



Rules, Regulations and Construction Guidelines  
for Residential and Eagle's Mountain  
Campground  
Coosawattee River Resort Association, Inc.  
(CRRA)

Management Office

634 Beaver Lake Drive #5160

Ellijay, Georgia 30540

## **PREFACE**

The Rules and Regulations are intended to aid all Property Owners in determining the proper conduct of all parties within the CRRA on a day-to-day basis. These Rules and Regulations are not intended to replace, nor are they in excess of, the Established Covenants and Restrictions, which are common to each particular lot. It is the responsibility of each Property Owner to know what the Established Covenants and Restrictions are and to comply with them.

Board of Directors is authorized by the Association's By-Laws to formulate and enforce reasonable Rules and Regulations; and further, to apply specific assessments when violations occur. Specific assessments not paid within thirty days after notification of the amount due shall accrue interest at the rate as stated in the applicable CRRA covenants. Unpaid specific assessments will result in liens against the property and may be foreclosed at the discretion of the CRRA.

NOTE: Please read these Rules and Regulations very carefully. A Violation could result in a Fine. It is up to the Property Owner to become familiar with the Assessment/Fine Schedule which identifies the Assessment/Fines for a specific offense.

# Contact Information

## Management Office

634 Beaver Lake Dr.# 5160, Ellijay, GA 30540

Monday - Saturday

9:00a.m. – 5:00p.m.

## Department Contacts

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Customer Service	customerservice@mycrra.com	706.640-4010
IT	it@mycrra.com	706.640-4010
Reservations	reservations@mycrra.com	706.640-4010
Roads & Grounds	facilities@mycrra.com	706.640-4010
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## **Article I Property Regulations**

### **Section 1. Outdoor Pets (Cats and Dogs)**

Only cats and dogs (pets) are allowed and must be kept on a leash or under direct supervision of the owner when not confined to the owner's property. Animals declared to be vicious by the government are not allowed. CRRA reserves the right to remove any animal that becomes a nuisance or threat to residents. All dogs and cats must be collared at all times with ID tags affixed. Gilmer County may impound any pet straying off owner's property, becoming a nuisance, or being declared vicious.

### **Section 2. Outside Burning by Owners and Contractors**

By Owners and Guests: State Law, Georgia Title 25, states that only natural vegetation (trees and leaves) may be burned; no processed material (lumber, building materials, garbage, and paper) may be burned. The state limits the size of such fires to 6 feet by 6 feet. Fire pits and other fires that are for warming or cooking must be contained (a pit or border) and attended at all times.

By Contractors: Waste material, natural vegetation (leaves and vegetation), or other processed materials (lumber, building materials, garbage, and paper) shall not be burned or buried on the work site but taken to an appropriate disposal site. Natural vegetation can be chipped and spread on the site. Failure to comply will result in assessments being issued. After the second assessment, a third assessment will result in the contractor's losing the ability to work within CRRA. Warming fires must be in a burning barrel or fire pit and must be attended while a fire is burning or smoldering, and sufficient water or other sufficient means of extinguishing the fire must be available. Fires must be completely out before leaving the area unattended.

### **Section 3. Firearms, Hunting, and Wildlife**

- A. Discharging of firearms is not permitted.
- B. No hunting or trapping is allowed within CRRA property boundaries.
- C. Residents are encouraged to follow the Environmental Committee's recommendations in terms of feeding wildlife (particularly deer, ducks, and geese); residents should follow posted speed limits to avoid injury to humans and wildlife.

### **Section 4. Household Garbage and Trash**

- A. All household garbage as defined by Gilmer County must be placed in closed bags and removed from the property by the owner or owner's agent to County facilities. Household garbage must be kept in appropriate containers until taken to an appropriate dumpsite. Owners using a waste collection company must not leave the trash container out for no more than 24 hours.

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- B. Illegally or improperly dumping waste or garbage at any amenity, common property, or private lots will result in fines and possible criminal charges. State law forbids and considers a criminal offense all burning of household garbage and trash.

**Section 5. Appliances/Furniture Stored Outside or in Vehicles**

- A. No inside furniture or household appliances are allowed on porches or in yards.  
B. Stored items cannot be visible when using open trailers and/or automobiles for storage.  
C. Portable refrigerators no larger than 36 inches in height and cooking appliances manufactured for outdoor use are allowed outside homes and on porches.

**Section 6. Noise and/or Conduct Disturbance on Private Property**

- A. CRRA quiet hours are 11:00 p.m. to 7:00 a.m.  
B. No noxious or offensive activity shall be carried on, on any lot or parcel of land, nor shall anything be done thereon which shall be or become an annoyance or nuisance to the neighborhood. (Article X of the Covenants)

**Section 7. Lots, Yards, Grounds and Landscaping**

Property Owners are responsible for keeping their lots in an attractive condition. Construction sites must be kept free of paper, trash, and unusable construction material.

- A. Owners of undeveloped lots (no house) should cut and remove any dead trees endangering a neighbor's property and/or electrical cables.  
B. Property Owners with improved lots (with house or recreational vehicle) should keep the lawn (if any) mowed and weeded and the lot free of debris and trash.  
C. Signs and Flags  
1. Pursuant to the Beaver Bend, Beaver Forest, and Beaver Lake Covenants: "No advertising activity of any kind shall be allowed on any parcel of land or lot, except one sign of no more than four square feet advertising the lot or parcel of land for sale or lease by the owner thereof, or such owner's agent."  
2. Pursuant to the Eagle Mountain Covenants: "No advertising activity of any kind shall be allowed on any lot or parcel of land. Signs for the advertising of lots by the lot owner shall be approved by the POA, which approval shall not be unreasonably withheld."  
3. Property Owners may fly the following flags from one (1) flagpole or from a front porch:
  - the official United States flag;
  - official U.S. military flags;
  - official state flags;
  - sports-team flags;
  - seasonal flags.



The U.S. flag must be flown in compliance with Chapter 5 of Title 4 of the United States Code (4 U.S.C. & 5) as amended.

4. Flags must be in good repair with no tatters or frays and should be no larger than 5 feet by 9.5 feet.
- D. No other items shall be posted aside from those in common areas in designated "Lost & Found" posting areas.
- E. Tarps or tarpaulins are permitted to cover an outbuilding, residential roof, garage, shed, gazebo, motor vehicle, or recreational vehicle in an emergency situation. The Tarp or tarpaulin will be allowed for a period of 30 days. If the emergency situation cannot be corrected in the allotted 30 days, the Property Owner should contact CRRA ARC/Compliance Department to explain the delay and request additional time to get the repairs completed. The Property Owner always has the right to petition the Board of Directors for an extension of time.
  1. Wood piles are exempt from these provisions.
  2. A tarp may be used to cover building supplies and partially completed construction to prevent damage from the weather but only if a valid CRRA Building Application is in effect.
- F. Owners must maintain an undisturbed riparian buffer according to Georgia Code (Georgia Erosion and Sedimentation Act).

The Georgia Erosion and Sedimentation Act of 1975 as amended (O.C.A.002-7) requires that primary and secondary trout streams maintain an undisturbed riparian buffer of 50 feet and all other streams maintain a minimum buffer of 2 feet measured by where vegetation is wrested by normal stream flow.

