

COOSAWATTEE RIVER RESORT



Rules & Regulations and Construction Guidelines for

Eagle's Mountain Campground

Welcome to Coosawattee River Resort!!

This booklet is designed to help guide you and your contractor during construction. There are CRRRA rules and regulations (in addition to county/state/federal ordinances) which you and your contractor must become familiar with in order to remain in compliance before construction starts, while construction is ongoing and at the completion of construction.

Should you have any questions about this guideline booklet, please call 706-276-1060 ext. 236 and someone will be happy to assist you.

Eagle's Mountain Resort Campground

Campsite/Campground Rules and Regulations

Preamble

On or about March 20, 2010 the Coosawattee River Resort Association, Inc. ("Coosawattee") Board of Directors (the "Board") voted to file with the Gilmer County Courts a "Notice of Extinguishment by Abandonment" with respect to the first sentence Article 17 of the Third Supplemental Declaration of Covenants, Conditions and Restrictions for Eagle's Mountain Resort, Inc. Filing of the Notice opened the door to construction of structures in the Eagle's Mountain Resort Campground, subject to any other applicable covenants and Gilmer County Ordinances. The Third Supplemental states in Article 19, "Except where inconsistent with Article 16, 17, 18 and 19 herein, all campsite lots platted in accordance with Article 16, above, shall be fully subject to each and every other provision of the Declaration." Therefore, any construction in the Eagle's Mountain Resort campground is subject to review by the Architectural Review Committee ("ARC") as well as minimum setback requirements established in Article 7. However, the ARC may grant setback variances pursuant to Article 7. Also, Gilmer County has setback variance procedures in place. In order to facilitate aesthetically pleasing, safe construction; these rules and regulations establish parameters for the use of the campsite lots which must be complied with by the Eagle's Mountain Resort Campground owners, their guests, and tenants.

The authority for these Rules and Regulations in the Eagle's Mountain Resort Campground is located in the Third Supplemental. The Third Supplemental Declaration of Covenants, Conditions and Restrictions for Eagle's Mountain Resort, Inc. Article 18 state that the "Use of the campsite lots shall be subject to the reasonable rules and regulations of the POA." Emphasis added. These Campsite/Campground Rules and Regulations are enacted in addition to, and not in replacement of, the Rules and Regulations of the Coosawattee River Resort Association, Inc. having an effective date of January 27, 2007, and as amended thereafter.

I. Definitions

"Composite Material" means composite wood like product made of a unique combination of wood and plastic fibers or a combination of concrete or cement and fiberboard. Common examples include, but are not limited to, Trex and CorrectDeck.

"Deck" is an open air, roofless structure.

"Dog Run" is a gated and locked enclosed area of space where a dog can stay without a leash. The Dog Run can be made of chain link fencing or other materials approved for Fences herein. The Dog Run can be no larger than 200 sq. ft.

"Earth Tone" means any of various soft, warm, muted colors like those naturally occurring in nature and found in soil and vegetation, including, but not limited to, tan, beige, brown, green, reddish brown.

"Fence" is a barrier enclosing an area or separating an area, typically consisting of Wood or Composite Material. A fence does not have to be impenetrable.

"Finished" means stained, painted, or otherwise weatherproofed with a weatherproof material. Only Earth Tone colored stains and paints are permitted. Any color other than an Earth Tone will be required to be painted or stained over with an Earth Tone or completely removed.

"Four Season Room" is a roofed and walled structure protected on all sides from rain, snow, wind, and other elements. A Four Season Room does not need to have electricity, heating, cooling, or water but merely provides shelter from the weather. Four Season rooms are strictly prohibited in the Eagle's Mountain Resort Campground.

"Gazebo" is an open air structure with posts or beams and a roof and is not intended for sheltering Recreational Vehicles or to be used as a residential living space.

"Parking Pad" is a paved outdoor area made of concrete, brick, individual pavers, or asphalt used to park a vehicle upon, including Recreational Vehicles.

"Patio" is a roofless paved outdoor area made of concrete, brick, individual pavers, or asphalt and used primarily for recreational purposes not for parking vehicles upon. A Patio is flush with the ground surface or does not rise above more than four (4") inches.

