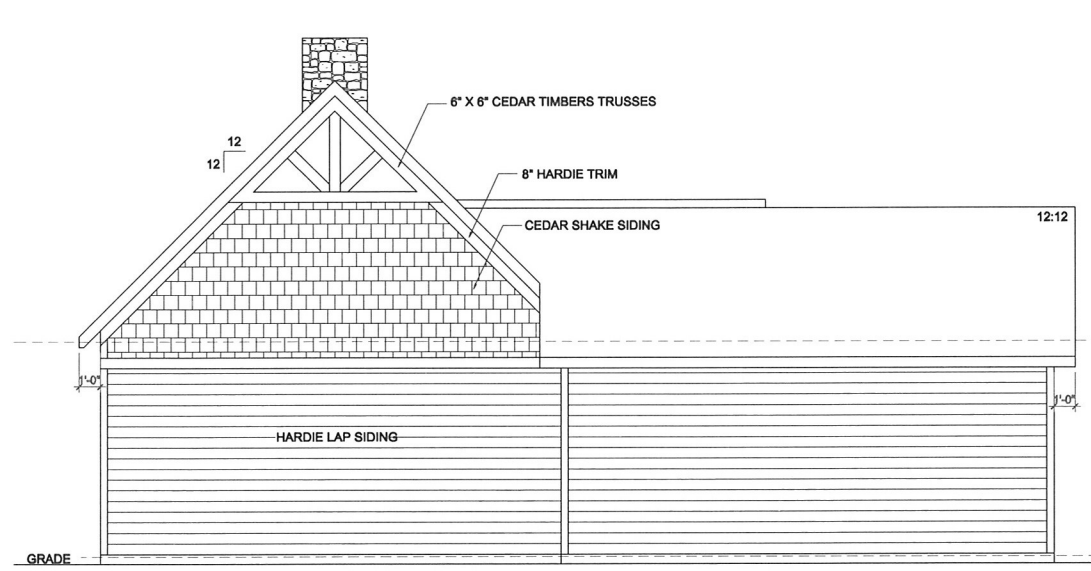
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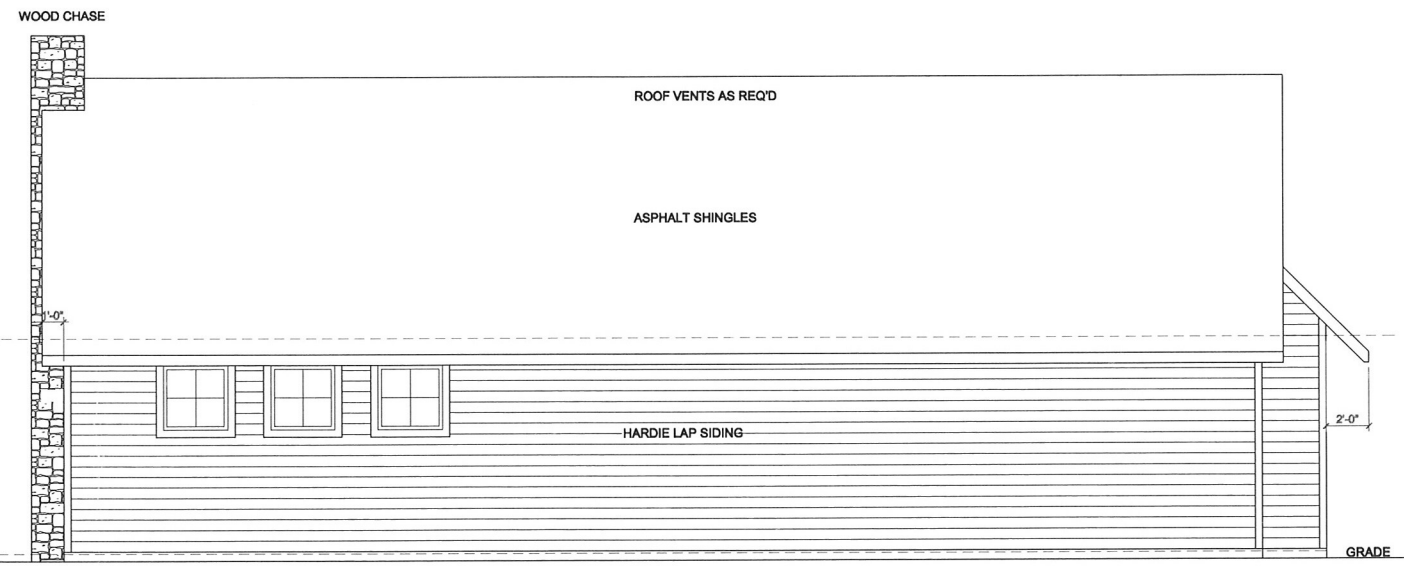
N22°15'45"W
156.71