### **Section 8. Septic Systems**

- A. In accordance with Gilmer County and State of Georgia Official Environmental Health Regulations, lot owners who have a septic system are responsible for proper installation and maintenance.
- B. No gray water (from sinks and washing machines) and no black water (sewage) is to be discharged onto the ground or into any Streams and/or the Coosawattee River. Violations will be reported to the County / State authorities.

### **Section 9. Culverts & Roads**

Installation or replacement of culverts is the responsibility of the Property Owner. Before any Culvert is installed or removed on or adjacent to CRRA rights of way, the Property Owner must refer to the CRRA Architectural Review Committee's Construction Guidelines.

- A. Property Owners improving their property are responsible for repairing any damage done to the CRRA road adjacent to their property. This damage includes leaving mud, gravel, or other debris on the roadway as well as damage caused by concrete mixers, delivery trucks, or construction vehicles.
- B. Failure to clean up or repair the road will result in a STOP WORK ORDER and in CRRA's doing the cleanup and repair and billing the Property Owner.

### **Section 10. Lot Identification**

CRRRA suggests that the 911 identification numbers as well as the CRRRA lot number be displayed. These numbers are issued by 911/Gilmer County Authority and by CRRRA respectively. Failure to display these numbers may delay the arrival of emergency vehicles and emergency personnel. Address signs may be purchased from CRRRA.

## **Article II Vehicle Parking**

### **Section 1. Covering**

- A. All stored recreational vehicles (such as but not limited to motor homes, trailers, 5th wheel trailers, and pop-up trailers) must be under roof or its appearance minimized from private or CRRRA roads by an ARC-approved fence or other ARC-approved method (such as a fitted cover).
- B. Any vehicle, recreational vehicle, or specialty vehicle that is covered for any period of time has to be covered with fitted manufactured covers for that purpose. A fitted cover must be made of a weather-resistant fabric material designed to fit the vehicle in a fashion that closely follows the contours of the vehicle and is secured from displacement.
  - 1. No advertising other than the manufacturer's name is allowed on the fitted cover.
  - 2. A fitted cover is allowed to be used for an indefinite period of time as long as it remains in reasonable presentable condition and has not developed any holes or become otherwise unsightly from any factors, including but not limited to mold, graffiti, or dirt.
- C. Junked and Stored Vehicles  
Vehicles that do not possess a current license shall be parked within a suitable shelter such as a garage or encased in a fitted cover with its appearance minimized from view of a private or CRRRA roadway.

### **Section 2. Parking of Vehicles**

If a vehicle or equipment is temporarily blocking the roadway, the driver or his designee must warn all oncoming traffic from both directions. Any vehicle or equipment blocking a roadway or right-of-way must be moved immediately, or it will be towed at the owner's expense.

#### **A. Private Property**

Vehicles shall be parked only on owner's property. Special occasion parking or temporary parking permits may be obtained from Compliance.

#### **B. Recreational Vehicles**

All stored recreational vehicles (such as but not limited to motor homes, trailers, 5th wheel trailers, and pop-up trailers) must be under roof or their appearance minimized from view of a private or CRRRA roadway by an ARC-approved fence or other ARC-approved method, such as a fitted cover.

### C. Construction Equipment

1. Construction vehicles and equipment at construction sites must be stored on the site. Equipment stored or parked on common property must have a parking permit obtained from Compliance.
2. Construction equipment with steel treads must have road protection devices to protect common roadways and should not travel more than 150 feet on roadways.
3. Only equipment with rubber tires or tracks will be allowed to operate on asphalt or gravel roads without road-protection devices. Exceptions can be made for tracked vehicles needing to travel on gravel roads with prior approval from the General Manager and with supervision from a Compliance or Roads & Grounds employee. Arrangements must be made prior to the day such travel, loading, or unloading is needed.

## Article III Gate Regulations/ID Cards

Owners (full or part-time), Tenants (lease holders), Non-Owner Residents (generally minor or adult children of an owner or tenant), Permanent Guests (such as direct family of owners), and Temporary Guests (any short-term guest as cabin, villa, RV, campground rentals, delivery drivers, etc.) require gate entrance from one of three methods:

- tags mounted directly on a vehicle,
- QR codes,
- or telephone call-in verification,

Any costs for tags will be determined by the CRRRA and will be posted at the POA office. Each and every lot owner must keep all dues and other assessments current for each and every lot owned by that owner; failure to keep all dues and other assessments current on all of the lots owned by one owner will result in deactivation of gate access devices for each and every lot owned by that owner. The policy for issuance of gate access devices is issued by the CRRRA Board of Directors. Copies of this policy are available at the CRRRA office.

Information about the three methods of entry to the community follows here:

1. Vehicle-mounted tag—These tags are readable by a long-range reader. Once a tag has been mounted to a vehicle, the driver slows down when approaching the gate to allow the sensor to read the tag and raise the gate arm.
2. E-PASS/QR Code—The E-PASS/QR code looks like a square made up of many blocks readable by a scanner. By logging into Dwelling Live, account owners generate E-Passes/QR codes for guests which can be printed or stored in most smart phone wallets or galleries. Receivers can

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take a screen shot of the QR code if the mobile phone has no wallet or gallery feature. These passes are temporary with a maximum valid duration of up to one year. These passes can be printed by a gate attendant or by Customer Service during POA hours; most typically, the account owner will send these passes via email and/or text message, and the receiver will open the code and place the phone under the QR reader at the gate.

3. Telephone Verification—Guests who arrive with none of the other three methods of entry will be able to use the intercom call boxes to make a phone call to Central for verification. DwellingLive account owners will be able to access their guest list online and update it to add or remove temporary or permanent guests as desired.

### **Section 1. Eligibility for Gate Access Devices and Picture ID Cards**

A. Eligibility to receive gate access devices and picture ID cards is determined by the following:

1. Provide CRRA with a copy of appropriate documents (Deed, Lease, and Contract).
2. Have requester's name listed on the document.
3. Be a spouse of the listed person on the document.
4. Be residing in the house of a listed owner. Proof of residency is required. The list of acceptable proof of residency documents is posted at the POA office.
5. Provide a copy of a valid driver's license or a valid state-issued picture ID Card.

B. Property owner ID cards are valid for one year.

C. Tenants (lease holders), Non-Owner Residents (generally minor or adult children of an owner or tenant). ID cards will be valid for six months. Gate access devices will be deactivated at the end of six months unless renewed in person following the aforementioned guidelines. Property Owners must notify the CRRA POA Office when a tenant (who has been issued a gate access device) ceases to reside at their property. If the Office is not notified within 48 hours, there may be fines issued with associated gate access devices and suspension of all gate access devices associated with that property. (Fine for one time is \$25; second and each following, \$50 per access device).

