

# *Candlewood Lake Association, Inc.*



## Unit 4 (R.V)

Part 1 – Candlewood Building Codes for Unit 4

Part 2 – Candlewood Deed Restrictions Excerpt specifically for Unit 4 (complete set of Deed Restrictions available at the Association Office)

**CANDLEWOOD LAKE ASSOCIATION, INC.  
BUILDING CODE BOOK  
UNIT 4**

REVISED DECEMBER 9, 1999

REVISED JULY 26, 1999

REVISED APRIL 26, 1999

REVISED JUNE 25, 2007

REVISED JULY 23, 2007 (motion 07.091.07)

# Part 1:

## UNIT 4 BUILDING REGULATIONS

THE FOLLOWING REGULATIONS SHALL APPLY TO ALL STRUCTURES CONSTRUCTED IN UNIT 4 WITH THE EXCEPTIONS OF STORAGE BARNs COVERED UNDER SEPARATE REGULATIONS.

### 1.0.1 CONSTRUCTION TYPE

1.0.2 No structure can be longer than the adjacent camper as measured from the front camper wall to the rear camper wall

1.0.3 No structure can be higher than one foot above the roof line of the adjacent camper.

Change 1.0.3 to read:

No structure may exceed the height necessary to provide proper drainage for the type of Roofing materials used and the type of construction employed.

1.0.4 No structure can exceed 12 feet in width as measured from the adjacent wall of the adjacent camper to the widest point of the structure.

1.0.5 In no case will an R.V. or camper exceed 8'6" in width not including any slide out or push out units that are an integral part of the camper or R.V. Push outs or slide outs must not exceed 3'6" in width when fully extended. In no case may a camper or R.V. exceed 40'ft length as measured from the tip of the hitch to the end of the rear bumper.

Change 1.0.5 to read:

In no case will an R.V. or Camper exceed 12' x 6" in total width including any Push Outs or extensions. In no case may an R.V. or Camper exceed 40' in total length.

## 2.0.1 ROOF CONSTRUCTION MUST BE ONE OF THREE TYPES

2.0.2 Type 1 - Standard rafter/sheeting/shingle construction using 2"x6" rafters, 1/2" sheathing and asphalt shingles, minimum pitch to be determined by roof material manufactures specifications.

2.0.3 Type 2 - Rafters at least 2"x6" and corrugated fiberglass panels with a pitch of 1/12. Metal roofing material must be approved by two members of the Environmental Control Committee

Change 2.0.3 to read:

Rafters at least 2"x6" along with lightweight Roofing Panels such as Fiberglass or Aluminum. Roofing materials must be approved by two members of the ECC.

2.0.4 Type 3 - All aluminum roof panels and supports of the type employed by companies such as patio enclosures.

2.0.5 All structures must be parallel to the adjacent camper and in no case can a structure be perpendicular to the adjacent camper.

2.0.6 Any porch or deck constructed in Unit 4 must be of the open area design (I.e. no dividing partitions are allowed).

2.0.7 In no case can a structure constructed adjacent to a camper be permanently attached to that camper so the camper can not be moved and used as a camper. No additional doors may be cut in the sides of a camper to provide additional access to a structure. In all cases the adjacent camper wall must provide the inside wall of any structure constructed adjacent to a camper.

Change 2.0.7 To read

In no case can a structure constructed adjacent to a camper be permanently attached to that camper so the camper can not be moved and used as a camper. No additional doors may be cut in the sides of a camper to provide additional access to a structure

3.0.1 MATERIALS - All construction must use new treated lumber for all structural members exposed to the elements and new lumber of construction grade for surfaces not exposed directly to the elements. Siding and trim must be vinyl, aluminum or wood material designed for that purpose. In no case will steel siding or trim be permitted. Used materials such as windows may be used with the written approval of at least two ECC Committee members.

4.0.1 WINDOWS/SCREENS - Single pane storm windows with attached screens may be used to provide protection from the elements. In no case may these windows be multiple pane windows that provide any significant thermal insulation. Windows will be allowed only in structures that are supported below the frost line.

4.0.2 In no case can a porch or deck employ thermal insulation of any type.

4.0.3 Spacing on porch windows: the distance between windows must not exceed 12 inches.

#### 5.0.1 STRUCTURE SUPPORTS

5.0.2 Option 1 - All structures must be supported by a concrete slab at least 4 inches thick of at least 5 bag mix concrete over top of at least 4 inches of crushed stone size 57 or larger and fastened to the concrete slab with anchor bolts of a size and quantity as defined by the CWL mobile home codes.