1315T
AVENUE AVE

236.43
R=485.00
A=2087.55"



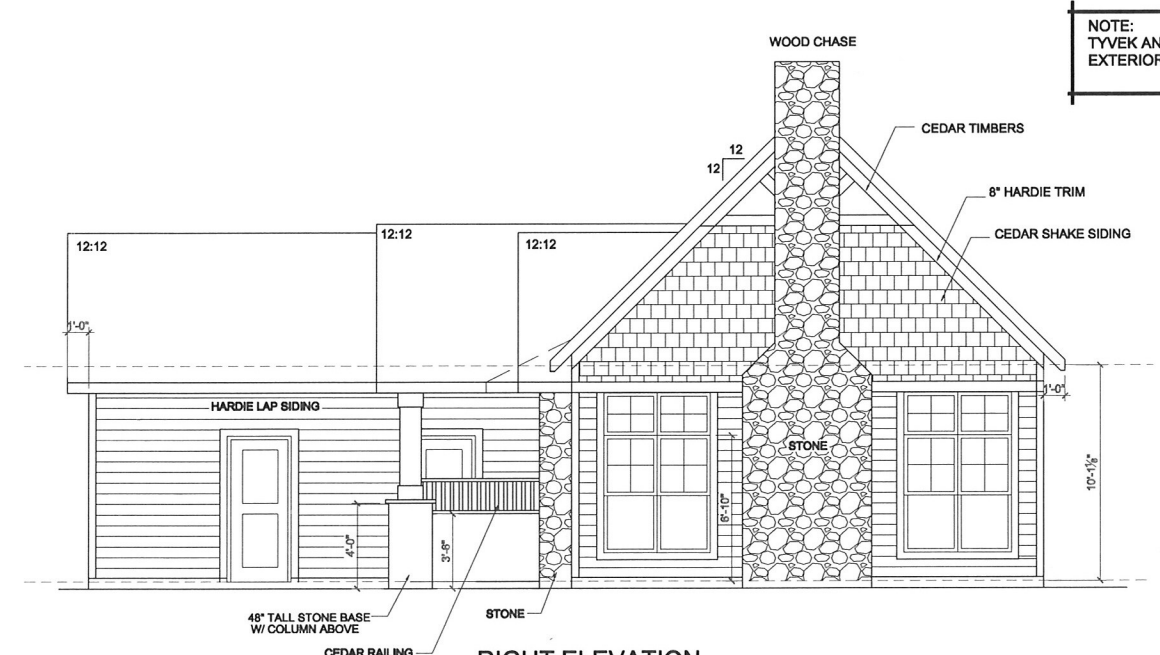
LEFT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

