

**All Seasons Condominium Association**  
**Building Rules and Regulations**

Revision July 2021

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# All Seasons Condominium Association Building Rules and Regulations

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## **1.0 Purpose**

The following rules and regulations outline the requirements for placing and/or modifying structures at All Seasons Campground Condo Association. All owners are required to adhere to these regulations for the greater good of the Campground Community, and minimize negative aesthetic impacts.

ALL BUILDINGS, DECKS, AND SHEDS ARE SUBJECT TO THE TOWN OF WEARE BUILDING CODES AS WELL AS ALL SEASONS CAMPGROUND CONDOMINIUM ASSOCIATION RULES AND REGULATIONS. The Land Owner should have the property lines staked off for boundary lines( land surveyed is strongly suggested). The D & R committee is not responsible for boundary line issues and will only approve projects if visual markings are made prior to the approval process.

Please note that fencing, pet kennels/cages, or free standing walls cannot be erected, placed or otherwise installed for privacy, boundary or decorative purposes.

## **2.0 Projects Requiring Approval**

The following projects require a Request for Building Approval Form to be completed and submitted to the Design and Review Board for All Seasons Campground Condo Assoc.

1. Additions to a trailer or removing an addition
2. Installing or removing a deck
3. Installing a propane tank 100 pounds or greater
4. New plumbing
5. New electrical
6. Constructing or placing a shed or gazebo
7. Constructing or placing other permanent structures including a cement slab, retaining walls, or driveways.

### ***2.1 Request for Building Approval Process***

1. Complete and submit a Request for Building Approval to the Design and Review Committee (D&R Committee). A blank form can be obtained outside the Board of Directors office in the lower clubhouse or on our WEB site [allseasonscondoassociation.com](http://allseasonscondoassociation.com)
2. Any Request for Building Approval will contain the following:
  - a. A legible drawing or picture of the proposed addition or structure for which approval is being requested.

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- b. Any drawings are to include a legible rendering showing what the proposed structure will look like once construction is completed. This can be done with a picture showing current conditions, with the proposed structure or addition draw by hand or using electronic means.
  - c. All drawings are to include height from the grade that existed prior to any construction
  - d. Details on building materials that are proposed to be used.
  - e. An overview showing location to all property lines associated with the site, location of the nearest road, location of other structures on the site and location of structures on neighboring sites.
3. When the Request for Building Approval is complete, submit to the D&R Committee for review. Submission can be made in hardcopy by placing in the Board of Director office mail slot, delivered by hand or email to a member of the D&R Committee. Email is preferred, and forms and attachments can be sent to allseasons194@gmail.com. Once approved and signed by D & R committee members and/or Board of Directors if necessary , 3 copies will be made. 1. For the D & R file, 1. For the Town of Weare Building Inspector and 1 copy for your records.
4. Initial review of the form will take up to 30 days. After review is complete an approval will be issued. If the form is found to be deficient then the owner will be notified by the D&R Committee. The notification will include details on what is deficient. Once the deficiency is corrected, resubmit the form for review by the D&R Committee.
5. Once this form had been approved by the full D&R, and signed off by the Board of Directors, the approval is to be brought to the Town of Weare by the requester in order to obtain a Building Permit. Building Permits are to be plainly visible from the nearest roadway to the project and a copy to be submitted to the D & R committee for the files.
6. All approved projects are to be completed within 12 months from the date of D & R approval, this does not apply to projects that are limited to the inside of an existing structure. Failure to complete the project within this time will require notice to the D&R. If a project will not be completed within the 12 month window then the applicant can present hardships to the D&R Committee that will prevent completion of the project. Before any project that has exceeded the 12 month window will need a new/ or renewal Building Permit from the Town of Weare before resuming construction.
7. The D&R Committee will review all approved projects for completion status semi-annually to insure projects are completed in a timely manner.

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8. The construction of decks, sheds, rooms, etc. being built in anyway other than approved by D&R Committee will be subject to \$500 fine, and removal of said structure by owner at owner expense.
9. D&R reserves the right to require project changes, within reason, if it is observed that safety issues will exist if a project is completed as previously approved.
10. If a form is denied in part or entirely by the D&R Committee, an owner can file an appeal. See Appeal Process in Section 9.0

## **3.0 Placement of New Trailer or Relocating an Existing Trailer**

Any trailer being placed on a lot or being placed on an empty lot shall adhere to the following:

1. Complete and submit a Request for Building Approval to the Design and Review Committee (D&R), using the same process as above. Once this form is approved by D&R a Building Permit is to be obtained from the Town of Weare and provided to D & R committee for the files.
2. For a new Park Model or Destination trailers being placed on a site a concrete pad that is wide enough to support the trailer wheels, and is as long as the livable area of the trailer shall be placed per the Town of Weare regulations
3. The concrete pad shall be fixed with tie downs. Specifications for the concrete pad and tiedowns can be found in Attachment 1.
4. The concrete pad and trailer must be 6 feet from road and 3 feet from your property lines.
5. No trailer will be placed in a manner that impedes access to the water hydrant shut off valve or any outside electrical disconnects. All Seasons Condominium Association must have open access at all times to utilities in case of emergency.
6. Prior to any new trailer being placed you must present pictures of trailer inside and outside to designs and review committee.
7. Upon arrival at All Seasons a representative from the D&R committee must inspect trailer prior to it being placed on a site. Failure to do so, owner will resume the cost of removal of trailer and subject to fine of \$500 paid to All Seasons Condo Association.
8. No more than one trailer is allowed to be stored or placed on a lot. This includes Storage trailers, pop up trailers, Etc.

