

# 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 any routine maintenance and structural repair at a no cost permit.

1. If no permit has been obtained with the proper approval; a fine will apply of \$500. 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](http://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. If the type of construction or structure is listed on the building permit form a permit is required. General maintenance and repairs on a previously approved structure does not require a building permit. **If a structure is being increased in size or expanded in square footage a building permit will be required.** An example of general maintenance would be replacing damaged deck boards, painting, roof repairs, siding repairs, etc.

Permit cost is \$50.00 with a performance guarantee deposit of \$500 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 start within 30 days of the approval and 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. Violation of easements could result in a \$500 or \$1500 fine that can be assessed annually until the problem is resolved.
6. Animal shelters and similar structures are not allowed.
7. Signs will be used to identify the owner and lot number. All properties must have identifying signs and are visible from the road.
8. Wood or metal storage sheds shall not exceed 160 square feet and cannot have a second floor. Must be built to standard building codes. Shipping containers are prohibited in the park. Only 160 square feet of combined storage will be allowed on the property.
9. Owners are allowed 800 square feet of enclosed covered deck. **Should a property owner build 801 square feet of enclosed covered deck; annual fines of \$1500 with late penalties will be assessed to the property for violation of rules until the issues are resolved.** 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. Patios/decks have no size limits but must be built within the setback requirements. A requirement of a two (2) vehicle parking will apply so property owners are not obstructing the roadway as defined in the Cedar Blue Property Owners Association Covenants and Bylaws, Section 4, Item O.
10. There are two building permit forms, the standard building permit form and the form for enclosed covered decks between 401 square feet and 800 square feet. The standard building permit form includes enclosed covered under 400 square feet, decks, RV covers, tree removal, storm shelters, storage sheds, RV skirting, etc. The form for enclosed covered decks is required for new construction or expanding an existing permitted enclosure between 401 square feet and 800 square feet.

**11. Rules and regulations for Enclosed Covered Decks that are between 401 square feet and 800 square feet:**

- Before any construction begins a permit for building an enclosed covered deck over 401 square feet must be obtained. **This permit is separate from the standard building permit.** If no permit has been obtained with the proper approval; a \$1500 fine will apply for unpermitted construction. Application forms are available at the Cedar Blue office or online at [www.cedar-blue.com](http://www.cedar-blue.com) under Documents. Property owners will be notified and construction will be suspended. If the property owner violates any rules and regulations, the owner shall remove or alter the improvement to comply with the rules. Failure to do so will result in an annual fine of \$1500.
- A performance guarantee of \$1500 will be charged against the property owner's account in the Park Office at the time of permit approval. This will remain on the account until the final inspection. Once the final inspection has occurred and approved by the Environmental Committee, the performance guarantee will be credited.

- **Permit fee is \$2.00 per square foot of the proposed new construction.** If the project is new construction, the permit fee will apply to the total square footage being proposed. If the property owner is expanding a current approved enclosure of 400 square feet or less, the fee only applies to the additional square footage being added. Any loft space will be included in the total square footage being proposed. **The completed project cannot exceed 800 square feet whether it's new construction or expanding an existing approved structure. The square footage will be determined by the exterior dimensions of the proposed structure.** The square footage permit fee must be paid in full before any construction may begin and approved permit issued to the property owner. The approved permit must be posted on the lot until the final inspection has occurred.
- Should a property owner over develop or violate any of the rules or regulations, the performance guarantee of \$1500 will stand and be under obligation. If this occurs, the permit will be denied approval at final inspection. If the improvement is not modified to comply with the rules defined by the Environmental Committee, annual fines of \$1500 with late penalties will be assessed to the property for violation of rules until the issues are resolved.
- No manufactured homes or mobile homes will be allowed in the park. If the structure is fabricated off premises, it must be able to be transported legally without special D.O.T. permits. Shipping containers are not allowed in the park and may not be used for the construction of enclosures. All structures must be built to standard building codes.
- **Lot lines must be surveyed by a licensed surveyor or the building permit will not be approved.** The survey must be less than five years old and an official copy must be filed with the Park Office. The property owner must be present during all inspections. Failure to do so will result in disapproval of permit. String lines must show the property lines and where the structure will be placed or constructed or the permit will not be approved.
- Lot owners must be in "good standing" with Cedar Blue Property Owners' Association before obtaining a permit to newly construct or increase their current approved structure up to 800 square feet.

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.

13. The property owner, not Cedar Blue, is responsible for removal of all construction debris from Cedar Blue. A Disposal Fee will be assessed the property owner in the amount of \$250 if not removed from Cedar Blue. No construction debris is allowed to be dumped in the park's dumpsters. If construction debris is placed in the dumpsters, a \$250 fine will be assessed. These fees are assessed per incident.

14. All properties must be owner occupied. No properties will be allowed to be rented or leased at any time. Any violation of these rules will result in immediate loss of the Performance Guarantee Deposit and an annual fine of \$1500 until these issues are resolved.

*Disclaimer:* It is the property owner's responsibility and not the CBPOA Environmental Committee to accurately mark the property lines using survey information on file with Murray County. The Environmental Committee bases their decisions in part on where the property lines have been marked. Should they approve a building permit and it is later determined that the structures are outside the setback requirements and/or on neighbor's properties, the CBPOA holds

NO liability for this error. All responsibilities for any errors regarding the marked property lines lie with the property owner.

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 or \$1500 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.