

Realtor & Prospective Buyer FAQ

Crystal Water Beach Tidelands Agreement

The Crystal Water Beach community is pleased to announce it has reached an agreement with the Thorstenson and Schonberg families to guarantee ongoing perpetual access and use of the tidelands area to the south of Crystal Water Beach Plat. The agreement also provides CWB owners with a right of first refusal to purchase the tidelands in the future.

This document briefly summarizes the terms of the new agreement to help local Realtors and prospective buyers understand the new agreement and current situation.

1. What is the Tidelands Access Agreement?

The Tidelands Agreement guarantees Property owners of Crystal Water Beach the following:

- 1.1. A continuous and unrestricted right to access and use of the Tidelands for recreational purposes,
- 1.2. A right of first refusal for the future purchase of the Tidelands,
- 1.3. Confirmation that the Tidelands will not be used for commercial or business purposes,
- 1.4. Confirmation such access rights apply to future property owners.

2. What Are Tidelands?

The tideland area is located on the beach between the low tide mark and high tide mark. In Washington State this is defined as a separate legal property. In Crystal Water Beach, the community members own the portion of the beach above the high tide mark (Reserve "A" which includes the bluff over the beach) however the tidelands area is owned by the original family who settled the community.

3. Do all Crystal Water Beach Owners Have Access?

Yes, all owners and their guests can use the tidelands for recreational purposes. Also the agreement provides reciprocal access of the beach property to the Thorstenson and Schonberg members for their recreational use.

4. Do New Owners Automatically Receive Access and Use of the Tidelands When They Purchase a Property?

Yes the rights apply to new owners when they take ownership in Crystal Water Beach and become paid members of the Crystal Water Beach Tidelands Association.

5. Was the New Tideland Agreement Registered on Title of the Tidelands?

Yes the new agreement was recorded on title of the tidelands on September 17, 2019.

6. Can I Get a Copy of the Tidelands Agreement?

Yes please email us at info@crystalwaterbeach.com and we will email you a copy of the agreement.

7. How Does the Right of First Refusal Work?

If the Thorstenson or Schonberg family members ever want to sell their interest in the tidelands to non-family members then they must firstly offer the property for sale to the Crystal Water Beach Tidelands Association. This Association is owned by the members of Crystal Water Beach. It is the intention of CWB members to buy the tidelands over time if/when they become available.

8. How Can I Get More Information?

Please email us at info@crystalwaterbeach.com