

Easements & Building Setbacks

McKenna Forest Reserve Communities

EASEMENTS

| Primary Road ROWs | Shared Road ROWs | Power and Telephone | Entries | Footpaths |
|---|---|--|--|--|
| <p>Rights-of-Ways (ROWs) are 100' in width in total or 50' from the approximate centerline of the roadway.</p> <p>The McKenna Forest Reserve Council maintains these roads subject to each of the respective neighborhood association CC&Rs</p> | <p>Rights-of-Ways are 60' in width in total or 30' from the approximate centerline of the roadway.</p> <p>These roads are considered to be private driveways serving up to 7 lots and are maintained by those lots only that are subject to the easement agreement.</p> | <p>Both the Primary and Driveway road easements include provisions that allow for utilities to be installed within a respective ROW. There are only minor exceptions where a separate easement agreement applies outside a ROW.</p> <p>All such easements are recorded documents and can be found within an applicable lot's title report.</p> | <p>Each entry includes a sufficient easement area that enables the association to maintain fencing, gates, utilities, and landscaping. These easements vary in size.</p> <p>Legal descriptions can be found within each respective neighborhood's CC&Rs.</p> | <p>Physically, all footpaths are generally about 4' in width. Their respective easements vary depending on footpath's location and can vary in total width from about 50' to over 100'.</p> <p>Check the respective neighborhood association CC&Rs for legal descriptions.</p> |

BUILDING SETBACKS

| Primary Road ROWs | Shared Road ROWs | Lot Lines | Tule Lake | Willow Lake |
|--|---|---|--|--|
| <p>Any structure must be located 100' or further from the edge of the ROW. Fences can be located along a ROW edge subject to the fencing standards found in the CC&Rs.</p> | <p>Same as the Primary Road ROW setback requirements.</p> | <p>Any structure must be located 50' or further from an adjacent lot line such as a side yard. For lot lines fronting along roads see the applicable road type setback requirement.</p> | <p>No building or structures, including fences, may be constructed within 200' of the high water mark of the lake. Additional restrictions apply. See the Tule Lake CC&Rs.</p> | <p>No building or structures, including fences, may be constructed within 200' of the high water mark of the lake. Additional restrictions apply. See the Willow Lake CC&Rs.</p> |

NOTE: Please refer to each respective neighborhood association's conditions, covenants, and restrictions (CC&Rs) for more detail regarding legal descriptions, use restriction general overview of easements and building setback lines that may have an effect on any lot within the community.

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| <p>Rights-of-Ways (ROWs) are 100' in width in total or 50' from the approximate centerline of the roadway.</p> <p>The McKenna Forest Reserve Council maintains these roads subject to each of the respective neighborhood association CC&Rs</p> | <p>Rights-of-Ways are 60' in width in total or 30' from the approximate centerline of the roadway.</p> <p>These roads are considered to be private driveways serving up to 7 lots and are maintained by those lots only that are subject to the easement agreement.</p> | <p>Both the Primary and Driveway road easements include provisions that allow for utilities to be installed within a respective ROW. There are only minor exceptions where a separate easement agreement applies outside a ROW.</p> <p>All such easements are recorded documents and can be found within an applicable lot's title report.</p> | <p>Each entry includes a sufficient easement area that enables the association to maintain fencing, gates, utilities, and landscaping. These easements vary in size.</p> <p>Legal descriptions can be found within each respective neighborhood's CC&Rs.</p> | <p>Physically, all footpaths are generally about 4' in width. Their respective easements vary depending on footpath's location and can vary in total width from about 50' to over 100'.</p> <p>Check the respective neighborhood association CC&Rs for legal descriptions.</p> |

BUILDING SETBACKS

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| <p>Any structure must be located 100' or further from the edge of the ROW. Fences can be located along a ROW edge subject to the fencing standards found in the CC&Rs.</p> | <p>Same as the Primary Road ROW setback requirements.</p> | <p>Any structure must be located 50' or further from an adjacent lot line such as a side yard. For lot lines fronting along roads see the applicable road type setback requirement.</p> | <p>No building or structures, including fences, may be constructed within 200' of the high water mark of the lake. Additional restrictions apply. See the Tule Lake CC&Rs.</p> | <p>No building or structures, including fences, may be constructed within 200' of the high water mark of the lake. Additional restrictions apply. See the Willow Lake CC&Rs.</p> |

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| ries | Footpaths | Multi-Purpose trails | Community Areas |
|--|--|--|---|
| cludes a sufficient that enables the maintain utilities, and these easements | Physically, all footpaths are generally about 4' in width. Their respective easements vary depending on footpath's location and can vary in total width from about 50' to over 100'. | Physically, all multi-purpose trails are about 5' in width and are situated within the Primary Road ROW; therefore, parallel with the Primary Roadway. | Each community area is situated within an easement area granted for all to use. These areas are maintained by the McKenna Forest Reserve Council. |
| ons can be found pective CC&Rs. | Check the respective neighborhood association CC&Rs for legal descriptions. | As with the footpaths, the McKenna Forest Reserve Council maintains these trails and establishes appropriate rules and regulations. | Legal descriptions can be found in the respective neighborhood association's CC&Rs. |

| Lake | Willow Lake | Tributaries | Variances |
|---|---|--|--|
| structures, s, may be thin 200' of the k of the lake. rictions apply. ke CC&Rs. | No building or structures, including fences, may be constructed within 200' of the high water mark of the lake. Additional restrictions apply. See the Willow Lake CC&Rs. | Unless otherwise specified by an applicable governmental jurisdiction such as Pierce County, no structure shall be constructed with 50' of any tributary (type 1-5 waters) | Must be applied for from the Board of Directors of the applicable neighborhood association and are issued upon demonstrating undue hardship in a particular lot's usage. |

ore detail regarding legal descriptions, use restrictions, or other related issues. This matrix is intended to give the reader a