"Porch" is a roof covered structure adjacent to, meaning no more than 6" from the entrance to a Recreational Vehicle or the space to be occupied by a Recreational Vehicle. A Porch is raised above the ground surface at least two (2") inches.

"Recreational Vehicle" includes motor homes, conversion homes, campers, fifth wheel trailers, travel trailers, truck campers, and pop-up trailers as approved by RVIA. Converted passenger buses are not Recreational Vehicles and are specifically prohibited from entering the Eagles' Mountain Resort Campground pursuant to the Declaration of Covenants, Conditions, and Restrictions.

"Roof-over" is a structure consisting of posts and beams and a roof with no solid walls. The Roof-Over covers the top of a Recreational Vehicle.

"Record Owner" is the person who holds title to the Eagle's Mountain Resort Campground Lot as evidenced by the most recently recorded deed in the Gilmer County Superior Court Land Records.

"Recreational Vehicle Cover" means a fitted polypropylene cover, or similar material, manufactured specifically and exclusively for the purpose of covering and protecting a Recreational Vehicle.

Board Approved May 15, 2010

“Screen Room” is a Porch with a fine wire netting used to keep out insects and wildlife. There shall be no solid walls; only railings, banisters, spindles and flooring.

“Setback” is an area adjacent to a property line where structures are prohibited.

“Storage Building” is a simple roofed and walled structure used for storage of equipment, materials and other miscellaneous items. Storage Buildings shall not have working electricity, plumbing, or HVAC component parts. Storage Buildings shall not exceed a maximum peak height of fourteen (14') feet from floor level. Storage Buildings shall not be inhabited by humans or animals.

“Wood” means wood commonly used for building or construction purposes such as decking, siding, fencing, etc

II. Construction Permit Procedures

Eagle's Mountain Resort Campground Record Owners who desire to construct ANYTHING upon their Eagle's Mountain Campground Lot should first consult with the Coosawattee Roads and Grounds Department at 706-276-1060 ext.237 and the Gilmer County Department of Planning and Zoning at 706-635-3406 to discuss the necessity for a permit and a setback variance.

- A. Record Owners must obtain and complete an application for a Coosawattee ARC building permit at the Roads and Grounds Department.
- B. The ARC building permit -
 1. The application shall include a survey or plat of the lot with the proposed construction positioned within 11" of its actual location where it is to be constructed. Surveys are more accurate than plats with hand-drawn schematics so hand-drawn schematics on plats will require a sworn written statement as to the exact location of the proposed construction.
 2. The application shall also include construction plans listing the dimensions of the object to be constructed, the materials used (including all surface materials and fasteners), and any finishing materials, such as paint, stain, finish, etc...
 3. The application shall also include a list of all contractors and sub-contractors who will be working on the project. The Record Owner shall provide the name, address and phone number of all contractors and sub-contractors for admission through the gated entrances.
 4. See Impact Fee Chart (included in package) for Fees.
 5. Any change to the original construction plans, once approved by the ARC, shall be submitted to the ARC for review and approval. There is no additional fee for submitting a change order application. Review and approval of the change order is subject to the Declaration of Covenants, Conditions and Restrictions, the By-Laws and these Rules and Regulations.
 6. Coosawattee building permits for the Eagle's Mountain Campground shall be for six (6) months from the date on the Coosawattee building permit.

If construction is not complete within the six months then the Record Owner may apply for one six month extension for a fee of \$25.00. All construction in the Eagle's Mountain Campground must be completed within one year of the date on the Coosawattee building permit.

C. The ARC setback variance application -

1. The application for a Setback variance shall include a survey or plat showing the location of the proposed construction.
2. Failure to obtain a variance approval for a Setback prior to construction will result in a fine of up to One Thousand (\$1,000.00) Dollars per foot (of each foot the structure intrudes into the Setback) and removal of the structure by the Record Owner.
3. Coosawattee will notify in writing all adjacent Record Owners and all Record Owners directly across the street from the subject lot of the plans for construction and the request for a Setback variance. Those notified Record Owners will have ten (10) days from the date of the notification to file a written objection or approval of the Setback variance request.
4. The ARC will review the Setback variance request, construction plans and any feedback from notified Record Owners during the application process. The ARC has thirty (30) days from the date of the application to approve or deny the project pursuant to Article 3 of the Eagle's Mountain Resort Declaration of Covenants, Conditions and Restrictions.
5. Setbacks will never be less than three (3') feet from all property lines even with the approval of a variance.

