

Lake Royale Property Owners Association, INC.

Resolution 0809-001

Rules & Regulations I (Garage, Roof Over & Cottage (Camping))

WHEREAS, Section One (1), Use, of the Consolidation and Amendments for Restrictive Covenants of Lake Royale Subdivision (the “Association”, “LRPOA”, “POA”) empowers the POA to promulgate rules and regulations;

WHEREAS, Article Three (3), One hundred and Two (102), Powers of Owners Association, of the North Carolina Planned Community Act (“47F”) empowers the POA to adopt and amend rules and regulations unless the articles of incorporation or the declaration expressly provides to the contrary;

WHEREAS, the POA Attorney, Staff, Building Committee and Board of Directors have recognized there is a need to establish or revise regulations for garages, roofovers and/or cottages built in camping;

WHEREAS, it is the intent of the Board of Directors to have regulations that provide for good neighbor policy and that promote harmony within the community;

WHEREAS, it is the intent of the Board of Directors to have regulations that maintain the integrity of the restrictive covenants;

NOW, THEREFORE, BE IT RESOLVED THAT the following regulations shall apply:

Rules & Regulation, Part I, Section 8.4, 8.7 & 8.8 shall be evaluated over a four month period, ending no later than August 31, 2008, by an ADHOC Committee. Said ADHOC Committee shall submit recommendations to the Board of Directors for consideration in the above outline schedule.

Section 8.7. Camping - Garage (Unattached)

- 1) This applies to Franklin County only. Garages are not allowed in Nash County.
- 2) No garage shall be over one story. One story shall mean the unattached garage shall not exceed **sixteen (16)** feet in total height, as measured from the finished floor to the top of the ridge pole.
- 3) **Garage shall have a concrete, sloped floor**
- 4) **Knee walls (exterior) shall not be allowed**

5) See Restrictive Covenants for additional details, or as referenced below: “Property owner must apply for a Building Permit from the BC and have it approved by them prior to the start of installation or construction. One (1) unattached garage will be allowed on each camping lot, in lieu of a carport. It must comply with all setback regulations. It must be ten (10) feet from any other structure, including the camping unit.

It must be a four-sided enclosed structure.
It must have a minimum eight (8) foot wide garage door.
It must be one story.
Roof pitch may not be less than 4/12 nor more than 7/12.
It must not exceed 24 feet by 30 feet in size.
It must not be placed over any part of an existing or future septic system.
It must be used for storage purposes only, *not for living quarters at any time.*”

Section 8.8 Camping - Roof Over Camping Unit

- 1) Property owner must have a Building Permit from the BC prior to the start of installation or construction.
- 2) Metal carports may not be used as a roof-over.
- 3) A wooden roof-over a camping unit will be allowed providing it meets NC State building codes.
- 4) Roof pitch may not be less than 4/12 nor exceed 7/12.
- 5) Can only be one (1) story in height. Attic space shall only be used for light storage
- 6) Roof height: Maximum height allowed is **sixteen (16)** feet from the finished floor to the top of the ridge board
 - a. Roof over post are not to exceed twelve (12) inches from the camping unit or camping unit bump outs in setup mode.
- 7) **Dormers: Two (2) dormers shall be allowed up to three (3) feet wide/each**
- 8) **Gables: Two gable ends shall be allowed up to sixteen (16) feet high, with one (1) additional gable allowed up to fourteen (14) feet high**
- 9) **Knee walls (exterior) shall not be allowed**
- 10) A pre-existing covered porch or roof over does not need a permit to be screened (the screening is allowed because the footprint of the existing open structure is not being altered).

11) See Restrictive Covenants for additional details, or as referenced below:

“The roof may extend over the camping unit to prevent leaking between the two.”

“A carport being used as a roof over is not permitted. Exception: Metal carports that have been used as a roof over a camper with a permit dated prior to March 2, 2004 will be permitted. If the carport is removed or destroyed, it will not be allowed to be replaced as a roof over.”

Section 8.4 Camping - Cottage

- 1) Property owner must have a Building Permit from the BC prior to the start of construction.
- 2) Only one (1) single-family cottage is allowed on any one lot 12,000 sq ft. or larger.
- 3) Minimum 12,000 sq. ft. lot size shall be identified by a certified survey of subject-platted lot.
- 4) Only site built new construction will be permitted.
- 5) All building exteriors must be completed within six (6) months from the date the construction commences.

