

**Lake Royale Property Owners Association, INC.**

**Resolution 0809-004**

**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, ADHOC Committee and Board of Directors have recognized there is a need to revise regulations for garages, roofovers and 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:

**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) Gables and knee walls (exterior) shall not be allowed
- 5) Windows higher than the top of the garage door shall not be allowed

6) 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 (All gable end shall be measured from the finished floor to the top of the ridge board)
- 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 or combined lots 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.
- 6) Setbacks:
  - a) No part or projection of any dwelling shall extend nearer than:

- 10 feet to any side property line
  - 25 feet to any rear property line
  - 30 feet to any road rights-of-way property line
  - 50 feet from the normal water elevation of any lake located within this Subdivision.
- 7) Basements and Knee walls (exterior) shall not be allowed.
  - 8) Single Story Cottage
    - a) Roof height: Maximum height allowed is sixteen (16) feet from the finished floor to the top of the ridge board.
    - b) Roof pitch may not be less than 4/12 nor exceed 7/12.
    - c) Gables (without windows): Three (3) gable ends shall be allowed up to sixteen (16) feet high from the finished floor to the top of the ridge board.
  - 9) Story & Half Cottage
    - a) Living Space above the first floor shall be determined based on any possible space above 5' tall and 8' wide, finished or unfinished.
    - b) Roof height: Maximum height allowed is to twenty one (21) feet from the finished floor to the top of the ridge board.
    - c) Dormers: Two (2) dormers shall be allowed up to three (3) feet wide/each.
    - d) Gables: Three (3) gable ends shall be allowed up to twenty one (21) feet high from the finished floor to the top of the ridge board.

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

“In lieu of a camping unit, **COTTAGES** will be permitted if they meet Franklin County's Ordinances, North Carolina Building Codes and Lake Royale building regulations. A minimum 12,000 sq. ft. lot size and a County approved Septic System with repair area are required and all setbacks for a house must be met. The maximum living space of the cottage may not exceed 899 sq. ft. and cottage must be site-built (may not be a mobile home, park model trailer or other type of structure). Each cottage lot property owner shall be allowed to store one (1) registered self propelled or towable camping vehicle that he owns (RV, 5th wheel, travel trailer) on his lot. The camping vehicle may not be used for living quarters at any time while on the owner's lot. When the cottage receives a County Certificate of Occupancy (CO), it would become eligible for permanent occupancy, providing all County regulations are met. Multiple lots for cottage construction must be deeded as one and the deed must stipulate that it may not be subdivided. Cottages cannot be rented or leased for more than 90 days in any one calendar year.”

This Resolution is adopted the 21<sup>st</sup> day of June, 2008 by the Board of Directors of the Association.

ATTEST:

\_\_\_\_\_  
Association Secretary

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Date