

CEDAR BLUE PROPERTY OWNERS' ASSOCIATION, INC.

ENVIRONMENTAL COMMITTEE RULES AND REGULATIONS

Effective 3-19-16

In accordance with the Covenants of Cedar Blue, the Environmental Committee has adopted the following rules and regulations to be followed on all new construction started after January 1, 1998.

All existing structures that have documented proof of approval in the past by the "Committee" or the "Board" are exempted from these rules and may remain in their present state, subject to routine maintenance.

1. Before any lot improvement begins a permit must be obtained. This includes but is not limited to tree removal and the installation of portable sheds and carports. Upon approval of the permit, the permit fee will be waived for tree removal. Application forms are available at the Park office or online at www.cedar-blue.com under Documents. Normally, the Environmental Committee will review and approve/disapprove a request with 30 days. It is preferred that the owner be present and available when the Committee is at the property should any questions come about.

Permit cost is \$50.00 with a performance guarantee deposit of \$250 to be charged against the owner's account in the Park office. **The approved permit must be posted on the lot.** Once the final inspection has occurred and been approved by the Environmental Committee, the deposit will be credited. It is the property owner's responsibility to contact the Park office once the project is completed to setup a final inspection date with the Committee. It is preferred that the property owner be present when final inspection is completed should questions arise.

2. The application shall show all existing structures, the location of the proposed improvements, the color and composition of exterior materials to be used, proposed landscaping, and any other information required on the application. If more detail is needed, an additional sheet may be attached to the application. ***Should construction begin without an approved Permit, the Committee will suspend construction. The owner shall then remove or alter the improvement to meet these rules. The owner is also responsible for the actions of his engaged commercial contractors. A construction pass from the owner must be on file with the Park office for each contractor.***
3. Small metal stakes define the four corners of each lot. These stakes may not be removed. The wooden posts do not show the true lot lines and are for identification purposes only. If no property lines are defined, a survey of the property may be required at the owner's expense.

4. Construction improvements must be completed within ninety (90) days after approval. Should construction not be completed within the 90 days a new permit must be submitted. Extensions may be granted for good cause.
5. The easements are five (5) feet strips inside all lot lines except those lines coincident with street right-of-ways, in which case the easements are ten (10) feet wide. Should any driveway, structure or landscaping be within the easements, the owner is responsible for any damages caused in the necessary maintenance of utilities or drainage.
6. All construction improvements shall be at least ten (10) feet from the front line and seven (7) feet from the back and side lot lines. Variances may be granted by the Committee or Board upon evidence of hardship and in those instances that uphold the owner's reciprocal rights.
7. RVs are to remain in a mobile condition, with wheels and trailer tongues remaining on the RV. Cement blocks or RV-type jacks will be used to support slide-outs as necessary. Solid concrete foundations may not be used for such supports. Skirting is permitted upon approval of the Committee. Generally, skirting must match the color and materials of the RV to present a neat and compatible appearance.
8. Garages, enclosed boathouse, animal shelters and similar structures are not allowed.
9. Signs will be used to identify the owner and lot number. All properties must have identifying signs and are visible from the road.
10. Wood or metal storage sheds shall not exceed 160 square feet and cannot have a second floor. Must be built to standard building codes.
11. Owners are allowed 800 square feet of covered deck of which 400 square feet may be enclosed. The cover of the RV may be built in conjunction with the cover over the deck. The cover may be sided but siding must be at least two (2) feet above the ground. Skirting is only allowed around the RV and deck, and not the RV cover. All construction must be built to standard building codes. Concrete patios will be allowed in lieu of a deck. Uncovered patios/decks have no size limits but must be built within the setback requirements.
12. With regards to contractors, it is the responsibility of the owner to make arrangements at the Park office for a construction card to be issued to the contractor doing work at their property. Once the job is complete, if the gate card is not returned to the Park office, \$50 will be assessed to the owner's account and will be treated as part of the current year's assessments.

These are the only rules and regulations that will be used to approve any construction and lot owners have the right to appeal to the Board in writing any decision of the Committee within thirty (30) days. Any lot owner found in violation of these rules will face a penalty of water and sewer cutoff. If this happens there will be a \$500 reconnect fee. Additional penalties will include loss of voting rights, use of common property and civil action to prevent the occurrence, continuation or violation of these guidelines.