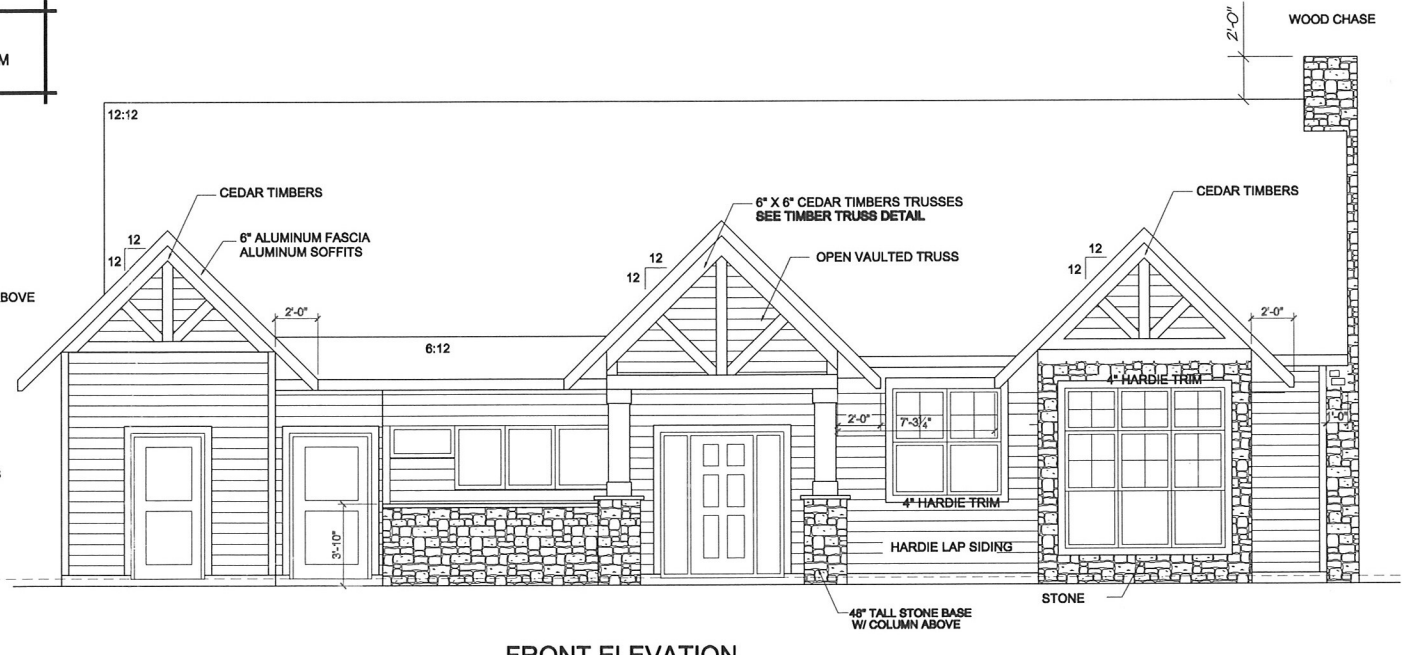
NOTE:
BACKING UNDER ALL ROCK, STONE,
INSTALL TWO MEMBRANE TAR PAPER
AND STUCCO PRODUCTS

NOTE:
TYVEK AND TAR PAPER
EXTERIOR IN PROPER FORM



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

FACING STREET



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

FACING POOL

PROJECT
SPRING MEADOW POOL HOUSE

GENERAL CONTRACTOR:
**N.I.H.
HOMES INC.**

Every effort has been made to ensure the information here is correct. These drawings are not to be used for construction without the approval of the architect. General contractor to provide all information, including structural, prior to construction. Confirm to make and local codes.

John Bradley
19109 SCENIC DR. DAVENPORT, MN 55327
(763) 360-3996 jbradley@maccharter.net