D. The second step is to obtain and complete an application for a Gilmer County building permit and variance application from the Department of Planning and Zoning.

III. Campground Lot Use Rules and Regulations

A. Fences

1. Fences **do** require a Coosawattee building permit with no Impact Fee. Fences do not require a Gilmer County building permit.
2. Fences do not require a Coosawattee Setback variance or a Gilmer County Setback variance.
3. Only Finished Wood and Composite Material fences are permitted.
4. No fence may exceed six feet six inches (6'6") in height from the land when installed.
5. Only privacy fences, split rail fences, and picket fences are permitted on Eagle's Mountain Resort Campground Lots.
6. Wire, metal, and chain link fences are strictly prohibited in the Eagle's Mountain Resort Campground Lots.
7. Dog Runs are specifically permitted as they are defined herein. Dog Runs do require a Coosawattee building permit. Dog Runs do not require a variance nor do they require a Gilmer County building permit or variance.

B. Storage Buildings

1. Coosawattee requires permits for all Storage Buildings; please contact the Coosawattee Roads and Grounds Department to determine if a setback variance is required.
2. Gilmer County requires permits for some Storage Buildings; please contact the Gilmer County Department of Planning and Zoning to determine if a permit or Setback variance is required.
3. Only one Storage Building per lot is allowed.
4. The Storage Building shall not exceed two hundred (200) square feet in size and shall not exceed a maximum peak height of fourteen (14') feet from floor level.
5. The Storage Building shall be made of Finished Wood or be an all-in-one "kit" made of metal, vinyl or wood.
6. The all Wood Storage Building shall be constructed entirely of Finished Wood, except for the roof which shall be shingled or metal.

C. Decks

1. Coosawattee requires permits for ALL Decks; please contact the Roads and Grounds Department to obtain a permit and Setback variance.
2. Gilmer County requires permits for ALL Decks; please contact the Gilmer County Department of Planning and Zoning to obtain a permit and Setback variance.
3. The Deck shall be constructed of Finished Wood, Composite Material, cedar, redwood or cypress.
4. The Deck cannot be attached to the Recreational Vehicle.

D. Roof-Overs

1. Coosawattee requires permits for ALL Roof-Overs; please contact the Roads and Grounds Department to obtain a permit and Setback variance.
2. Gilmer County requires permits for ALL Roof-Overs; please contact the Gilmer County Department of Planning and Zoning to obtain a permit and Setback variance.
3. The Roof-Over structure, including, but not limited to, the posts, beams, and trusses, shall be constructed entirely of Wood, except for the roof which shall be shingled or metal.
4. There shall be no more than one (1) Roof-Over per lot.

E. Parking Pads

1. Parking Pads do require a Coosawattee building permit
2. Parking Pads do not require a Gilmer County building permit.
3. Parking Pads do not require a Coosawattee Setback variance or a Gilmer County Setback variance.
4. The Parking Pad shall be made of concrete, brick, individual pavers, or asphalt.

F. Patios

1. Patios do require a Coosawattee building permit.
2. Patios do not require a Gilmer County building permit.
3. Patios do not require a Coosawattee Setback variance or a Gilmer County Setback variance.
4. Patios shall be made of concrete, brick, individual pavers, or asphalt.

G. Porches

1. Coosawattee requires permits for ALL Porches; please contact the Roads and Grounds Department to obtain a permit and Setback variance.
2. Gilmer County requires permits for ALL Porches; please contact the Gilmer County Department of Planning and Zoning to obtain a permit and Setback variance.
3. The Porch shall be made of Wood or Composite Material.
4. The Porch must be adjacent to, meaning no more than 6" from the Recreational Vehicle or the space to be occupied by the Recreational Vehicle.
5. The Porch shall be finished, unless it is made of Composite Material, cedar, redwood or cypress.
6. The Porch roof shall be shingled or metal.

