

**ARCHITECTURAL STANDARDS OF  
TOWN PARK CONDO ASSOCIATION, INC.**

**1.0 Side yard** - 5 (five) foot minimum, on side lot line, except when adjoining "common" property is not a street and where such common property is unobstructed by structures for at least ten feet.

**2.0 Rear yard** - 10 (ten) foot minimum.

**3.0 Front Yard -**

*A - when a car parking space in front of RV - 25 (twenty five) foot minimum unless lot depth prevents compliance, but in no case less than 20 (twenty) feet.*

*B - when no car parking space in front of RV- 10 (ten) foot minimum.*

**3.1 Street Setback** - Observe a two foot minimum setback from adjoining front or side street when placing, planting or installing anything which is above grade (ground), (ex: fence, tree, bush, yard decor)

**4.0 Separation** - There shall be no less than a 15 (fifteen) foot separation between any two RVs measured from any point on either RV side (includes slides), front or rear wall including improvements built on to a Park Model

**5.0 Attachments** - Except for park models, there shall be no improvement of any kind fastened to any RV. Improvements include without limit, any structure or construction not normally carried as a part of, or normally carried accessory to, an RV or requiring a County building permit or site constructed or not commercially advertised for RV use. This includes skirting, solid patio covers, fixed screening and carport covers, but does not include awning sunscreens, and bull front canvas on fifth wheels and typical RV accessories, like awning screen rooms, which shall be made a part of the Town Park Rules.

**6.0 RV Location on Lot** - RVs are conventionally positioned such that the side opposite the entry door side (driver side) is located as close as is practical to the adjoining lot line when viewed from the street. In such cases where the entry door side is located closer to the side lot line on that side, a 10 (ten) foot minimum setback must be observed . Should an RV be located with entry door on the opposite side of the RV, the 15 (fifteen) foot minimum separation and 5 (five) foot minimum Side yard must be observed. No RV shall be positioned on a lot in such a way as to prevent adjoining lots from locating RVs in first said, conventional manner, without increased setback to comply with 15 (fifteen) foot minimum separation.

**7.0 Ground Level Improvements** - (EX: walkways, driveways, low wood decks below 8 inches high, stepping stones, etc) May not be located closer than 1 (one) foot to any side or rear lot line. When adjoining lots owners agree, said improvements may continue to the lot line. With a change of ownership, the existence of prior agreement, does not remove the burden of compliance with this section and such improvements must be remove upon request.

**8.0 Above Ground Improvements** - (EX: wood decks, gazebos, sheds, BBQ, deck storage, etc) Must be located on the lot within (inside) the Front, Side and Rear setback limits.

**8.1 Fences** - Split rail is an approved fence type (or style) considered a decorative element that may be placed within a front, side or rear yard, taking care not to encroach upon an adjoining property. Fences may not enclose a lot or rear yard, inhibit utility access, grass cutting, or violate utility equipment clearance limits. No fence of any kind may be placed on any lot without a Town Park Permit. Other permitted fence styles or types, *if any*, shall be specified in the Town Park Rules.

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**9.0 Parking** - Each RV lot shall include prepared surface (concrete preferred) parking for two parallel parked cars on an area 18 feet minimum in width and 25 feet in depth if possible given lot size and design constraints. Parking depth may not be reduced to less than 20 feet. Tandem parking is a required alternative to a single parking space. Prepared parking surfaces may be placed within a Side yard observing 7.0 above. No vehicle (rolling stock) of any kind may be parked on grass. An RV (park model excepted) may only be parked on concrete or a prepared surface.

**10.0 Sheds** - Sheds of **approved type** up to 100 (one hundred) square feet may be placed on lots, and located within the Front, Side and Rear setback limits. Sheds are to be tied down and located on a concrete pad or blocked and leveled above ground. Sheds will be white or light colored with very low contrast trim coloring if any, with roof overhang and general residential quality and feel. Sheds are to be as unobtrusive as possible with shingled roof with eaves, shutters, flower boxes and residential doors as desirable features. In lieu of a shed, an approved utility trailer up to 100 square feet, may be parked on a prepared surface within the Front, Side and Rear setback limits.

**11.0 Decks** - Pressure treated wood decks (walks, patios) or similar *plastic* wood decks are preferred and encouraged as an alternative to concrete when constructed to permit rain water to drain through the deck surface (example: 2x6 installed on 6 inch centers). Such wood decks are a mandatory alternative to concrete patios where total impervious surface limitations are applied to a lot design. When decks exceed 24 inches above ground, railings shall be installed in compliance with County Code specifying railings for elevated decks.

