

River Ridge Associations Building Codes and Regulations

ARCHITECTURAL CONTROL

- Purpose: Architectural Control will be responsible for approving or disapproving River Ridge Building Permits to ensure the use of the properties for attractive uses, to prevent impairment of the attractiveness of the property, to maintain the desirability of the community and thereby secure to each owner the full benefits and enjoyments to his/her property that are necessary to insure the same advantages to other owners.
- Committee and Authority: Refer to Article VII-Section 1 - Declaration of Protective Covenants and Agreements. The Architectural Committee Members have the authority to go on the property from the date of building application to completion of the project.

New Building Codes for River Ridge Camping and Mobile Homes Sections.

Revised January 2021

These building codes and regulations supersede any and all previous building codes and regulations.

Property owners are advised to read through this document prior to beginning any construction and to ask questions for clarification of anything they do not understand. A camper or mobile home must be in place when building begins. Building without a camper or mobile home in place is not allowed.

BUILDING CODES

- **Do not commence construction or remodeling of any type without first securing an approved permit from The Association office and an approved BUILDING AND ZONING permit from Mecklenburg County. Anyone building without the required permits will receive a Stop Work Order.**
- The Association's building guidelines will prevail as to the type of construction in order to maintain uniformity throughout the park. **At no time will the 7-1/2-foot setback be altered.** All property pins must be located and marked. Changes must be staked clearly when applying for permit prior to committee members previewing property and approving work.
- No changes to plans are to be made after construction has begun. Property Owners building other than what is permitted will be held responsible for changes or removal of construction.
- River Ridge building permits are valid for 1 year.

- No two-story buildings or lofts allowed.
- All material must be new or like new and construction must be painted or covered with siding when finished. Decks need not be painted.
- All construction must be under pinned. If a camper or mobile home is placed on a lot and a deck is built, both camper and deck must be underpinned.
- Roof pitch shall be no more than 6 ½. "A" frame or metal carport shall be no higher than (4) four feet from the top of the camper air conditioner.
- Truck campers must remain on the truck.
- No permanent set up of pop-up campers allowed. When property owner is not in the park the pop up must be stored down and locked for safety. No tarps allowed on pop ups. A pop up may be stored under an "A" frame or metal car port. No room enclosures are allowed with pop up campers or truck campers.
- If you own two lots side by side or front to back and wish to build over the property line separating the two lots, you must have the lots joined together with the county and a copy of the new plot from the zoning department must be given to the office to file. No one can build over a property line that has underground utilities running through it unless the utility is moved. Permission to move utility must be obtained from RR maintenance and property owner will pay all cost associated with the move. Work is to be done by River Ridge maintenance unless permission is given in writing by the head of maintenance to hire an outside company.
- Shed: storage sheds no more than 266 sq feet do not need a permit from Mecklenburg building department but will require one from RR and the Mecklenburg zoning department and must be 7 ½ feet from all property lines
- Building permits must be visible from the road. Failure to post building permits will cause a stop work order. Anyone building without first obtaining the proper permits and a stop work order is posted will be issued a ticket if permits are not obtained three days after the stop work order is posted. The office will call the property owner and advise of the stop work order.
- All construction must be according to the permit issued by River Ridge. Anyone not adhering to the building permit will be required to tear it down. Not doing so will result in a \$50.00 fine and \$10.00 per day until it is removed. If not corrected after ninety days and fine is not paid a lien will be put on the property for payment.
- RV's or campers over (12) years of age or over (45) feet long may not be set up on a permanent basis. No mobile homes older than (6) years.
- All RV's, campers and mobile homes set up on a permanent basis must be anchored down to meet the statewide building codes.
- A metal carport or garage may be placed on the property providing it is not violating the 7 ½ foot set back rule by Mecklenburg County.
- All property owners clearing or causing to be cleared any property of trees shall bear the sole responsibility for any damages done to the person or property of others or any property of River Ridge.
- No obstacle can be placed within 18" from the side of the road; examples: fence, flower bed, stones, blocks, vehicles, trashcans, etc. Not from your property line, but from the edge of the road to your property.

- No building can be attached to a camper. Per Mecklenburg Building Codes a structure must be 3 ½ feet from a camper.
- Fences:
 - No fence shall be constructed to limit the view of the lake by their neighbors.
 - All fences on sides and back of property shall be no higher than 6 (six) feet and a minimum of 6 (six) inches back from the property line.
 - All fences in front yard shall be no higher than 48 inches.

Lot Lines are the responsibility of the Property Owner. Property Owner will provide proof of accuracy of property lines upon request for building permit purposes.

The Architectural Control Committee has 30 days to approve a building application. They will make every attempt to make contact with the property owner within two weeks from date of paid application with questions / concerns or approval.