H. Gazebo

1. Coosawattee requires permits for all Gazebos; please contact the Coosawattee Roads and Grounds Department to obtain a permit and Setback variance.
2. Gilmer County requires permits for some Gazebos; please contact the Gilmer County Department of Planning and Zoning to determine if a permit or Setback variance is required.
3. There shall be no more than one (1) Gazebo per lot and it shall not exceed 150 square feet in size.
4. The Gazebo shall be constructed of Wood or Composite Material.
5. The Gazebo shall be Finished, unless it is made of Composite Material, cedar, redwood or cypress.
6. The Gazebo roof shall be shingled or metal.

I. Screen Room

1. Coosawattee requires permits for ALL Screen Rooms; please contact the Roads and Grounds Department to obtain a permit and Setback variance.
2. Gilmer County requires permits for ALL Screen Rooms; please contact the Gilmer County Department of Planning and Zoning to obtain a permit and Setback variance.
3. No permits are required from Gilmer County or Coosawattee to hang screen on an already existing Porch.
4. There shall be no more than one (1) Screen Room per lot.
5. The Screen Room shall be made of Finished Wood or Composite Material, cedar, redwood or cypress.
6. The Screen Room roof shall be shingled or metal.

7. The Screen Room screening shall be a metal wire, fiberglass, or other synthetic fiber mesh.
8. Hanging of plastic sheeting is strictly prohibited.

J. Four-Season Room

1. Four-Season Rooms are strictly prohibited in the Eagle's Mountain Resort Campground by the Gilmer County Ordinances and this type of room will not be able to obtain the proper Gilmer County permits.

IV. Recreational Vehicles

A. Restrictions on Recreational Vehicles

1. Only one (1) Recreational Vehicle meeting the Recreational Vehicle Industry Association ("RVIA") standards is permitted upon each lot.
2. Converted passenger buses are not Recreational Vehicles and are specifically prohibited from entering the Eagles' Mountain Resort Campground pursuant to the Declaration of Covenants, Conditions, and Restrictions.
3. Recreational Vehicles shall be a maximum of 8' wide x 42' long, excluding slide outs and extensions.
4. Recreational Vehicles entering the Eagle's Mountain Resort Campground must be no more than 15 years old.
5. Recreational Vehicles entering the Eagle's Mountain Resort Campground must be properly registered and titled according to Georgia Law.
6. Recreational Vehicles are strictly prohibited from connecting directly to the electrical fuse box.
7. Recreational Vehicles may be covered indefinitely with a Recreational Vehicle Cover so long as the Recreational Vehicle Cover does not develop any holes or become otherwise unsightly from one of the following factors, including, but not limited to, growth of mold, graffiti, or dirt.
8. Tarps and plastic sheeting will not be permitted to cover a Recreational Vehicle except for emergency situations and then only for a maximum of fourteen (14) days. Proper repairs must be made to the Recreational Vehicle so that the tarp or plastic sheeting may be removed before the fourteen (14) days expires.

B. Restrictions on Occupants of Recreational Vehicles

1. All tenants of Record Owners of Eagle's Mountain Resort Campground Lots must register with the Coosawattee River Resort Association, Inc. Property Owner's Association Office located at 634 Beaver Lake Drive, Ellijay, Georgia 30540. Registration can be accomplished by contacting the Coosawattee property owners' association office at 706-276-1060. All guests must comply with the published gate access policies of Coosawattee in effect.
2. Anyone not listed as an official guest or tenant of an Eagle's Mountain Resort Campground Record Owner may be requested to leave the

Coosawattee River Resort or be removed by the Gilmer County Sheriff for trespass.