### **Section 2. Guests and Service Personnel**

Owners (full or part-time), Tenants (lease holders), Non-Owner Residents (generally minor or adult children of an owner or tenant), must arrange for any person's entry to the CRRA in advance and must be responsible for that person as follows:

A. Property Owners will generate an E-Pass/QR code for any permanent guest using DwellingLive. This code is valid for one year. The guest will stay on the list permanently, but the E-Pass will need to be generated yearly so that continued

~~access occurs. The owner may also provide the guest with his or her 5-digit PIN code which never expires and will never need to be renewed if permanent access to the guest is the goal. In the event the owner wants to remove access to someone who has the code, the owner will need to request a new pin code; there will be a charge for additional pin codes.~~

- B. Property Owners will generate an E-Pass/QR code for any temporary guest or service personnel by using DwellingLive. The pass can be set up as valid for up to one year and will not work outside the established start and end date
- C. It is the responsibility of the Property Owner to advise guests and service personnel of proper gate use, entry procedures, and speed limits. Violations will be assessed against the property owner.
- D. No one will be admitted to the CRRA if not on the DwellingLive list or authorized by the Property Owner when contacted. All guests should be given the Property Owner's lot number and directions.
- E. CRRA reserves the right to restrict entry to any guest desiring entry or to require that a guest is escorted at all times when not on the host's property. CRRA reserves the right to request and receive proper ID to verify identity and to record license plate numbers on any person and vehicle entering property.
- F. Any illegal or unauthorized entrance and any subsequent damage to common property (gates, etc.) may result in criminal charges being filed.

### **Section 3. Contractors and Building Materials Delivery Vehicles**

Contractors, sub-contractors, and their respective employees must have prior approval before entering CRRA. The drivers of these types of vehicles must identify themselves and supply the subdivision, lot number, and property owner's name each time they enter.

Note!! Due to inclement weather or other dangerous road conditions, CRRA may restrict or prohibit construction vehicles and building material delivery vehicles from entering the resort.

### **Section 4. Recreational Vehicles (RV's), Mobile Homes, and Buses**

- A. Guest RV's must have a reservation or be a guest of a property owner.
- B. No mobile homes or park model units are allowed.
- C. Buses in excess of 16 passengers in route to any amenity may be issued a temporary permit, but property owners must make prior arrangements with the CRRA Central Monitoring Station.

### **Section 5. Improper Entry/Exit to Resort**

- A. Any person entering or exiting a gate in an improper manner or damaging a gate or gate equipment will be charged or fined accordingly. The actions of guests are the responsibility of the property owner.
- B. Improper entry or exit includes, but is not limited to, failure to stop and show proper identification at a manual gate, tailgating, not using gate access devices in

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the prescribed manner, driving around a gate or speed bumps, passing other vehicles waiting in line at any gate, entering through an exit gate, or entering a gate against posted restrictions.

- C. Entry to the Resort, except through an official established entry location, will not be allowed unless prior approval is provided in writing by the General Manager. Property owners whose lots border on non-CRRA land are not allowed to permit entry across their lots unless the General Manager provides written permission.

**Section 6. Gate Access Device Recall/Cancellation/Hardship Cases**

- A. The Board of Directors and the General Manager reserve the right to recall or cancel gate access devices to ensure compliance with published policies or to protect CRRA common property and private property.
- B. Requests for exceptions will be reviewed by the Board of Directors whose decision will be final.

## **IV Moving Violations**

**Section 1. Moving Violations**

- A. Anyone operating any type of motorized vehicle must operate it safely and have a valid Driver's License and vehicle State Registration plate if applicable. Operating motorized vehicles in an unsafe manner may be considered reckless endangerment.
- B. Only licensed drivers are to operate motorized specialty vehicles, including golf carts. No underage children are permitted to drive on CRRA roads.

**Section 2. Definition of Reckless Endangerment**

Acts considered as Reckless Endangerment include but are not limited to the following:

- A. Failure to observe Stop, Yield, and Speed Limit signs.
- B. Driving on the wrong side or in the middle of the roads.
- C. Intentional or purposeful spinning of tires.
- D. Driving backwards on the road.
- E. Passing a moving vehicle.

**Section 3. Repeat Violators**

- A. Anyone receiving two Reckless Endangerment notices of violations within a 90-day period will receive the following penalties:
  - 1. Gate access devices or decals will be deactivated until all fines have been paid.
  - 2. All amenity privileges will be held until all fines have been paid.
- B. Three violations within any 90-day period may result in legal action.

#### **Section 4. Definition of Admission to Reckless Endangerment Violations**

- A. Failure to request a hearing with the Board of Directors after receiving a Notice of Violation is considered an automatic admission.
- B. Hearings and appeals are a right available to anyone receiving a CRRA Notice of Violation. Refer to Article VI of CRRA Rules and Regulations for the correct procedure.
- C. Unless a hearing is requested, each reckless endangerment assessment must be paid by the date shown on the Notice of Violation if the date of the hearing is after the set due date.
- D. Failure to pay the assessment will result in deactivation of gate access device(s) and loss of use of all amenities. Reactivation will occur within 24-48 hours after assessments are paid.

### **Article V Use of Amenities and Common Property**

#### **Section 1. Use of Amenities**

VIOLATIONS COULD RESULT IN REVOCATION OF PART OR ALL AMENITY PRIVILEGES.

Property Owners, Renters, Lessees, and Holders of Contracts for deed may have use of Amenities if all dues and other assessments are current.

- A. Those desiring use must present a current CRRA ID or a guest pass with a valid picture identification card when entering the Amenity. Guest Pass Policy, including the number of passes and any additional fees, will be reviewed and determined yearly by the Board of Directors and will be posted in the POA office and online prior to May of each year.
- B. The use of Amenities will be suspended if dues, assessments, or fines are delinquent for any lot owned by a multiple-lot owner. For example, if an owner has three lots, the dues, assessments, and fines must be current on all three lots to receive gate access devices or guest passes for any of the lots.
- C. Property Owners whose accounts are in good standing are not allowed to bring delinquent Property Owners as guests into any Amenity.
- D. Property owners are responsible for the conduct of family members and other guests while using the Amenities.
- E. Users of the Amenities are subject to the CRRA Rules and Regulations as well as the posted Amenities' Rules.

#### **Section 2. Amenities Limitations**

- A. The CRRA reserves the right to limit the number of persons (Property Owners and their guests) at each Amenity and to charge a reasonable admission fee for guests.
- B. Reservations may be necessary at some Amenities. Property Owners should check with the POA to determine the current restrictions, limitations, current charges (if any), and potential reservations.

### **Section 3. Destruction of CRRA Common Property**

Anyone who willfully destroys CRRA Common Property will be subject to a fine plus cost of repair, restoration, or replacement as well as the possible filing of criminal charges. All Property Owners or contractors doing work in CRRA are subject to the Architectural Review Construction Guidelines and possible damage claims.

### **Section 4. Littering, Firearms and Use of Alcohol/Drugs on CRRA Property**

- A. Anyone who willfully litters common property will be subject to a fine plus cost of cleanup.
- B. Consumption or possession of alcohol or illegal drugs is not permitted on CRRA Common Areas including parks and recreation areas. This prohibition shall not apply to the transporting of legally acquired alcoholic beverages on any CRRA road or to private functions held at the Water Tower Conference Center.
- C. No firearms of any kind are allowed in or on CRRA Amenities or Common Property. This prohibition shall not apply to the transporting of legally acquired firearms on any CRRA road. This rule does not apply to law enforcement personnel who are on duty.
- D. No device which shoots or propels projectiles including, but not limited to BB guns, air guns, paintball guns, is allowed on Common Property with the exception of water guns.

