

**NEW BUILDING CODES FOR RIVER RIDGE  
CAMPING & MOBILE HOME SECTIONS  
REVISED JANUARY 12, 2013**

**DO NOT BEGIN ANY CONSTRUCTION WITHOUT FIRST OBTAINING BOTH RIVER RIDGE AND COUNTY PERMITS. DOING SO CAN AND WILL RESULT IN A STOP WORK ORDER ISSUED BY RIVER RIDGE AND THE COUNTY AND IN MOST CASES AN ORDER TO TEAR DOWN THE ILLEGAL BUILDING WITH NO GUARANTEE OF BEING ABLE TO RESUME BUILDING. A CAMPER OR MOBILE MUST BE IN PLACE WHEN BUILDING BEGINS. BUILDING WITHOUT A CAMPER OR MOBILE HOME IN PLACE IS NOT ALLOWED.**

1. All additions and/or camper/mobile home must be 7-1/2 feet from all property lines including the tongue **AND/OR** slide-outs.
2. No two story buildings
3. All material must be new or like new and construction must be painted or covered with siding when finished. Decks need not be painted.
4. All construction must be underpinned. If a camper/mobile home is placed on a lot and a deck built, both camper/mobile home and deck must be underpinned.
5. If you own two lots side by side or front to rear 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 deed registered at the Association office prior to construction. No one may build over a property line that has underground utilities running through it unless the utility is moved. Permission to move the utility must be obtained from Maintenance and property owner will pay all costs associated with moving said utility. Work is to be done by River Ridge Maintenance unless permission is given, **in writing**, by the head of maintenance, to hire outside workers.
6. Roof pitch shall be no more than 6/12. "A" frame or metal carport shall be no higher than four (4) feet from the top of the camper being covered. **No two story or loft allowed.**
7. Each request to build will be granted or denied per it's ability to fit in with the area, size of lot, materials used, etc;. . Construction must be so as to enhance the area and not inhibit the enjoyment of your neighbors of their property.
8. **POP UPS.....**No permanent set up with pop up campers or truck shells allowed. A pop up camper may have an "A" frame...**UNATTACHED.....**over it with a porch on the front. Porch may be opened or screened and must have a door or opening to the ground. No room enclosures are allowed with pop up campers or truck campers.

9. Truck campers must remain on the truck at all times.
10. Storage sheds no more than 144 sq. Feet do not need a permit from the county, however they must have a permit from River Ridge.
11. Building permits from both River Ridge and the County **MUST BE VISIBLE FROM THE STREET.** Failure to post your building permit where it can be easily viewed from the street can and will result in a “stop work order” being placed against the property. No work can be resumed until a new permit is obtained from River Ridge. Anyone having a stop work order placed on the property and not adhering to it will be issued a citation and may be assessed at the rate of \$50 OR \$10 per day for each day they continue to work. This assessment will become a lien against the property. **POST YOUR WORK PERMIT!**
12. All construction **must be** according to the permit issued by River Ridge. Anyone not adhering to the issued building permit will be ordered to tear it down. Not doing so will result in a citation being issued and an assessment of \$50 OR \$10 per day until corrected and such assessment will become a lien against the property.
13. A metal carport or metal garage may be placed on the property providing it is not violating the 7-1/2 ft. Property line setback. Both a River Ridge permit and a county permit are required for this. **NO OVERSIZED CARPORTS OR GARAGES WILL BE ALLOWED.**
14. When planning for the construction please string off all areas for a quicker approval of your permit. This will prevent any delay in having to contact you for a further explanation.
15. All RV's or campers in the mobile home sections must have flush type toilets and all discharge lines must be connected to the central sewer system. All mobile home lots will have electric service provided by Mecklenburg Electric Coop.
16. RV's or campers over twelve (12) years of age or over forty-five (45) feet long may not be set up on a permanent basis. No mobile homes older than six (6) years.
17. All RV's, campers or mobile homes permanently mounted must be anchored down to meet the statewide building codes.
18. Any property owner clearing or causing to be cleared any property of large trees shall bear the sole responsibility for any damages done to the person or property of others or to any property of River Ridge.

**THE CAMPING SECTIONS HAVE ONLY 50 AMP SERVICE. REMEMBER THAT WHEN YOU BEGIN CONSTRUCTION. IN SOME CASES OLD WIRING WILL NOT ALLOW THE FULL 50 AMPS. RIVER RIDGE TAKES NO RESPONSIBILITY FOR ANYONE BUILDING AND NOT BEING ABLE TO GET ADEQUATE ELECTRICITY. THINK AHEAD AND USE GAS WHENEVER POSSIBLE. IF YOU OWN A "CAMPING" LOT WITH NO SEWER, THERE IS NO GUARANTEE YOU WILL BE ABLE TO GET SEWER. KEEP THAT IN MIND.**

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

**Property owners are advised to read them through prior to beginning any construction and to ask any questions for clarification of any they do not understand.**

**THERE WILL BE NO EXCEPTION TO THE SEVEN AND ONE HALF FOOT (7-1/2) PROPERTY LINE SET BACK.....MEASURE CAREFULLY AND ALLOW FOR ANY SLIDE OUTS OR TONGUE.**

**APPROVED BY RIVER RIDGE BOARD OF DIRECTORS:**

**DATE: January 12, 2013**

***I have read and agree to the above building guidelines. I have read and accept the terms of the electric and sewer provided in the "camping" sections. I fully understand them and accept them as written.***

\_\_\_\_\_  
**DATE**

\_\_\_\_\_  
**PROPERTY OWNER**

\_\_\_\_\_  
**LOT #**