**12.0 Utilities** - Utilities (electric, water, sewer, cable, telephone, etc) shall be located, or relocated, on a lot to facilitate the connection to the RV of lot owners choice, such that there is no long above ground sewer hose run, water hose run, electric cable (of any type) run, or that hookups are strung about in an unsightly manner or run across side or rear yards such as to obstruct simple egress, grass cutting, and general maintenance. Such hose, cord, cable, pipe, guide, supports, long runs of any type are **not permitted**. Where additional hose bibs are located for convenience of hose use, such bibs shall be protected to prevent damage from lawn mowers. Burying cords, temporary piping, and similar short cut solutions to meet this requirement are **expressly prohibited**. The relocation of water service on any lot shall include the installation of a single master water shut off valve that shall turn off the water to every water connected function on the lot. The installation of an irrigation system of any kind shall include a code compliant Backflow Preventer (a special valve) following the master water shut off valve.

**13.0 Carports** - Only carports attached to park model RVs are permitted. Free standing car covering of any kind is **expressly prohibited**. Carports may be constructed to cover two cars. A carport roof the can be seen from the road or adjoining lots shall precisely match the roof material of the park model and may extend forward to within 5 (five) feet of the front lot line with any vertical support no closer than 8 (eight) feet to the front lot line.

#### **14.0 Park Models / RVs -**

**A. Park models** - Types II (eleven) to 14 (fourteen) feet wide, up to 50 (fifty) feet long including open porches, without slide outs or tip outs, with hip or shed roof, 400 (four hundred) to 500 (five hundred) square feet are the **only styles of park model permitted**. Metal roofs in red, green, blue, and natural are desired and encouraged. Only Wind Zone II or III, ANSI or HUD units are permitted in this condominium.

**B. All other RVs** - Trailers less than 26 feet long, all popup / crankup trailers, and pickup truck campers are not allowed in this condominium, except that pickup truck campers, only when on the pickup truck may be parked (not used as RV) on any suitable parking space.

### **15.0 Park Model Improvements -**

**A. Lots 4000 Square feet and greater-** You may construct attached enclosed improvements no larger than the square footage of your park model (excludes carport); utility space needs, and screen porches, if any must be included. Open decks are not included in this size limitation.

**B. Lots less than 4000 square feet-** Only screened porches, decks, carport and utility space may be constructed. You may not enclose porches (screen only) or in any way create added heated or cooled living space from constructed improvements.

**C. All Lots -** A roofed addition that can be seen from the road or adjoining lot shall precisely match the roof material of the Park Model. Site constructed attachments to your park model must be independently supported or a document from the park model manufacturer provided, stating that the park model can support the proposed attached load when appropriately located, supported and secured. You are requested to remove park model wheels, etc, and hitch to set the park model as close to the ground as possible consistent with State requirements. Said improvements shall only be made from plans approved by both Marion County and the Architectural Committee. The eventual configuration of any park model resulting from and including all additions shall conform to all location, setback and separation requirements, provisions of this section not withstanding. Open awnings and any other exterior attachment requires prior approval of the Architectural Committee.

**16.0 Permits -** Each lot owner shall provide the Architectural Committee a detailed dimensioned scale drawing of his lot showing the proposed location of all utilities, concrete, prepared surfaces, improvements of all kinds, the RV parked on the lot, designated parking, fences, walls, retention, etc for approval before beginning any work on the lot Changes and additions to lot improvements must be similarly documented and submitted. All improvements require a permit from this Committee while Marion County permits are also required for major projects. It is the responsibility of the lot owner to acquire the required building permits.

**17.0 Lighting -** Appropriate outside lighting is encouraged for safety and beautification. Low voltage exterior lighting is strongly encouraged. Lighting shall be positioned and selected such as not to bother adjoining lot owners or reflect or shine in neighboring windows or provide unwanted illumination for others.

**18.0 House Number -** Marion County names (numbers) our streets and assigns addresses (numbers) to each lot Each lot shall display the assigned address in accordance with Marion County requirements and in keeping with Town architectural sign standards.

**19.0 Impervious Surface -** Observe a 1300 (thirteen hundred) square foot impervious surface limit on any lot. For purposes of these calculations, RVs other than park models will not be considered due to location on prepared surface, gravel (stone) driveways and wood decks observing proper open construction methods will similarly not be considered. Any shed, roofed structures, any concrete slab, compacted prepared surface (base) of any kind, park model, and roofed improvements to park model shall be considered impervious. Impervious surface improvements which redundantly cover the same area shall be counted only once for purposes of these calculations.

**A. — Definition — Impervious Area-** Hard surfaced areas that do not absorb water, severely restrict the absorption of water and/or cause water to run off. Common examples include parking lots, roofs, driveways, patios, sidewalks, etc.

**B.- Definition - Pervious Paving-** Surfaces, including permeable paver blocks, porous concrete, or porous asphalt that provides the support of traditional parking surfaces, but allows a significant amount of annual precipitation to be filtered.