V. The Eagle's Mountain Resort Campground Lots

- A. It is strictly prohibited to discharge gray water (from sinks and washing machines) and discharge black water (sewage) onto or into the ground or surface streams. Any improper discharge of gray or black water will immediately be reported to the Gilmer County Department of Environmental Health.
- B. Coosawattee River Resort Association, Inc. owns the lots upon which the septic systems are located. The systems are the mutual responsibility of each of the Record Owners connected to each septic system. Therefore, should repairs or pumping be necessary for any one septic system, each of the Record Owners shall share equally in the cost of said repairs or pumping. Coosawattee, as the Record Owner of the lot where the septic systems are located, will order the repairs or pumping as needed and distribute a copy of the original bill for the repairs or pumping along with a prorated portion of the bill that is each Record Owner's responsibility. Coosawattee reserves the right to, at any time, with or without notice to the Record Owner, completely shut down any and all of the septic systems in the Eagle's Mountain Resort Campground should it be ordered to do so by any government agency, including, but not limited to, the Georgia Department of Environmental Health. Failure by a Record Owner to pay his or her share of the repair or pumping bill may result in legal action (if approved by the Coosawattee Board of Directors) if the bill remains unpaid for a period of thirty (30) days or more.

VI. Violations of these Rules and Regulations

- A. Violations of these Rules and Regulations will result in a warning letter being mailed to the Record Owner of the Campground Lot via certified mail and first class mail. Tenants and/or occupants of the lot will receive notice of violations in addition to the Record Owner. Record Owners will have ten (10) days from the date of mailing the warning letter to correct the violation or Coosawattee will issue a \$50.00 citation to be handled by the Compliance Committee pursuant to the Coosawattee By-Laws. In addition, if the violation is not corrected within ten (10) days from the date of mailing the warning letter, Coosawattee will contact the Gilmer County Department of Planning and Zoning to investigate any claims Gilmer County may have against said Record Owner.
- B. Violations of these Rules and Regulations not corrected within the ten (10) day mailing of the warning letter in addition to the fine of \$50.00 levied upon their account shall also have a daily fines of \$25.00, which will accrue starting with the eleventh (11th) day for as long as the violation continues.
- C. For Rules and Regulations enforcement procedures please see the Coosawattee By-Laws Article VI Rule Making and Enforcement *et seq.*
- D. Please note that Gilmer County has separate and distinct enforcement procedures and obligations which are not elaborated upon herein as they are controlled by Gilmer County Ordinances.

Eagle's Mountain Campground Construction

SECTION 1. Purpose of Architectural Review Committee

The primary purpose of the Architectural Review Committee (ARC) is to ensure that each owner's property values are protected and enhanced by assuring compliance with all CRRRA Covenants, Conditions, and Restrictions as well as all CRRRA Rules and Regulations. In order to maintain architectural and aesthetic harmony and compatibility among all lots, structures, and improvements with CRRRA, the architectural standards will be applied to reflect that lots and dwellings constructed and/or to be constructed are of varying sizes, values, and topographies depending on the lots location. This means that improvements and modifications suitable for one lot may be inappropriate for another lot. Therefore, the ARC will adopt as appropriate varying standards, sizes, values and layouts of lots and improvements thereon.

SECTION 2. Requirements for ARC Approval

A). See Eagle's Mountain Campground Rules and Regulations II, Construction Permit Procedures beginning on page 11.

SECTION 3. Obligations and Responsibilities

The property owner and/or the primary contractor each have obligations and responsibilities to fulfill before, during and after construction. This section will attempt to point out some of these items but there may be others not mentioned which must be fulfilled.

A). The property owner and/or primary contractor is required to provide various documents to ARC for its review and approval and to sign various ARC forms before any construction begins. Copies of these forms are in Section 4 and are for your use. Additional copies are available at the Roads & Grounds office.

B). The property owner and/or primary contractor is responsible for keeping the work site cleaned up as required by the covenants. ARC recommends a weekly cleanup. Federal and State laws require the removal of waste/debris material from the work site. **DO NOT BURN OR BURY ANY WASTE**

MATERIAL ON THE WORK SITE. You must take all waste material to an appropriate disposal site. Failure to comply will result in assessments being issued. Warming fires must be in a burning barrel or you must obtain a burn permit from the Forestry Department and report that number to the CRRRA Public Safety. All fires must be attended while a fire is burning or smoldering and there must be sufficient water available or other sufficient methods of extinguishing the fire must be available. Fires must be completely out before leaving the fire unattended.

C). The property owner and/or the primary contractor will be held responsible for the conduct of and damages caused by their employees, their sub-contractors and employees, as well as any person delivering materials to the work site while these people are on CRRRA common property. The CRRRA recognizes these people as your guests and expects them to adhere to all CRRRA Rules and Regulations. Failure to do so may result in entry refusal.

