



HICA Platted Roads and Easements

The Hat Island Community Association (HICA) owns the community roads as reflected in Snohomish County real property records and has easement rights over a portion of any lot adjacent to the roads (“HICA Property Rights”).

Road maintenance and improvements are key to HICA operations and can sometimes present challenges. HICA is aware that some lot owners currently have landscaping, trees, and hardscapes (e.g., pavers, stones) (“Improvements”) on HICA owned property or property subject to HICA’s easement rights. With respect to Improvements on HICA owned property, HICA will allow previously installed improvements to remain but may require their removal at some point in the future. With respect to Improvements on property subject to HICA’s easement rights, Owners are prohibited from constructing any “building” within the easement but can continue to make use of their property so long as it does not interfere with HICA’s easement rights.

If you are contemplating the installation of Improvements and are uncertain about the location of your property boundary or HICA’s easement, we encourage you to confirm prior to investing in such improvements. Owners have no right to install improvements on HICA owned property and HICA has the discretion to require its removal at any time. Likewise, if you install improvements within HICA’s easement then you may be required to remove it, to the extent it interferes with HICA’s use of the easement.

It is our goal to avoid situations that require the removal of owner installed Improvements. By working together and planning ahead, we can avoid or at least limit, the need to remove Improvements to your property.