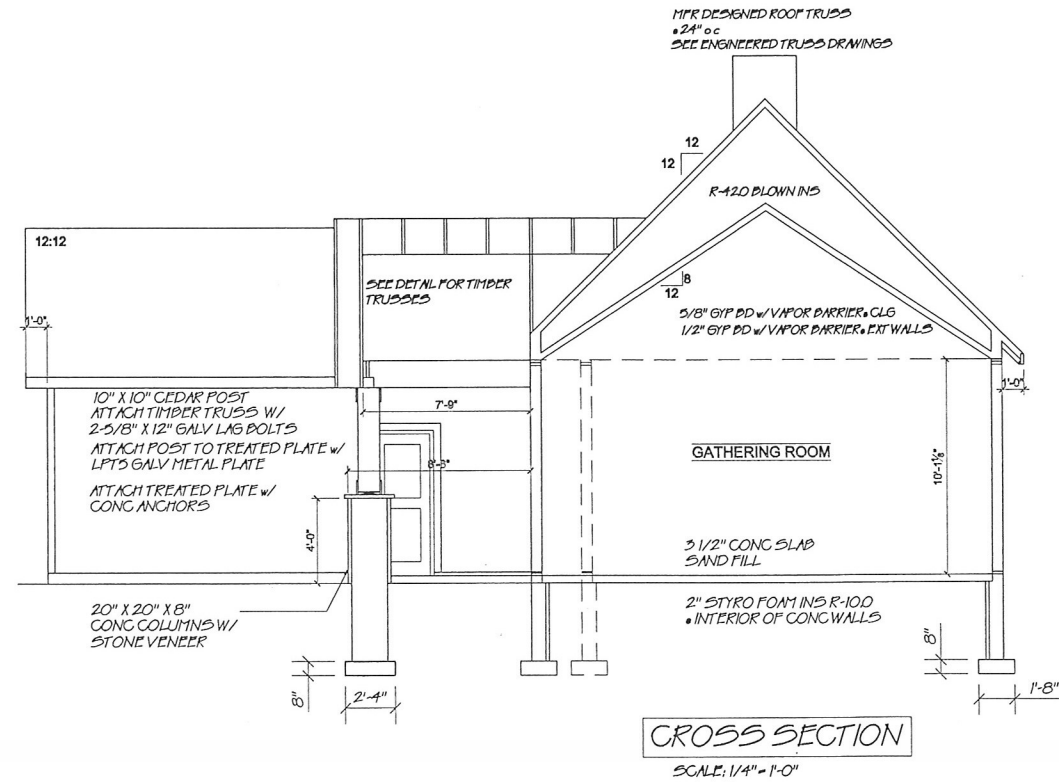
SHEET OF 3
DATE 5-1-11
PLAN NO. 010-11

CATEGORY ONE SPECIFICATIONS

FRAMING:
 ALL CORNERS TO BE FRAMED SO INSULATION CAN BE INSTALLED AFTER SHEATHING
 ALL PARTING WALLS TO BE FRAMED SO INSULATION CAN BE INSTALLED AFTER SHEATHING
 ALL EXTERIOR OPENINGS TO BE CAULKED
 ALL SILL PLATES TO BE CAULKED
 ALL SILL PLATES TO HAVE SILL SEALER
 6 MIL VAPOR BARRIER ON WARM SIDE OF BUILDING, SEAL ALL SEAMS, OPENINGS, & PLATE LINES
 ALL SHEATHING JOINTS NOT SUPPORTED BY FRAMING TO BE CAULKED
 J. BOIES OR SOLID BLOCKING REQUIRED FOR SIDING TO COMPLETE SEAL OF WEATHER PROTECTION AND AIR BARRIER

INSULATION:
 ATTIC ACCESS TO BE SEALED WITH CHALK OR UNBROKEN SPRAYED CEILING JOINT-SMOOTH GLETS TO BE WEATHER STRIPPED
 WINDOW MINIMUM U-VALUE .29 CASHTS .51 SLIDERS-SHGC VALUE OF .92
 EXTERIOR DOOR MINIMUM U-VALUE .38
 SEALED ELECTRICAL BOXES IN EXTERIOR WALLS

APPLIANCES:
 FURNACE 90% HIGH EFFICIENCY SEALED
 WATER HEATERS AND GAS FIREPLACES TO BE DIRECT VENT
 CLOTHES DRYER CFM / VENTILATION REQ'D CFM / PEOPLE VENT CFM
 SUPPLEMENTAL CFM / BATH FANS CFM TRV CFM
 MAXIMUM CFM ON ANY ONE APPLIANCE 300CFM