D). All persons involved in your construction must be listed on your CRRRA Primary Contractor Personnel List. After approval the Primary Contractor List will be distributed to the gate to allow entry.

E). Outside construction activity is prohibited before 7:30 am and after 8:00 pm weekdays and before 8:00 am and after 4:00 pm on Saturdays.

SECTION 4. Eagle's Mountain Campground ARC Forms

A). Included with this construction guideline package are all the necessary forms you need to complete your construction activity and remain in compliance.

CRRA CHECKLIST FOR ARCHITECTURAL REVIEW APPROVAL

- _____ 1. Completed CRRA building/ land disturbance approval application.
- _____ 2. Variance approval if required.
- _____ 3. Gilmer County variance/ building/ land disturbance permit, if required.
(Call 706-635-3406)
- _____ 4. One site survey/ plat drawn to scale, with proposed construction positioned within 11" of its actual location where it is to be constructed. Surveys are more accurate than plats with hand-drawn schematics so hand-drawn schematics on plats will require a sworn written statement as to the exact location of the proposed construction. (see page 12)
- _____ 5. One set of plans drawn to scale with dimensions of the object to be constructed, the materials used (including all surface materials and fasteners), and any finishing materials, such as paint, stain, finish, etc...
- _____ 6. Impact fees for additions (Residential and Eagle Mountain Campground)
- | | |
|------------------|-----------------|
| a. Flat Fee | <u>\$100.00</u> |
| Additional Fees | _____ |
| Total Amount Due | _____ |
- _____ 7. All required forms completed, signed, and returned
- _____ 8. All CRRA assessments are current (must stay current for duration of approval period).
- _____ 9. A. Lot registered in correct owner's name.
B. Do you have ownership interest in any other lots in the CRRA?
C. If so, under what name/interest?? _____
- _____ 10. List of workers to be provided and updated as changes occur.

Property owner's printed name

Authorized Signature, CRRA

Property owner's signature

Date

Lot Number/Subdivision
Board Approved May 15, 2010

**Coosawattee River Resort Association, Inc.
Eagle's Mountain Resort Campground
Sworn Statement in lieu of Survey**

I, the Undersigned, am an owner of real property located within the Eagle's Mountain Resort Campground of the Coosawattee River Resort. I understand and acknowledge that my property is subject to the Eagle's Mountain Resort, Inc. Declaration of Covenants, Conditions and Restrictions and all of the Supplementals of record filed in Deed Book 138, Page 448; Deed Book 143, Page 721; Deed Book 168, Page 340; and Deed Book 172, Page 474, (collectively referred to hereafter as the "Covenants") of the Gilmer County Superior Court Land Records, Georgia.

I also understand and acknowledge that the Coosawattee River Resort Association, Inc. ("Coosawattee") has filed a Notice of Extinguishment by Abandonment of the first sentence of Article 17 of the Third Supplemental Declaration of Covenants, Conditions and Restrictions, located in Deed Book _____, Page _____, of the Gilmer County Superior Court Land Records, Georgia, thereby permitting structures in the Eagle's Mountain Resort Campground so long as those structures satisfy the other Covenants, such as the thirty-five (35') foot front and rear setbacks; and the ten (10') foot side setbacks established in Article 7 of the Covenants.

I also understand and acknowledge that due to the size of my campground lot it is necessary for me to apply for a setback variance with both Coosawattee and the Gilmer County Zoning and Planning Department.

In lieu of having a survey prepared of my lot for Coosawattee River Resort Association, Inc. to delineate the exact lot lines, I hereby sign this statement swearing that I will take personal responsibility for locating any and all structures within my property boundaries. Additionally, I swear and affirm that I will construct any and all structures approved by the Coosawattee River Resort Association, Inc. Architectural Review Committee and Gilmer County within eleven inches (11") of the location I described on the plat reproduction submitted to the Architectural Review Committee. Lastly, I understand that Gilmer County may require a survey for a Gilmer County building permit and/or setback variance.