### **Section 5. Renters' Use of Amenities**

Renters, Lessees, and Holders of contracts for deed must have their ID cards renewed every six months to be able to use the amenities.

### **Section 6. Use of Common Property Areas**

- A. Those using or visiting any common property should conduct themselves in an appropriate manner, or they will be asked to leave and face revocations of amenity privileges.
- B. Failure to leave will result in CRRA calling Law Enforcement for assistance and the possibility of being charged with trespass.

### **Section 7. RV and Tent Camping**

- A. Tent camping is allowed at CRRA parks: Fish trap, East Park, and North Park. RV camping is allowed only at Fish trap and Ogden Road RV Park. A CRRA permit is required. Reservations are recommended.
- B. Maximum stays are limited to two-week intervals separated by two weeks.
- C. Ditching to control water around tents is not allowed.
- D. Open campfires must be in ringed fire pits. Campers must never leave a fire unattended.
- E. Posted Rules at each park are enforced.



- F. Any violation of campground rules or activity which prevents other campers from enjoying their stay will result in the offender being asked to leave and escorted from the property.

**Section 8. Noise and/or Conduct Disturbance on Common Property**

- A. Quiet Time will be observed between the hours of 11:00 p.m. until 7:00 a.m.  
B. Disorderly conduct for any reason will not be tolerated and may result in Law Enforcement involvement.  
C. Fireworks are not permitted on any CRRA common property

## **Article VI Hearings and Appeals**

**Section 1. Hearings**

Any property owner charged with violation(s) of these Rules and Regulations may request a hearing of the charges as set forth in Article VI, Section 2, Paragraph (b) of the CRRA By-Laws.

**Section 2. Appeals**

Any property owner not satisfied with the results of the hearing may, within thirty days after the hearing, submit a written request for an appeal before the CRRA Board of Directors as set forth in Article VI, Section 2, Paragraph (c) of the CRRA By-Laws.

## **Article VII Miscellaneous**

**Section 1. Adoption of Rules**

- A. CRRA Board of Directors shall adopt rules as deemed appropriate by which the operations of the CRRA shall be conducted. Rules adopted by the Board of Directors must be consistent with the By-Laws of the CRRA and the Original Covenants.
- B. A rule alteration, addition, or deletion may be proposed by any Property Owner of the CRRA. Recommendations for the rule changes shall be submitted in writing to the President of the CRRA Board of Directors.
- C. If the rule proposal is approved for further consideration, the final wording of the rule must be approved by a 2/3 vote of the Board of Directors 60 days after the proposal was submitted in Open Session. During the 60-day interim, in addition to informational membership meetings, information will be provided by the Association to Property Owners for their comments using any or all of the following methods:
- the newsletter;
  - U.S. Postal Service;
  - Telephone;

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- email;
- website posting.

As a result, modifications may be made by the Board of Directors prior to the final wording. The final wording of the Rule proposal approved shall become a part of the official CRRA Rules and Regulations immediately unless otherwise stated in the proposal.

D. In emergency situations, the CRRA Board of Directors may waive the 60-day interim before adopting a proposed rule alteration, addition, or deletion.

## **Section 2. Solicitation of Property Owners**

Solicitation(s), on CRRA property, of CRRA Property Owners, or employees, in any form or fashion, by any organization, company, or individual, is prohibited unless prior approval is obtained. Repeat offenders may lose their gate access devices, be denied entry to the CRRA for 90 days, or be charged with criminal trespass.

## **Section 3. Additional Enforcement Rights**

Property owners who fail to adhere to the Covenants, By Laws, and Rules & Regulations will be subject to the Self-Help provisions as described in the CRRA By-Laws, Article VI, Section 3.

## **Section 4. Administration Fee for Rental Properties**

By authority of the By-Laws of CRRA (Article II, Section 8, Paragraphs i and v), an administration fee will be charged for every rental/lease or contract for deed property each and every time a new rental/lease or contract is established. This fee will apply to both short-term and long-term arrangements, regardless of the duration. The fee charges will be established by the Board of Directors and will change from time-to-time. The amounts are available in the CRRA office.

When there is a change in the renter/lessee or contract holder of a property, the administration fee will be due and payable. Any and all unpaid fees will have the same effect as unpaid dues and assessments and could result in the loss of privileges or liens being placed upon the property.

At the discretion of the General Manager or designee, certain properties due to the high volume of activity, may be required to maintain a reasonable positive account balance where the administration fees can be deducted as necessary. Management will determine the minimum and maximum amounts for such an account, based upon projections of use for any one property.

For the purposes of the rule, a rental/lease or contract for deed will be any occasion, regardless of the amount of time, where a person or persons not the owner of the property or an immediate family member will be allowed to stay at the property for any duration of time for any consideration, whether monetary or non-monetary.

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Owners who fail to submit the required rental/lease fee will be assessed a \$500.00 fine per occurrence. Per the By-Laws (Section 6 Article 1 (a), failure to pay said fine will result in removal of automatic gate access and removal of amenity use until the fine is paid in full.

**Section 5. Violation Schedule of Specific Assessments is available from CRRA.**

Construction Guidelines for Residential and Eagle’s Mountain Campground

This booklet is designed to help guide you and your contractor during construction. These are CRRA rules and regulations (in addition to county/state/federal ordinances) which Property Owners and contractors must become familiar with in order to remain in compliance before, during construction, and at the completion of construction.

Should any have questions with the guidelines within this booklet, he or she should call the CRRA POA office.

**Article VIII Preamble**

On or about March 20, 2010, the Coosawattee River Resort Association, Inc. (“Coosawattee”) Board of Directors (the “Board”) voted to file with the Gilmer County Courts a “Notice of Extinguishment by Abandonment” with respect to the first sentence Article 17 of the Third Supplemental Declaration of Covenants, Conditions and Restrictions of the Eagle’s Mountain Resort, Inc. Filing of the Notice allowed the construction of structures in the Eagle’s Mountain Resort Campground, subject to any other applicable covenants and Gilmer County Ordinances. The Third Supplemental states in Article 19, “Except where inconsistent with Article 16, 17, 18 and 19 herein, all campsite lots platted in accordance with Article 16, above, shall be fully subject to each and every other provision of the Declaration.” Therefore, any construction in the Eagle’s Mountain Resort campground is subject to review by the Architectural Review Committee (ARC) as well as minimum setback requirements established in Article 7. However, the ARC may grant setback variances pursuant to Article 7. Also, Gilmer County has setback variance procedures in place. In order to facilitate aesthetically pleasing safe construction, these rules and regulations establish parameters for the use of the campground lots with which Eagle’s Mountain Resort Campground owners, their guests, and tenants must comply. The authority for these Rules and Regulations in the Eagle’s Mountain Resort Campground is located in the Third Supplemental Declaration of Covenants, Conditions and Restrictions for Eagle’s Mountain Resort, Inc. Article 18 which states that the “Use of the campsite lots shall be subject to the reasonable rules and regulations of the POA” (Emphasis Added). These Campsite/Campground Rules and Regulations are enacted in addition to, and not in replacement of, the Rules and Regulations of the Coosawattee River Resort Association, Inc. having an effective date of January 27, 2007, and as amended thereafter.