5.0.3 Option 2 - By 4 inch by 4 inch treated wood posts set in 12 inch diameter holes at least 40 inches deep filled to within 5 inches of ground level with 5 bag mix concrete with at least 6 inches of concrete below the bottom of the support posts. Perimeter support posts can be no further apart than 48 inches from the center of any given post to the center of any adjacent post. Span members are determined by the length of the span.

Change 5.0.3 Sentence two to read:

Perimeter support posts can be no further apart than 120" from the center of one post to the center of any adjacent post.

5.0.4 Option 3 - Special steel spikes designed for supporting treated wood structures placed at the same locations as the spacing in Option 2 span members are determined by the length of the span.

5.0.5 Option 4 - Concrete pads designed to accept treated 4 x 4 posts and support adequate to support a deck or porch and retain the physical relationship of the supported structure to the adjacent camper.

6.0.1 PLUMBING - In no case will plumbing of any type be allowed. This includes a toilet stool, shower, lavatory or bathtub in any structure adjacent to a camper.

#### 7.0.1 COLORS

7.0.2 OPTION 1 - Colors for all structures must adhere to the colors approved by CWL for all other CWL Units.

7.0.3 Option 2 - Color must match the base color of the adjacent camper.

8.0.1 ELECTRICAL - Electrical wiring must conform to the current national electrical code and CWL local building codes.

9.0.1 PERMITS ARE MANDATORY FOR ALL CONSTRUCTIONS IN UNIT 4 - All permit applications must be accompanied by a complete materials list, a plot plan that defines the layout and setbacks from the property lot lines and a front wall section constructions detail the plot plan and layout drawings must be on 11" x 17" girded layout paper (available from the office) and must be legible and understandable by the CWL building inspector.

Change 9.0.1 to read:

PERMITS ARE MANDATORY FOR ALL CONSTRUCTIONS IN UNIT 4

All permit applications must be accompanied by a general materials list that defines the types of materials to be used along with a plot sketch of the property lines and setbacks for the proposed structure. A legible sketch of the proposed structure must be provided that defines the size and type of construction to be employed. The aforementioned drawings may be on standard size copy paper so long as they are legible. Effective September 1, 2007, Camper Roof Overs will require a permit at a cost of \$125 and must accompany the permit application.

#### 10.0.1 BUILDING INSPECTIONS –

Building inspections will be mandatory and will occur when deemed necessary by the CWL building inspector and as dictated by the construction type and existing CWL building codes. Inspections must be performed by the CWL Building Inspector.

## Part 2:

### Excerpt from Candlewood Lake Deed Restrictions as it relates to Unit 4:

#### ARTICLE FIVE

##### P500 SPECIAL REGULATIONS AS TO UNITS FOUR, FIVE AND SIX:

**P501 REGULATIONS AS TO UNIT FOUR:** These provisions shall apply only to those lots within the Candlewood Lake Subdivision which are included within the recorded description of Unit Four. Year around living in Unit 4 is not permitted. All lots in Unit Four are designated as "Seasonal Recreation Campsite Lots for Travel Trailers and Recreation Vehicles". Unit 4 will be open for recreational use from April 1<sup>st</sup> through October 31<sup>st</sup>. After October 31<sup>st</sup>, and before April 1<sup>st</sup>, no permanent resident will be permitted. Effective May 19, 2002, the permanent residents currently living year around will be allowed to stay year around, however, should ownership ever change, the lot and or structures will revert to recreational living only at the designated dates set by the Board. Special permits will be issued for special living conditions as set by the Board of Trustees.

**P501.01 Authorized Camping Units:** All lots in Unit Four shall be used only for mobile camping units such as folding tent-type trailers, campers mounted on pick-up trucks, travel trailers, motor homes, folding tents, or other similar units, all of which are hereafter referred to as the "Principal Camping Facility".

**P501.02 Outbuildings:** The Environmental Control Committee shall approve in writing all outbuildings and other structures temporary or permanent. Storage sheds, shall be made of wood or vinyl and shall not exceed twelve (12) feet in length, ten (10) feet in width and twelve (12) feet in height.

**P501.03 Condition of the premises:** Tables, benches, fireplaces and grills may be installed on the lots, but no personal property shall be permitted to remain where it can be seen by other campers or visitors to the area, except during such times as the Principal Camping Facility is actually in use.

**P501.04 Camping facilities:** The Principal Camping Facility may remain on the lot when not in use; however, each facility shall thereafter be inspected, and the Association's approval thereof obtained, at least semi-annually. Only one Principal Camping Facility may be located on each lot. All such facilities shall be kept in a mobile condition and no foundations of any kind shall be installed. Folding tents, not mounted on wheels, may be erected on lots, as the Principal Camping Facility, but such tents shall be removed when not being occupied.