

**BAXTER LAKE RECREATION AREA ASSOCIATION
SITE CONTROL COMMITTEE RULES
JUNE 5,2004
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PARKING

ALL SITES MUST HAVE ROOM TO PARK ONE (1) MOTOR VEHICLE ON THE SITE. VEHICLE MUST HAVE CURRENT REGISTRATION AND INSPECTION. PARKING ON ROADS IS PROHIBITED, ADDITIONAL OFF ROAD PARKING IN AREAS DESIGNATED BY THE BOARD OF DIRECTORS.

COMPLIANCE

ALL STRUCTURES ON A SITE MUST COME IN TO COMPLIANCE WITH CURRENT SITE CONTROL COMMITTEE RULES WHEN ANY CHANGES, ALTERATIONS, ETC. ARE MADE TO THE SITE.

BAXTER LAKE RECREATION AREA ASSOCIATION
SITE CONTROL COMMITTEE RULES

The following rules were adopted by the Board Of Directors for your safety and welfare as well as the preservation of this area as a family campground. They identify some specific requirements of B.L.R.A.A. and the City of Rochester which must be followed. The applicant is responsible for obtaining whatever permits are required by any local, state or federal agency as required by law. Neither the B.L.R.A.A., it's Board Of Directors, nor any of it's agents accept any responsibility for any construction commenced without the benefits of all applicable permits.

CAMPSITES

Association members are prohibited from constructing or maintaining on their sites items which compromise the architectural and aesthetic integrity of the campground. During quiet hours, exterior lighting will be limited to "accent", "patio", or manufactured lighting which come with the R. v. Bright lights designed to light an entire area (such as spot or flood lights) must be shut off during quiet hours. Bright lighting during quiet hours constitutes a hazard and nuisance to other members in the campground. ***ALL SITES MUST HAVE SECTION LETTERS AND SITE NUMBERS THREE (3) INCHES HIGH VISIBLE FROM THE ROAD.***

COMMON GROUNDS

The reference to common grounds includes all grounds within the campground except for sites which have been assigned to specific Association members for their exclusive use. It is the responsibility of every Association member to keep the common grounds (I.e., lodge, pavilion, beach, bathrooms, roadways, etc). clean and neat.

The Lodge and Pavilion may be available for your use for functions. However, they must be reserved in advance with the Director responsible for activities, also they must be clean when you are through and trash barrels must be emptied. **GREEN AREAS**

"Green Areas" are those campground areas which have not been and are not intended to be developed and have not been assigned for the exclusive use of any Association member. "Green Areas" are not available for use of any kind except as approved by the Board Of Directors.

CUTTING TREES

Before cutting any tree, a BLRAA APPLICATION FOR SITE ALTERATION must be completed showing the location of the trees to be cut down and the reason it is necessary to remove them. This application must be submitted to the Site Control Committee and approved by that committee before any trees are cut down.

APPLICATION FOR SITE ALTERATION

Failure to obtain a B.L.R.A.A. permit where one is required will result in you having to remove any changes made as well as a \$50.00 fine. Failure to remove changes would be subject to additional fines. Application for a permit shall be presented to a Site Control Committee member in person or

APPLICATION FOR SITE ALTERATION Cont'd

by certified mail, return receipt requested.

All approved applications shall be displayed for public view.

All approved applications for structures, modifications, improvements, etc. will have a final inspection by the Site Control Committee within three (3) months of completion.

All Permits are **void** after one (1) year from date of issue and must be resubmitted to the Site Control Committee for renewal.

SITE MODIFICATIONS/ STRUCTURES

No structure, improvements, equipment, paraphernalia or modifications may be constructed upon a site nor shall any additions, alterations or changes be made until plans and specifications have been submitted with a B.L.R.A.A. Application For Site Alteration to the Site Control Committee and has been approved in writing.

For any structure, the plans submitted must show the nature, kind, shape, height, materials and location of it within the site. No improvements below grade. In the event the Site Control Committee fails to act on your application within 60 days after said plans and specifications have been submitted for approval, permission of the Site Control Committee will not be required under Article VII of the Covenants and Restrictions of B.L.R.A.A. Any decision of the Site Control Committee may be appealed to the Board Of Directors within 60 days.

RECREATIONAL VEHICLES PERMITTED ON A SITE

A Site Control Committee Permit **is** required to put an R. V. on a Site.

One R.V. with an R.V.I.A. or R.P.T.I.A. emblem attached on the exterior of the R.V. is permitted on a site.

All R.V.'s (with slide-outs, tip-outs when fully extended) bay windows, etc. shall be **Three (3) feet from any lot line. (3-3 rule).**

Clearance between all structures must be six (6) feet.

A tent trailer with wheels removed is considered to be a tent.

No Mobile Homes will be allowed in the B.L.R.A.A. campground.

ADDITIONS/ ADD-A-ROOMS

All additions and Add-A-Rooms must have a Site Control Committee permit.

Addition shall not exceed the box length of the R. V. and not more than ten

(10) feet in width. On all additions with a roof over the R.V. The R.V. must be placed so that the posts that support the back side of the roof will be three (3) feet from the lot

line. Bay windows or any protruding windows on an Add-A-Room are not allowed unless the overall width does not exceed ten (10) feet and the overall length does not exceed the box length of the R. V.

ONLY PADS ON GRADE ARE ALLOWED.

ADDITIONS/ ADD-A-ROOMS Cont'd.