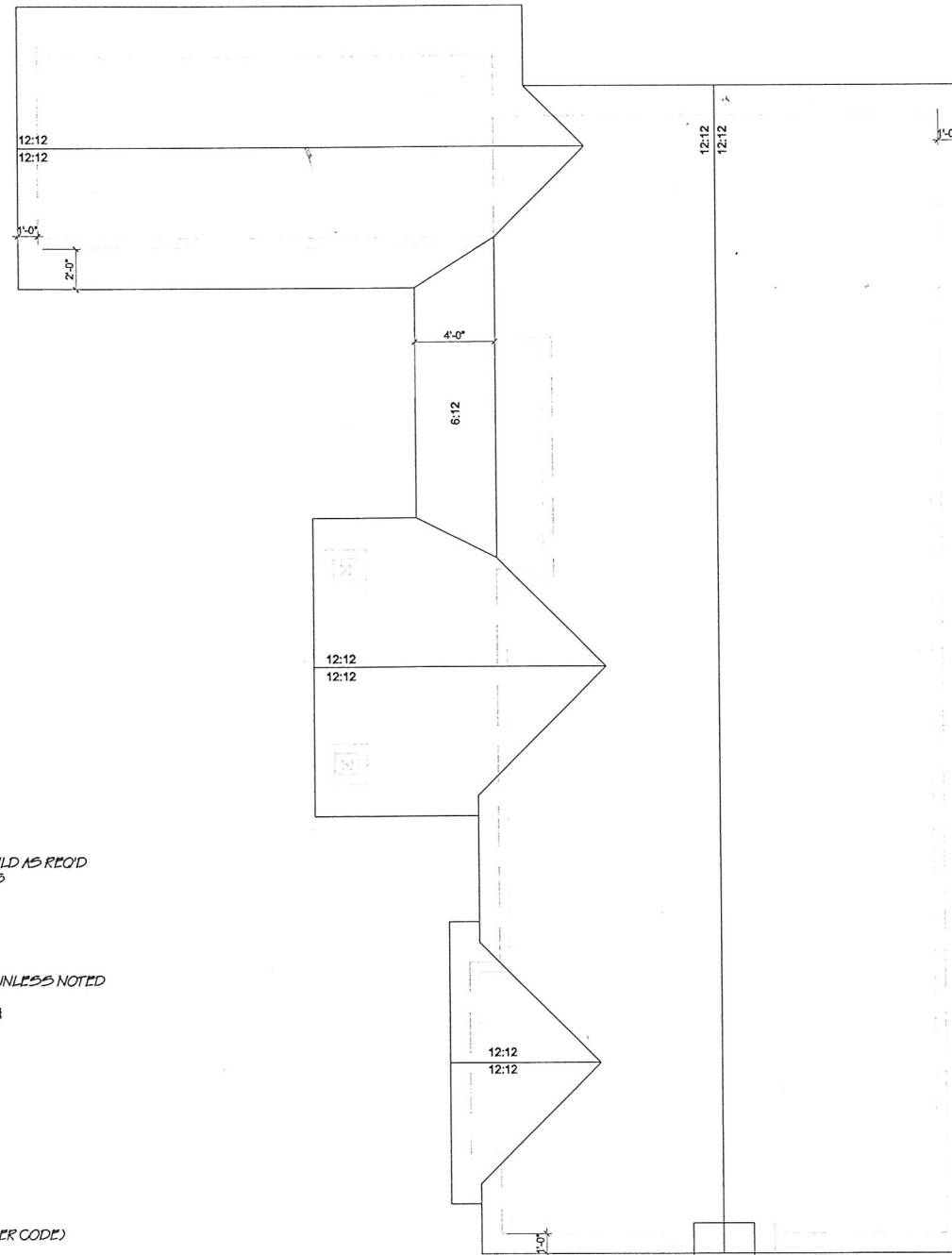
250# ASPHALT SHINGLES
 15# ASPHALT FELT w/ ICE SHIELD AS REQ'D
 1/2" OSB SHEATHING w/ CLIPS
 PROVIDE 1/200 VENT:
 50X • SOFFIT / 50X • RIDGE
 AIR CHUTES IN TRUSS SP
 WINDWASH AS REQ'D