Dated: _____

Printed Name of Owner

Name of Second Owner

Signature of Owner

Signature of Second Owner

Lot Number: Eagle's Mountain Resort Campground Lot C-_____

**CRRA
APPLICATION FOR ARC APPROVAL**

The Architectural Review Committee (ARC) meets the second and fourth Thursday of each month. All applications must be submitted by noon on the Wednesday prior to the meeting date.

Date of submission of plans: _____

Subdivision: Eagle's Mountain Campground

Lot number(s): _____

PRINTED Property Owner's Name/Address/Phone number

PRINTED Primary Contractor's Name/Address/Phone number

Describe the type of Construction/ Renovation/ other work to be performed.

Have you received the correct subdivision Covenants along with CRRA's By-Laws and CRRA's Rules and Regulations? _____ *Yes* _____ *No*

I agree I will not clear cut my lot(s).

Signature of property owner

Date signed

Board Approved May 15, 2010

CRRA BUILDING APPROVAL

Name

Subdivision and Lot # **PLUS** Street Name

Address

Address

Type of work to be approved

Your application for a CRRA building approval for the above location has been reviewed by the CRRA Architectural Review Committee and has been:

1. Approved _____ and assigned Approval # _____. This approval will expire on _____.

Please stop by the CRRA ARC office and get your approval stake. Install it so it is visible from the roadway prior to construction.

2. Approved _____ **PENDING receipt of the following items(s):**

3. Denied _____ for the following reason(s): _____

If you have questions regarding this denial, please call the CRRA ARC at 706-276-1060 during office hours, 9:00 AM to 5:00 PM eastern time.

NOTE!!! For driveways and culverts installations please call Roads & Grounds Department at 706-276-1060 ext. 236.

We are pleased that you have chosen Coosawattee River Resort as your construction site. Please call us should you have any questions at 706-276-1060 ext. 236.