A roof of any addition shall be no greater than three (3) feet high from the top plate of the R. V. to the top of the ridge for an eight (8) foot span or four (4) feet high for a ten (10) foot span with a maximum of 8" eaves.

A roof over an R.V only shall be no higher than two (2) feet from top plate of the R.V. to the top of the ridge. A combined height of no more than four (4) feet high from top plate of the R.V. to the top of the ridge for R. V. and addition for a ten (10) foot span. Roofs on all additions shall be in a flat plane, no dormers, (A) frames or other structures are permitted on a roof, except a skylight.

Landings on additions for entrance purposes shall not be larger than four (4) feet in depth and not larger than the width of the door plus railings and steps.

All additions require a drawing showing the work to be done and materials to be used in construction. One deck is permitted on an addition with ten (10) feet maximum width and two hundred (200) square feet maximum overall size. Decks are not permitted on front or rear of R.V.

A patio or platform at ground level, ten (10) feet deep and no longer than the box length of the R. V. without railings is permissible on side of R.V. or addition in conformance with the (3-3 rule).

Skirting on all R.V.'s and additions shall be of a temporary nature.

All construction on a site shall be done with dimensional lumber or other approved manufactured material.

RENTING SITES

Seasonal and Weekend rentals/Visitors **require** a Site Control Committee permit acquired by the site owner of record, stating the name and address of the renter/visitor and the type and size of the R. V. to be placed on the site. See General Rule # 16 for more information on renting. **A SECOND R.V. ON A SITE IS NOT PERMITTED.**

STORAGE SHEDS

Wood or Vinyl storage sheds are allowed with a maximum size of eighty (80) square feet. Eight (8) feet long x ten (10) feet wide x ten (10) feet High. Height is measured from the bottom of the sill to the top of the ridge.

Only pitched roofs will be allowed on sheds. Maximum roof overhang allowed is six (6) inches. Sheds may be sided with T1-11 , clapboards, wood shingles, vinyl siding Ship- Lap or similar material. Sheds constructed with wafer board must be covered with vinyl siding or other acceptable material.

No garage or shed type addition (for golf cart, etc.) will be allowed.

Metal sheds of any kind are prohibited.

An Application For Site Alteration must be submitted to the Site Control Committee and approved before a shed can be constructed or moved on to a site. Only one (1) shed on a site is permitted. ONLY ON GRADE PADS ARE ALLOWED. ALL SHEDS MUST COMPLY WITH (3 - 3) RULE AND HAVE SIX (6) FEET BETWEEN STRUCTURES.

SCREEN HOUSES

Maximum size for a screen house is twelve (12) feet wide x twelve (12) feet long x ten (10) feet high. Height is measured from the bottom of the sill to the top of the ridge.

Only pitched roofs are allowed on a screen house. Maximum roof overhang is six (6) inches \. No more than thirty six (36) inch solid wall height, screen on all four sides, no solid entrance doors (screen doors only), no permanent glass is permitted, screens may be covered with plywood for the winter season. (Labor Day to Memorial Day).

An Application for Site Alteration must be submitted to the Site Control committee and approved before a screen house is constructed or moved on to a site. The Application shall show the materials to be used in construction. **ONLY ON GRADE PADS ARE ALLOWED. ALL MUST COMPLY WITH THE 3-3 RULE AND HAVE SIX (6) FEET BETWEEN STRUCTURES.**

PORTABLE SHELTERS

You are permitted to erect a portable shelter for winter storage of golf carts, lawn furniture, etc. no earlier than Columbus Day and it must be removed no later than the following Memorial Day. To do so you **MUST** obtain approval of the Site Committee on an Application for Site Alteration Form **PRIOR TO** erecting the shelter. The shelter must conform to the 3x3 setback rule.

RETAINING WALLS

Retaining walls require an Application For Site Alteration approved by the Site Control Committee and shall show the height, length, materials to be used in construction (R.R. Ties, Stone, Garden Pavers, etc.) how the wall is to be tied back (if applicable), drainage and back fill to be used. Any wall over four (4) feet in height requires a certified engineers plan. Check with the Site Control Committee for Alternatives.

Gravel / Stone

A permit is required to put Gravel or Stone, etc on a Site.

FIREPLACES

Fire places shall be ten (10) feet from any structure. The inside of the fire box shall be no larger than two (2) feet x two (2) feet. All trees must be pruned to a height of ten (10) feet minimum above the fire pit. Fireplace is to be fueled by wood only.

FORBIDDEN

Outside refrigerators, fences, washing machines, open fires in enclosed areas, tree houses. Motor Vehicles without current Registration and inspection sticker, No temporary plates are acceptable.

RULE CLARIFICATION

3-3 rule means that any structure (trailer, add-a-room, shed, screen house, deck, tent, fireplace, etc.) shall be three (3) feet from any lot line. This would mean that each lot line would have a minimum clearance between combustible structures of six (6) feet.

BUFFER ZONE

Buffer zone is that area between our land and land of abutters that **must not be used for any purpose**. Lots are defined on the B.L.R.A.A. plot plan and each lot is defined in approx. footage. Lots abutting the buffer zone cannot be extended beyond their boundaries into the Buffer Zone. Baxter Lake Recreation Area Association will not be responsible for any legal action by the abutter resulting from an abutter infringing on the Buffer Zone.

SNOWPLOWING

Only marker stakes with reflectors are permitted at the front of Sites. NO ROPE FENCES.