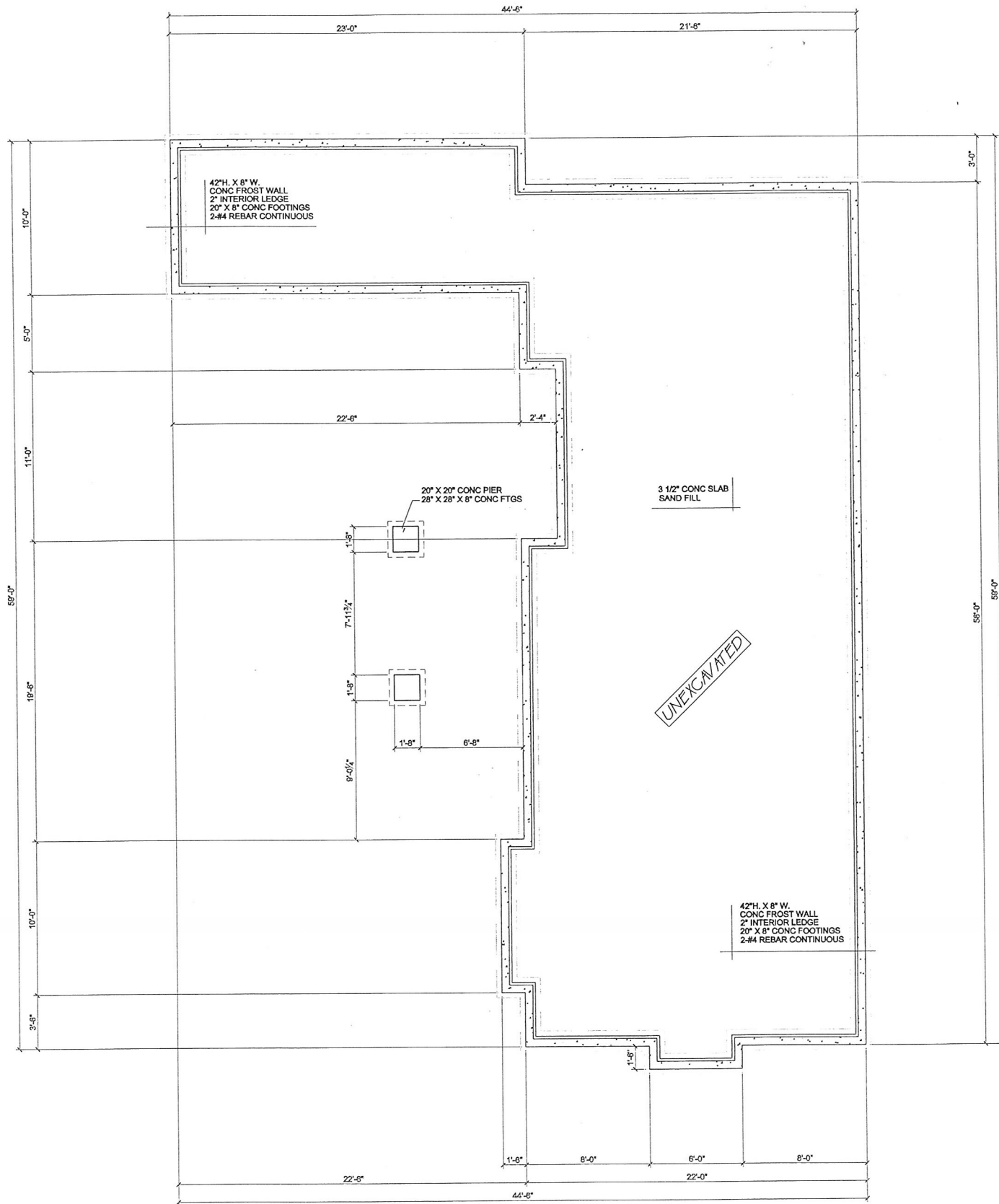
MIN 7 1/2" HEEL • TRUSSES UNLESS NOTED
 2 X 6 SUPPASCIA
 ALUMINUM SOFFITS & FASCIA