Architectural Review Committee

Date Signed: _____

Committee Member

Committee Member

Committee Member

Committee Member

Committee Member

Committee Member

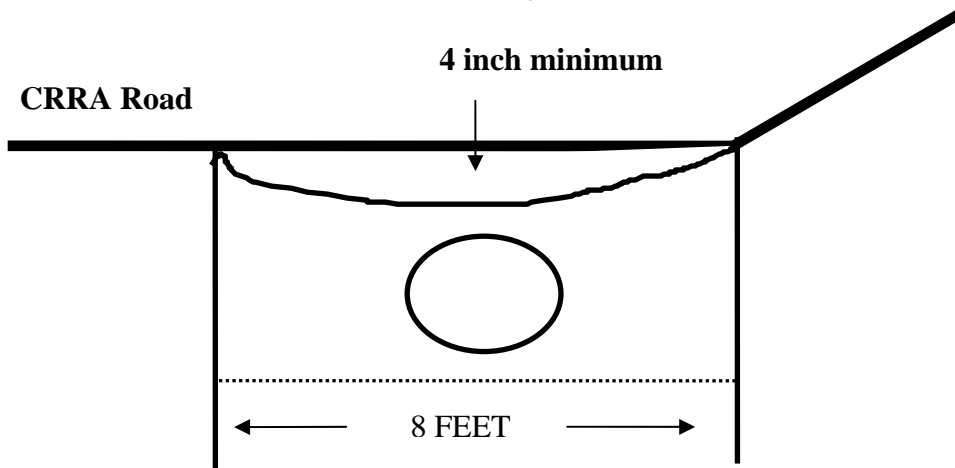
Board Approved May 15, 2010

CRRRA
 DRIVEWAY TRANSITION AND
 CULVERT INSTALLATION REQUIREMENTS

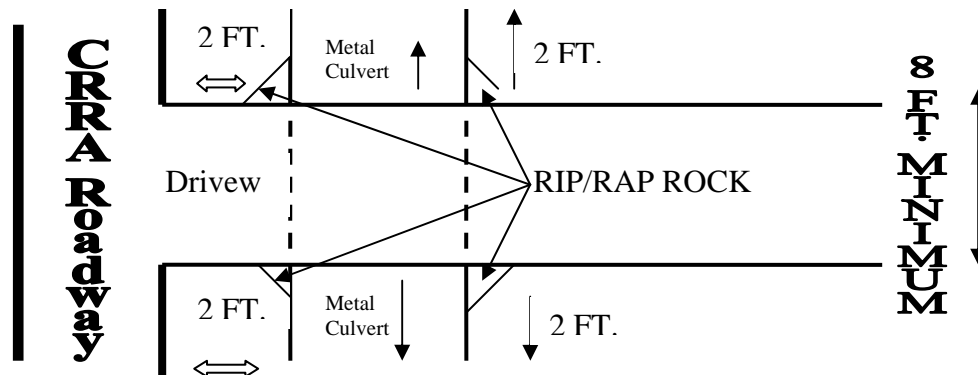
Driveway cut-ins and all culverts MUST be completed, inspected and approved by CRRRA before any additional site preparation or work is started. CRRRA owns and maintains all roads within the property and reserves the right to determine the acceptability of any and all connections from private property. CRRRA property owners or their contractors shall furnish and install metal culverts where CRRRA deems them to be necessary on CRRRA property or utility/drainage easements. Please contact the CRRRA office at 706-276-1060 when you are ready for your driveway and culvert installation and inspection. Only the CRRRA Director of Maintenance, the CRRRA ARC or their designee can determine the size, length and actual location of your culvert and acceptability of driveway transition. Failure to comply with this requirement will result in an immediate stop work order and may require repositioning or re-grading of a driveway and removal of a culvert which has been installed without CRRRA approval. There will be two (2) inspections at no charge; there will be a \$50 administration fee, per inspection, for any and all further inspections.

Note!!! Drawings are not to scale

All driveways must transition to be flush with the CRRRA roadway whether they are paved or unpaved. Rip/rap rock must be included (as shown) to reduce erosion and to prevent silt being deposited into the ditch. In addition, all driveway construction where it encroaches upon CRRRA roadways must comply with all applicable environmental and erosion control laws and regulation promulgated by Gilmer County and/or any other regulatory agencies. By-Laws Article X, Section 1 (e) neither the Board of Directors nor the ARC shall bear any responsibility for ensuring the structural integrity of soundness of approved construction or modifications,. Neither the Board of Directors, the ARC nor member of any of the foregoing shall be held liable for any injury, damages or loss arising out of the manner or quality of approved construction on or modification to any lot.



Note!!! Distance from edge of road to culvert may vary due to



CRRA
PRIMARY CONTRACTOR PERSONNEL LIST

For your convenience, this form is provided so we can notify the CRRA Main Gate and Monitoring Station that construction personnel will begin requesting entry to your work site. All construction and delivery vehicles must know the subdivision, lot number and owner's name for admittance into the property. If your personnel's names are not on this list or if you have not otherwise provided the person's name to the Main Gate or Monitoring Station, entry will be denied. Once submitted, this form will allow your construction personnel to enter CRRA quickly. It is your responsibility to keep this personnel list as current as possible and to notify CRRA immediately of any changes.

Please be sure all information is correct and fill in all blanks.

Subdivision & lot number	CRRA ARC Approval Number
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Property owner's name and phone number (please print clearly)

Property's street / 911 address (include adequate directions from entry gate)

Primary contractor's name (please print clearly)

Primary contractor's business address (please print clearly)	Phone number
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**List the names of your employees, subcontractors and their employees.
Also include material suppliers' names. Use other side for more names.**

Name	Phone Number

ARC Campground Final Inspection

Date Requested: _____ CRRA Approval #: _____

Lot owner's name: _____ Phone Number: _____

Eagle Mountain Campground Lot#: _____

Project: _____

Directions: _____

Compliance: Project Final Inspected Date: _____

- 1. Any outstanding Compliance issues or citations? Yes No
 - 2. All construction debris removed? Yes No
 - 3. Setbacks verified? Yes No
- F _____ B _____ LS _____ RS _____

Action to be taken, if any: _____

Inspected by: _____ Pictures attached: _____

Roads & Grounds:

- 1. Any damages to common ground? Yes No
- Passed: Declined:

Called with results: Date: _____ Initials: _____

Action to be taken, if any: _____

Date Released to Master File: _____ Initials: _____

Lot owner or general contractor signature

Lot owner or general contractor printed name