The primary purpose of the Architectural Review Committee (ARC) is to ensure that each owner's property values are protected and enhanced by assuring compliance with all CRRRA Covenants, Conditions, and Restrictions, By-Laws as well as all CRRRA Rules and Regulations. In order to maintain architectural and aesthetic harmony and compatibility among all lots, structures, and dwellings constructed and/or to be constructed may be of varying sizes, values, and topographies depending on the lot's location. Thus, improvements and modifications suitable for one lot may be inappropriate for another lot. Therefore, the ARC will adopt as appropriate varying standards, sizes, values, and layouts of lots and improvements thereon.

**NOTE:** Please read these Construction Guidelines very carefully. A Violation could result in a Fine. It is up to the Property Owner to become familiar with the Assessment/Fine Schedule which identifies the Assessment/Fines for a specific offense.

## **Article IX Definitions for both Residential and Eagle's Mountain Campground**

**ARC** - Architectural Review Committee

**Builder** - person who builds or a person or company who constructs buildings under contract or as a speculation for later sale.

**Composite Material** - composite wood-like product made of a unique combination of wood and plastic fibers or a combination of concrete or cement and fiberboard. Common examples include, but are not limited to, Trex, and CorrectDeck.

**Construction** - (Ref. Article X CRRRA Bylaws) staking, clearing, excavation, grading, and other improvements; the art, trade, or work of building a structure, such as but not limited to, a residence, additions, out-buildings, porches, or decks.

**CCA** – Capital Contribution Assessment

**CRRRA** – Coosawattee River Resort Association

**Deck** – an open air, roofless structure.

**Dog Run** – a gated and locked enclosed area of space where a dog can stay without a leash, constructed of chain link fencing or other materials approved for fences herein.

**Emergency** – a situation (sudden, unexpected, or pending) requiring immediate attention and remedial action which may involve injury, loss of life, damage to the property, or catastrophic interference with normal activities.

**Fence** – a structure serving as an enclosure, a barrier, or a boundary, usually made of posts, stakes joined together by boards, or wood rails.

**Finished** – stained, painted, or otherwise weatherproofed with a weatherproof material

**Four-Season Room** – a roofed and walled structure protected on all sides from rain, snow, wind, and other elements. A four-season room does not need to have electricity, heating, cooling, or water, but merely provides shelter from the weather. Four-season rooms are strictly prohibited in Eagle's Mountain Resort Campground.

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**General Contractor** – a legal entity responsible for the day-to-day oversight of the construction site and for management of vendors and trades.

**Gazebo** – an open-air structure with posts or beams and a roof not intended for sheltering recreational vehicles or for use as a residential living space.

**Impact Fee** – a monetary charge levied by CRRA.

**Junked Vehicle** – a vehicle not fully operational and not licensed for road use.

**Mobile Home** – any home which is prefabricated and transported to the property by truck, trailer, craft, or other vehicle including modular, manufactured, or industrialized homes including any such additions to other homes.

**New** – not previously existing (i.e., a house constructed where no house existed previously or an exterior addition to a residential house or property that was not previously in existence).

**Out Building** – a structure not connected with the primary residence on a parcel of property including a shed, barn, cabana, pool house, or garage.

**Parking Pad** – a paved outdoor area made of concrete, brick, individual pavers, or asphalt used to park a vehicle upon, including recreational vehicles.

**Patio** - a roofless paved outdoor area made of concrete, brick, individual pavers, or asphalt and used primarily for recreational purposes but not for a parking pad; all such patios should be flush with the ground surface nor rise above more than four inches.

**Pet Enclosure** – constructed of fencing material which may be wood or chain link which encompasses a fixed portion of the lot for the purpose of allowing a pet free movement and still be contained.

**POA** – Property Owners Association

**Porch** – a roof covered structure adjacent to the recreational vehicle or the space to be occupied by a recreational vehicle.

**Property Owner** – see Record Owner.

**Record Owner** – the person (Property Owner) who holds title to the lot as evidenced by the most recently recorded deed in the Gilmer County Superior Court Land Records.

**Recreational Vehicle (RV)** - motor homes, conversion homes, campers, fifth wheel trailers, travel trailers, truck campers, and pop-up trailers manufactured as approved by RVIA. Converted passenger buses are not Recreational Vehicles and are specifically prohibited from entering the Eagle’s Mountain Resort Campground pursuant to the Declaration of Covenants, Conditions and Restrictions.

**Recreational Vehicle Cover** – a fitted polypropylene cover, or similar material, manufactured specifically and exclusively for the purpose of covering and protecting a recreational vehicle.

**Retaining Wall** – a wall consisting of timber, concrete, concrete blocks, or fieldstone, built to support or prevent the advance of a mass of earth or water.

**Roof-Cap** – a structure consisting of a roof constructed on and attached directly to the top of the RV with no visible supports extending below the top of the RV and with the roof material extending out beyond the top of the RV no more than 16 inches on any side or beyond the top of any pullout.

**Roof-Over** – a structure consisting of posts, beams, and roof, covering the top of a recreational vehicle.

**RVIA** – Recreational Vehicles Institute of America

**Screen Room** – a porch with a fine wire netting used to keep out insects composed of only railings, banisters, spindles, and flooring with no solid walls.

**Set Back** - an area adjacent to a property line on which structures are prohibited.

**Stop Work Order** – a legal notice that requires a Property Owner or Contractor, General Contractor, or Sub Contractor to cease immediately all work.

**Storage Building** – a simple roofed and walled structure used for storage of equipment, materials and other miscellaneous items.

**Subcontractor** – a legal entity responsible for a major portion of construction activity, i.e., wall framing, concrete, excavation, electrical.

**Tarp/ Tarpaulin** – a large-size waterproof material such as plastic, canvas, or like material that is used to cover things and keep them dry.

**Treehouse** A treehouse, tree fort, or tree shed is an enclosed roofed building constructed around, next to, or among the trunk or branches of one or more mature trees while above ground level.

**Waste/ Debris** – discarded construction materials; rubble, wreckage, ruins, litter, and discarded garbage/refuse/trash

**Wood** – wood commonly used for building or construction purposes such as decking, siding, fencing, structural dimensioned lumber. Wood is defined as the secondary xylem of trees and shrubs, lying beneath the bark and consisting largely of cellulose and lignin

## **Article X Residential Requirements for ARC Approval (Beaver Bend, Beaver Forest, Beaver Lake Estates, Eagle’s Mountain, Villas)**

### **Section 1. New Construction**

In order to comply with Gilmer County Superior Court Orders #2003CV-693, #2003CV-865 and with each Sub-division’s covenants, no mobile home shall be located on any lot; neither can a Property Owner add a mobile home to an existing building.

Any person desiring new construction must follow the following procedures.

A. For CRRA ARC to review and grant approval, the following must be submitted:

1. Gilmer County Health Department Septic Tank Permit.
2. Copy of Gilmer County Building Permit.
3. Original of CRRA Application for Building Approval form.
4. One set of house plans (two sets if a copy stamped APPROVED is desired), drawn to scale, certifying that construction will not violate Gilmer County Court Orders #2003CV-693 and #2003CV-865, showing all elevations, indicating square footage on each level (basement

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included), also total square footage of finished and heated living space. The required minimum finished, heated living square footage is 1,050 in Eagle Mountain and 900 in the Beavers.