2 X 6 STUDS • 16" oc
 5 5/8" BATT INS (R-19.0)
 1/2" OSB SHEATHING
 TYVEK BUILDING WRAP

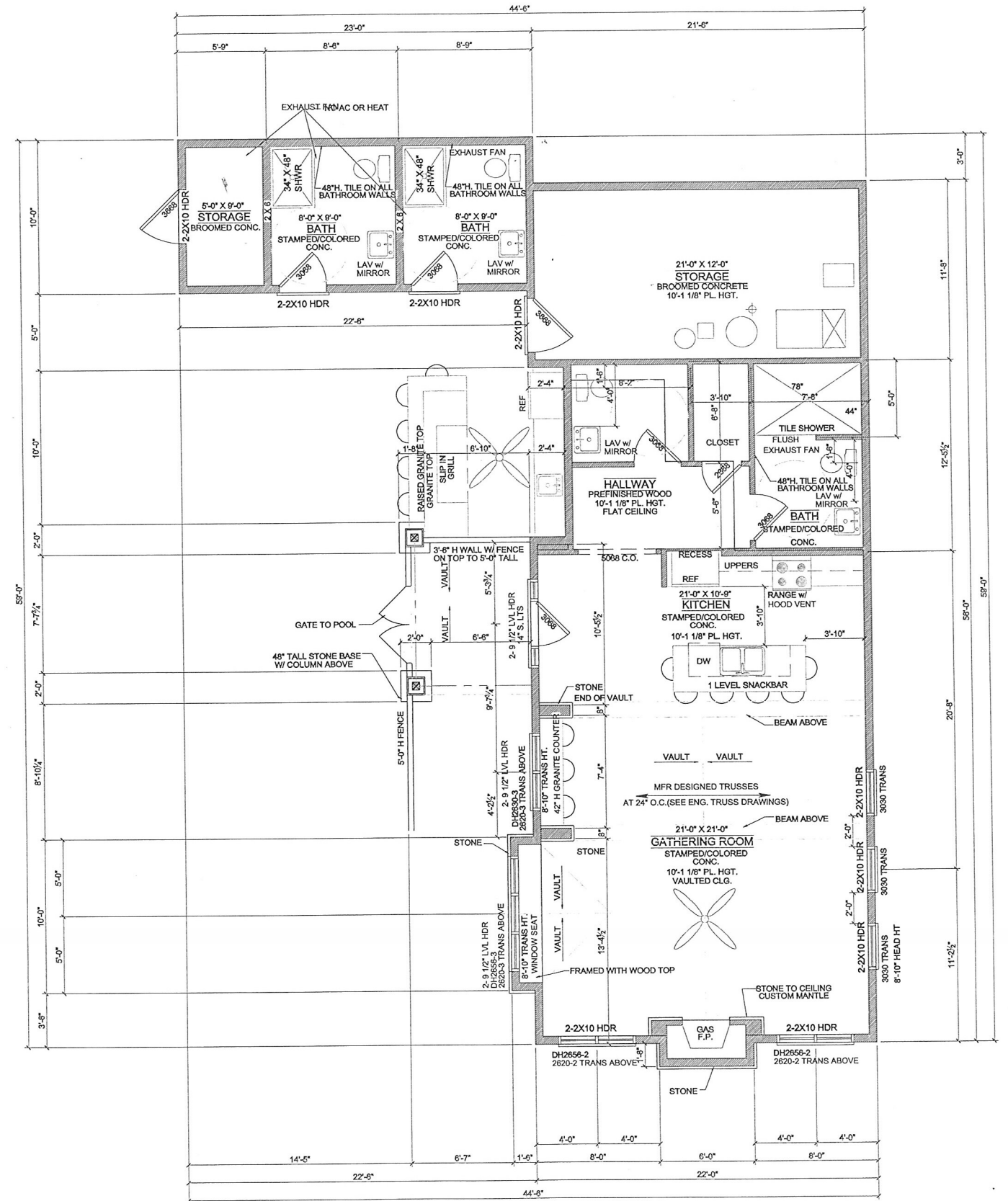
2 X 6 TRTD SILL PLATE w/
 SILL SEALER
 1/2" X 12" A BOLTS • 72" oc (PER CODE)

42" H X 8" W
 CONC FROST WALL
 2" INT LEDGE
 20" X 8" CONC FTGS
 2 # 4 REBAR CONTINUOUS





FOUNDATION PLAN SCALE: 1/4"=1'-0"



MAIN FLOOR PLAN SCALE: 1/4"=1'-0"

1457 SQ FT
10'-1 1/8" ROUGH CLG HEIGHT ON MAIN LEVEL UNLESS NOTED

SHEET 2
OF 3
PLAN NO.
010311





