

REQUEST FOR IMPROVEMENTS

GUIDELINES FOR PERMANENT STRUCTURES

Bass Lake Christian Retirement Community

Your initials on the lines below indicate you are familiar with the following Bylaws of Bass Lake Christian Retirement Community (BLCRC) that apply to the building of permanent structures.

____/____ 2.07 ***“Recreational Vehicle”*** shall refer to a vehicle manufactured under the guidelines of the *Recreational Vehicle Industry Association*, and must be at least 24 feet long but no longer than 45 feet long. These must be manufactured in the 15 years proceeding the date that the owner’s Membership is obtained.

____/____ 2.08 ***“Park Model”*** shall refer to a vehicle manufactured under the guidelines of the *Recreational Park Trailer Industry Association*. These must be manufactured in the 15 years proceeding the date that the owner’s Membership is obtained.

____/____ 2.09 ***“Park Home”*** shall refer to a manufactured home of no more that 900 net sq. ft., containing no more than one bedroom, and no more than one flush toilet.

____/____ 2.10 ***“Apartment”*** shall refer to a new structure of no more than 900 net sq. ft., containing no more that one bedroom, and no more than one flush toilet.

____/____ 2.11 ***“Residence”*** shall refer to any dwelling situated upon any Unit, as specifically described in Sections 2.07, 2.08, 2.09 and 2.10 above. A residence may also be a combination of an Apartment structure and a Recreational Vehicle or Park Model or Park Home. But only one flush toilet is permitted in the combination. Any additional Recreational Vehicles belonging to the member may be parked or stored on the Unit. Buildings enclosing a living area shall be no larger than 47 ft. by 47 ft. without a variance from the Board of Directors. The Board shall make the final decision as to the acceptability of any residence.

____/____ 2.12 ***“Bedroom”*** shall refer to any enclosed area that may have an adjoining closet and is not a living room, dining room, kitchen, or bathroom.

____/____ 2.13 ***“Screened in Porches/Patios”*** are permitted but must remain as such, screened-in only.

____/____ 3.11 ***Approval for Construction*** A member shall not make any change in the contour of the terrain or cut any trees or erect any structure, nor shall any exterior addition to or change or alteration therein be made upon his unit without the prior written consent of BLCRC.

- a. All permanent structures shall be approved by Board of Directors
- b. All other improvements shall be approved by Architectural Control Committee
- c. **The Architectural Control Committee shall be responsible for monitoring building construction to assure compliance with approved plans.**

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Guidelines for Construction

1. All plans for buildings must be approved by the Board of Directors before any work begins.
2. Maximum slab size 47 ft. by 47 ft. Larger slabs may be considered for approval by the Board of Directors. Slabs under RV's must be 6 inches in depth with foot-square, 1/2 inch rebar reinforcement. Slabs under enclosures not supporting an RV's may be four (4) inch concrete reinforced with rebar. Permanent buildings must be no closer than 3 ft. from rear property line, 10 ft. from front property line and 2 ft. from side property lines. Buildings enclosing a living area shall be no larger than 47 ft. by 47 ft without a variance from the Board of Directors. The living area must be 900 sq ft or less.
3. The following will help the Board of Directors in the approval process:
 - a. A plot plan showing location of structure with respect to property lines.
 - b. A floor plan showing room sizes along with total square footage, the location of doors and windows is optional.
 - c. Indicate how electrical, water and sewer lines will be connected to park utilities.
 - d. Elevation drawing of at least the front of the structure plus preferably a side view.
4. Members owning two or more Units with common sides must maintain the setbacks for each Unit.
5. Residences, RV's, RV pads and enclosed structures should be parallel to the sides of the unit.
6. Any deviation from the above guidelines must be approved by a majority of directors.
7. Well water must not be plumbed into any residence or patio area.

By signing below, members understand and will abide by these guidelines.

Member's signature _____

Member's signature _____

Date _____ Unit(s) _____

Received on _____

Board Member	Signature	Approve	Reject	Date
George Ament				
Keith Shipman				
James Barnwell				
Cathy Brands				
Wanda Massey				
Tom Abrahamsen				