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## 4.0 Trailer age and Size Limitations

1. **Travel Trailer:** At the time of placement a travel trailer shall not exceed 10 years since the date of manufacture.
2. **Park Model Trailer:** At the time of placement a travel trailer shall not exceed 15 years since the date of manufacture.
3. Any trailer shall not exceed 40 feet in length. The overall length of a trailer does not include the tongue.

## 5.0 Trailer Removal

1. Prior to removal of an existing trailer from any site an owner shall completed and submit a Request for Building Approval to the Design and Review Committee, and have received approval to proceed. A demo permit will then need to be obtained from the Town of Weare Building Inspector. Failure to do so will result \$500 fine.
2. Removal of an existing trailer from any site is not to be performed during generally observed holiday weekends (Memorial Day, 4<sup>th</sup> of July, Labor Day, Columbus Day). It is preferred, but not required, to conduct removal activities during a normal work week to minimize impact on the Campground.

## 6.0 Additions and Other Structures

### 6.1 Decks

1. No deck shall be more than 12 feet from the trailer or existing add on room to outside of finished railings
2. No deck shall exceed no more than 6 feet from one end of the trailer to the outside of finished railings. The opposite end shall not exceed 4 ft from the trailer to the outside of finished railings.
3. No deck shall exceed more than 10 feet beyond the end of the trailer 6 ft on one side 4ft on other side.
4. No trailers are allowed to have a deck around 4 sides of their trailer, only one side or other.
5. All decks shall be built with pressure treated lumber and proper decking materials, example 5/4 decking, or deck composite material such as Trek, etc.  
All decks will be constructed as follow
  - a. 0-6 ft from trailer will use 2x6 pt joist
  - b. 0-8 ft from trailer will use 2x8 pt joist
  - c. 0-12 ft from trailer will use 2x10 pt joist

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5. Any trailer with a factory installed gable roof is acceptable, but must meet pitch requirements of town regulations.
6. When adding a roof it will be done with the full gable roof to be supported to the ground not to the trailer.
7. 12" overhang maximum on the front and back of a trailer.
8. Metal or shingle roofs only.

## **6.4 Sheds**

1. Sheds shall be a maximum of 12 x 12 outside finish to outside finish not to exceed 144 Sq. Footage. Any variations may be requested and reviewed by the D & R and BOD for exception approval.
2. No shed exceed 11 feet from the ground to the top of the roof ridge as measured from the natural grade at the time of application filing.
3. No shed shall be closer than 3 feet from any property line.
4. No shed will be closer than 4 feet from the trailer.
5. Shed structures to be built with wood only
6. When a shed is to be placed in a manner that may cause an obstructed view or potential for property value loss for any neighboring property, alternative placement options will be discussed with the D&R Committee before approval and construction.

## **6.5 Skirting of Trailers**

1. All trailers must be skirted within one year of completing the installation of a trailer, deck, or addition.
2. Materials allowed only, vinyl skirting, T 111 plywood or lattice.

## **6.6 Water**

Water supply from the hydrant to the trailer shall be done using PVC or ridged copper tubing

## **7.0 Utilities Access**

1. No building or permanent structure is to be installed over water hydrant or shut of valves.

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2. If relocation of the water hydrant or shut off valve is needed, it will be the owner responsibility to relocate hydrant and shut off valve.
3. All Seasons Condo Association must have accessibility to water hydrant and shut of valve in case of an emergency.
4. There will be a \$500 fine per person that builds over any hydrant or shut off valve, also it will be owner's responsibility for removal of the structure.

## **8.0 Construction and Demolition Debris Removal**

Before the D&R Committee approves a Request for Building Approval it must be demonstrated that a means of debris removal is in place. Absolutely no construction material is to be placed in or around All Seasons Dumpsters. Anyone caught doing so will face a \$50.00 fine and the cost of emptying the whole dumpster. This will also apply to contractors doing work.

## **9.0 Appeal Process**

The following process can be followed for an appeal of any building project that is denied by the D&R Committee

1. Get an appeal form from any D&R Committee member.
2. Fill it out and return the form to any D&R member with a \$50.00 check made out to: All Seasons Condominium Association.

D&R Committee will send out a mailer explaining your appeal to all the landowners. Your appeal will be put on the agenda for the next General Meeting to be decided by ballot vote by the members in attendance.