- B. ARC reserves the right to deny new construction approval if the location of the original survey pins cannot be located to the satisfaction of the ARC. (These pins are necessary to determine the proper setback distances from each side of the lot.)
- C. Setback distances are 35 feet front and rear and 10 feet from each side unless a building setback line shown on the recorded plat differs from these restrictions. Property Owners must not assume that the setback distance begins from the middle of the road, as ARC will not accept any measurement from that point.
- D. No changes to the original, approved building site footprint will be allowed which may result in an encroachment into the required setbacks. A variance. A builder/owner must submit the application for a variance to the Gilmer County Planning and Zoning Commission.
- E. New construction must be completed within twelve months in each sub-division, except Beaver Lake which is six months. The construction time period begins the same day the building approval is granted. The Covenants state, "Construction of the exterior of a dwelling shall be completed within 12 (twelve) months from the commencement of same." No extension of time will be allowed in any subdivision except for Beaver Lake where one extension of 6 months may be allowed for a fee if applied for prior to the expiration of the original application.
- F. Tents, canopies, and other soft-sided structures are permitted on new home construction sites for the period of exterior construction, that is until the roof is complete.
- G. Treehouses
  - Definition
  - A treehouse, tree fort, or tree shed is an enclosed roofed building constructed around, next to, or among the trunk or branches of one or more mature trees while above ground level.
  - 1. Treehouses shall NOT be constructed for the purpose of residential/dwelling housing per Gilmer County Ordinance, 66-42.
  - 2. Treehouse completed structure shall be no more than one hundred (100) square feet.
  - 3. Treehouses must follow all CRRA setbacks and not overhang nor be on any common property.
  - 4. Treehouses shall not have any electrical, plumbing, or HVAC installed.
  - 5. Treehouse plans shall be submitted by property owner to ARC and shall list dimensions, specific materials to be used, and exact species, size, and location of "tree" on the be used in the structure.
  - 6. The ARC has jurisdiction over placement and aesthetics.
  - 7. The Gilmer County Fire Marshal has authority to determine the safety of structures on residential property.
  - 8. Treehouse impact fee of One hundred dollars (\$100.00) will be assessed.

## **Section 2. Exterior Renovation/Addition/Out-Building Construction**

Customary repairs and maintenance to existing structures are allowed without an approval. Refer to Rules and Regulations, Article X, Section 5. for information on disposal of construction materials.

Any person desiring exterior renovations, additions, and out-building construction must follow the following procedures.

- A. For CRRA ARC to review and grant approval, the following must be submitted:
  - 1. A copy of Gilmer County Building Permit and Gilmer County Septic Tank Permit, if applicable
  - 2. A copy of ARC Application for Building Approval
  - 3. One set of construction plans (two sets if a copy stamped APPROVED is desired), drawn to scale, certifying that construction will not violate Gilmer County Court Orders #2003CV-693 and #2003CV-865, showing all elevations, square footage, and set-back requirements. No changes to this original, approved building site footprint will be allowed which may result in an encroachment into the required setbacks.
- B. Exterior renovation/addition/out-building construction must be completed within six (6) months in each sub-division. The construction time period begins the same day the building approval is granted. One, six (6) month extension of time may be allowed for a fee if applied for prior to expiration of the original application.
- C. Fences whether property line or decorative require ARC approval. Fences should have the finished side facing out. ARC recommends a pet enclosure(s) be located as unobtrusively as possible, and each enclosure requires ARC approval.
- D. The posts, beams, and trusses of a metal Roof-Over structure shall be a minimum of 12-gauge, certified by the manufacturer, and have a boxed A-frame roof. End caps are required and must be entirely comprised of either metal or wood (must be stained or painted). Post anchorage to the ground or concrete slab shall be as specified by the manufacturer, if applicable, but in no case less than one every 10 feet of Roof-Over length. Every Roof-Over must be certified by the manufacturer to resist wind speeds up to 120 mph. The roof portion of the Roof-Over shall be metal, no less than 29 gauge, and of a color that conforms to the existing paint scheme of the main structure on the lot and not be aesthetically inappropriate or unappealing in its surroundings. Unpainted roofs are not permitted. All colors must be approved by the Architectural Review Committee. A set of engineered drawings and/or manufacturer's specifications may be required.

## **Section 3. Obligations and Responsibilities**

- A. The Property Owner and/or the primary contractor each have obligations and responsibilities to fulfill before, during, and after construction. This section will highlight some of these items, but there may be others not mentioned which must be fulfilled.



Refer to CRRA Rules and Regulations (available online and at the CRRA POA office) for additional requirements.

- B. The Property Owner and/or primary contractor is required to provide various documents to ARC for its review and approval and to sign various ARC forms before any construction begins. Copies of these forms are available from CRRA. Refusal to sign any of these forms may result in delays, denials, Stop Work Orders, and possible assessments.
- C. The Property Owner and/or primary contractor is responsible for keeping the work site clean as required by the covenants. ARC recommends a weekly cleanup. Federal and State laws require the removal of waste/debris material from the work site.
- D. Refer to Article I Section 2, A and B and Article 1 Section 4 B for disposal of natural materials and construction waste.
- E. The Property Owner and/or the primary contractor will be held responsible for the conduct of, and damages caused by, their employees, their sub-contractors, and subcontractor's employees, as well as any person delivering materials to the work site while these people are on CRRA common property. The CRRA recognizes these people as the Property Owner's guests and expects them to adhere to all CRRA Rules and Regulations. Failure to do so may result in entry refusal.
- F. All persons involved in construction must be listed on the Construction Personnel list available from CRRA, or entry will be refused. After entry, they must go directly to the work site until they leave at the end of the day. They will not be allowed entry to any CRRA amenity or park area. Failure to comply may result in denial of re-entry. The work site must be unoccupied overnight.
- G. Any portable toilet on the work site must not be located on CRRA common property. It must be removed prior to occupancy by the homeowner.
- H. There are three requirements that each vehicle must pass in order to gain access to CRRA:
  - 1. Gross vehicle weight cannot exceed 60,000 pounds.
  - 2. Maximum vehicle width including the load is not to exceed nine feet in width.
  - 3. Trailer length, including trailer tongue, cannot exceed forty-eight feet.
- I. No one is allowed to operate any type of construction equipment on any CRRA road unless the equipment fulfills these requirements:
  - 1. It is equipped with rubber tires or rubber treads.
  - 2. Appropriate road protection is provided when steel tracks are in use. CRRA designated personnel are to be present when any steel tracked equipment is being used on any CRRA roadway or common property.
- J. Outside construction activity is prohibited before 7:30 am and after 8:00 pm weekdays and before 8:00 am and after 4:00 pm on Saturdays. Bulldozers, Bob Cats, backhoes, and other large construction equipment may not be operated on the following days: New Year's Day, Easter Sunday, Memorial Day, Independence Day (4th of July), Labor Day, Thanksgiving Day, Christmas Day, and all Sundays.

Emergency situations are exceptions. Other restrictions are listed in the CRRA Rules and Regulations, Section 2.

**Section 4. Site Preparation**

- A. No construction work other than flagging, staking, and taking septic soil samples is to be done prior to receiving ARC building approval.
- B. Prior to the removal of any trees and/or other dirt disturbances, ARC recommends the Applicant become familiar with federal, state, and county ordinances to eliminate the possibility of violation.

Any land disturbance/dirt excavation/dirt movement (either on or off site) that exceeds 100 square feet, needs to have specific ARC approval. A building plan approval will suffice for the immediate area of construction. Any disturbance outside of the immediate construction area will require an additional Land Disturbance Permit.

Any dirt removed from or added to a site that is transported on CRRA roads will require specific approval and Impact Fees, payable in advance, and will be charged as below: up to and including 200 CUBIC FEET (7.5 dump trucks): IMPACT FEE \$100; over 200 and up to and including 2,000 cubic feet \$1,000; over 2,000 cubic feet Impact fee \$1,000 plus \$20 per load, as estimated by CRRA.

Amount of Dirt	Equivalent	Impact Fee
Up to and including 200 cubic feet	7.5 dump trucks	\$100.00
Over 200 and up to 2000 cubic feet		\$1000.00
Over 2000 cubic feet		\$1000.00 plus \$20 /load As estimated by CRRA.

Any damage over and above normal road usage will be charged according to the extent of the extra damage. As always, the Impact Fees are subject to change from time to time.

- C. As-Built drawings from Surveyor, as well as Exhibit Drawings, shall be required prior to final inspection of project by CRRA Architectural Review staff.
- D. Set Back violations will result in corrections at the owner’s expense as well as assessments.
- E. The property owner and/or primary contractor must provide adequate controls to prevent gravel and/or mud being deposited onto CRRA roadways and common property.
- F. Refer to ARC form “Driveway Transition and Culvert Installation Requirements” for driveway transition to the CRRA roadway and culvert installation details. Refer to Rules and Regulations, Culverts, for additional requirements.

## **Section 5. While Construction is Ongoing**

- A. Variances which are requested after the work is started or finished are automatically denied; a CRRA Stop Work Order will be issued. ARC, with the concurrence of the Board of Directors, may require the removal of the offending work. A specific assessment may be imposed.
- B. Cleanup of any type of material spill (trash, concrete, lumber, dirt, gravel) is the responsibility of the Property Owner and/or the primary contractor when the spill is onto any CRRA common property. Open bed trucks must utilize a cover when transporting trash or dirt through the CRRA.
- C. Prior to the use of explosives, a notice to the CRRA Central Monitoring Station and to property owners within 500 feet of the blast site must be made. All persons who need to use explosives inside CRRA must follow all Federal, State, and local regulations and have all applicable permits. Proof of Liability insurance is required. There will be no exceptions.
- D. Gate access devices will be made available to all construction, contractor, service, delivery, and commercial vehicles. Each vehicle in this category may obtain a Gate Access Device in order to enter the property with an approved application and payment of the fee set by the Coosawattee River Resort Association Board of Directors. This permit can be acquired on an annual basis only, renewable on a calendar year (365 days) basis. (Example: the device is purchased on September 15, 2021 and is valid until September 14, 2022). The cost for the yearly pass will be established by CRRA. In order to obtain an annual pass, the owner or a representative of the owner must present a completed application, a valid vehicle registration, and proof of auto insurance as required by the State of Georgia. Payment for the tag must be made by, credit card, or check prior to the activation of the tag. Tags must be applied to the vehicle under the supervision of, or by a member of Public Safety or Roads and Grounds Department. Owners will not be allowed to take an un-affixed tag with them.

Annual renewal of the device must occur for the device to remain operational. Owners of the device will be required to pay an annual renewal fee.

Possession of an affixed tag will allow entrance to the gates as follows:

all gates, Monday through Friday, 7:30 am to 6 pm; Saturday 8 am to 4 pm. Sunday, Gate Activation Devices distributed through this policy will not be active. Any other time, access may be granted to the property under current policy restrictions.

The Coosawattee River Resort Association may revoke any and all gate access devices issued under this policy at any time.

The Coosawattee River Resort Association has the right to refuse any application for any reason.

The Coosawattee River Resort Association has, at its option, the right to void the gate device, without refund, for any violation of the Association's Rules and Regulations.

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## **Article XI Eagle's Mountain Campground Construction Application Procedures**

Eagle's Mountain Resort Campground Record Owners who desire to construct anything upon their Eagle's Mountain Campground Lot should first consult with the Coosawattee ARC/Compliance Department to discuss the necessity for a permit and a setback variance.

### **Section 1. Application for ARC Building Approval**

- A. Owners of Record must obtain and complete an application for a Coosawattee ARC Building at the ARC/Compliance Department.
  1. The application shall include a survey or plat of the lot or a sworn written statement by the Property Owner with the proposed construction positioned within 11 inches of its actual location where it is to be constructed. Surveys are more accurate than plats with hand-drawn schematics, so hand-drawn schematics on plats will require a sworn written statement as to the exact location of the proposed construction.
  2. The application shall also include construction plans listing the dimensions of the object to be constructed, the materials used (including all surface materials and fasteners), and any finishing materials, such as paint, stain, and finish.
  3. The application shall also include a list of all contractors and subcontractors who will be working on the project. The Record Owner shall provide the name, address, and phone number of all contractors and subcontractors for admission through the gated entrances.
  4. Any change to the original construction plans once approved by the ARC shall be submitted to the ARC for review and approval. There is no additional fee for submitting a change-order application. Review and approval of the change order are subject to the Declaration of Covenants, Conditions, and Restrictions, the By-Laws, and these Rules and Regulations.
  5. Coosawattee building applications for the Eagle's Mountain Campground shall be for six months from the date on the Coosawattee building application. If construction is not complete within the six-month time period, then the Record Owner may apply for one six-month extension if the extension application is filed prior to the expiration of the original application. There shall be a fee for the extension application. All construction must be completed within one year of the date on the Coosawattee building application.

### **Section 2. ARC Setback Variance Application**

- A. CRRR requires an application for a variance.

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- B. Gilmer County Department of Planning and Zoning has approved a Blanket Variance for Eagle Mountain Campground effective as of 12/17/2015 of 3 feet from all property lines within Eagle's Mountain Campground property.
- C. Setback is defined as the minimum perpendicular/horizontal distance that any new building or structure must be located from the applicable property line.
- D. Failure to obtain the proper approval and follow the rules for the 3-foot setbacks, can result in a fine per foot of intrusion to the setback and in removal of any structure by the Record Owner.

**Section 3. Gilmer County Building Permit**

Eagle's Mountain Resort Campground Record Owners who desire to construct anything must obtain, complete, and present to the ARC a copy of an approved application for a Gilmer County Building Permit and Variance Application from the Gilmer County Department of Planning and Zoning.

**Article XII Campground Lot Use Rules and Regulations**

**Section 1. Fences**

- A. Fences require a CRRRA building application.
- B. Fences do not require a CRRRA Setback variance.
- C. Only finished wood and composite material fences are permitted.
- D. No fence may exceed six feet six inches (6'6") in height from the land when installed.
- E. Only privacy fences, split rail fences, and picket fences are permitted on Eagle's Mountain Resort Campground Lots.
- F. Wire, metal, and chain link fences are strictly prohibited in the Eagle's Mountain Resort Campground Lots.
- G. Dog Runs are limited to two hundred square feet in size and require a Coosawattee building application but no variance. CRRRA requires applications for all Storage Buildings; owners must contact the Coosawattee ARC/Compliance Department to determine if a setback variance is required.

**Section 2. Storage Buildings**

- A. CRRRA requires application for all Storage Buildings; owners must contact the Coosawattee ARC/Compliance Department to determine if a setback variance is required.
- B. Only one Storage Building per lot is allowed.
- C. The Storage Building shall not exceed two hundred square feet in size and shall not exceed a maximum peak height of fourteen feet from ground level.
- D. The storage building shall be made of finished wood or be an all-in-one kit made of metal, vinyl, or wood.
- E. The all-wood storage building shall be constructed entirely of finished wood, except for the roof which shall be of shingled or metal construction.

F. Storage Buildings shall not be inhabited by humans or animals.

**Section 3. Roof-Cap**

- A. CRRA requires an application for all Roof Caps. Owners must contact the ARC/Compliance Department at CRRA.
- B. Roof Caps are attached directly to the camper roof.
  - 1. No supports are to reach the ground.
  - 2. Eaves shall not extend past camper sides more than sixteen inches.
- C. Owners should check with Gilmer County to see if a permit will be required.

**Section 4. Decks**

- A. Coosawattee requires applications for all Decks; owners must contact the ARC/Compliance Department to obtain an application and setback variance.
- B. Gilmer County requires permits for all decks; please contact the Gilmer County Department of Planning and Zoning to obtain a permit and setback variance.
- C. The deck shall be constructed of finished wood, composite material, cedar, redwood, or cypress.
- D. The Deck cannot be attached to a recreational vehicle.

**Section 5. Roof-Overs**

- A. CRRA requires applications for all roof-overs; owners must contact the ARC/Compliance Department to obtain an application and setback variance.
- B. The entire roof-over structure, including, but not limited to, the posts, beams, and trusses, shall be constructed of either wood or metal, except for the roof, which shall be shingled or metal of no less than 29 gauge, meeting the requirements contained in Section 5.B.1.
  - 1. Metal Roof-Over

The posts, beams, and trusses of a metal roof-over structure shall be a minimum of 12 gauge, certified by the manufacturer, and have a boxed A-frame roof. End caps are required and must be entirely comprised of either metal or wood (must be stained or painted). Support posts must be encased in wood or have a wood façade and must be stained or painted. Post anchorage to the ground or concrete slab shall be as specified by the manufacturer, if applicable, but in no case less than one every 10 feet of roof-over length. Every roof-over must be certified by the manufacturer to resist wind speeds up to 120 mph. The roof portion of the roof-over shall be metal, no less than 29 gauge. Unpainted roofs are not permitted. All colors must be approved by the Architectural Review Committee. A set of engineering drawings and/or manufacturer's specifications may be required.
- C. There shall be no more than one roof-over per lot.
- D. Roof-overs may be open or screened. Roof-overs may also have walls, railings, banisters, and spindles (up to 42 inches from the inside floor or ground) as long as

the open or screened area above the lower wall is greater than 50% of the total area of the entire wall.

- E. Corners and support areas consisting of beams, columns, or structural walls (not to exceed 36 inches wide) may also be finished in the same material as the lower wall as long as the total screen or open area of said wall is greater than 50% of the entire area of said wall.
- F. The material used for walls must be D-Log siding or lap siding consisting of pine, cedar, or other composite wood material. Metal panels, plastic, resin products, or plywood T-111 are not acceptable.
- G. All roof-over structures must be constructed to allow easy installation and removal of RV without disassembling the structure.
- H. All structures must be painted or stained in accordance with CRRA Guidelines.
- I. A roof-over may never be modified to become a "four-season room."

#### **Section 6. Parking Pads**

- A. Parking pads do require a CRRA building application.
- B. Parking pads do not require a CRRA setback variance.
- C. The Parking pad shall be made of concrete, brick, individual pavers, or asphalt.

#### **Section 7. Patios**

- A. Patios do require a CRRA building application.
- B. Patios do not require a CRRA setback variance.
- C. Patios shall be made of concrete, brick, individual pavers, or asphalt.

#### **Section 8. Porches**

- A. CRRA requires applications for all Porches; owners must contact the ARC/Compliance Department to obtain an application and a setback variance.
- B. The porch shall be made of wood or composite material.
- C. The porch must be adjacent to, meaning no more than six inches from, the recreational vehicle or the space to be occupied by the recreational vehicle.
- D. The porch shall be finished wood, unless it is made of composite material, cedar, redwood, cypress, or metal.
- E. The porch roof shall be shingled or metal.
- F. Porches may be open or screened. Porches may also have walls, railings, banisters, and spindles (up to 42 inches as measured from the top of the inside floor) as long as the open or screened area above the lower porch wall is greater than 50% of the total area of the entire wall including the corner and support areas.
- G. Corners and support areas consisting of beams, columns, or structural walls (not to exceed 36 inches wide) may also be finished in the same material as the lower wall as long as the total screen or open area of said wall is greater than 50% of the entire area of said wall.
- H. A porch may never be modified to become a "four-season room."

**Section 9. Gazebo**

- A. CRRA requires applications for all gazebos; owners must contact the ARC/Compliance Department to obtain an application and setback variance.
- B. There shall be no more than one gazebo per Lot.
- C. The gazebo shall not exceed 150 square feet in size.
- D. The gazebo shall be constructed of wood or composite material.
- E. The gazebo shall be finished wood, unless it is made of composite material, cedar, redwood, or cypress.
- F. The Gazebo roof shall be of shingled or metal construction.

**Section 10. Screen Room**

- A. CRRA requires applications for all screen rooms; owners must contact the ARC/Compliance Department to obtain an application and setback variance.
- B. No applications are required from CRRA to hang screen on an already existing porch.
- C. There shall be no more than one screen room per lot.
- D. The screen room shall be made of finished wood or composite material, cedar, redwood, or cypress.
- E. The screen room roof shall be of shingled or metal construction.
- F. The screen room screening shall be metal wire, fiberglass, or other synthetic fiber mesh.
- G. Hanging of plastic sheeting is strictly prohibited.

**Section 11. Four-Season Room**

- A. Four-season rooms are strictly prohibited in the Eagle’s Mountain Resort Campground by the Gilmer County Ordinances.

**Article XIII Recreational Vehicles**

**Section 1. Restrictions on Recreational Vehicles**

- A. Only one recreational vehicle meeting the Recreational Vehicle Industry Association (RVIA) standards is permitted upon each lot.
- B. Converted passenger buses are not recreational vehicles and are specifically prohibited from entering the Eagle’s Mountain Resort Campground pursuant to the Declaration of Covenants, Conditions, and Restrictions.
- C. Recreational vehicles shall be a maximum of eight feet wide X forty-two feet long, excluding slide outs and extensions.
- D. Recreational vehicles entering the Eagle’s Mountain Resort Campground must be no more than fifteen years old.
- E. Recreational vehicles entering the Eagle’s Mountain Resort Campground must be properly registered and titled in accordance with Georgia law.
- F. Recreational vehicles are strictly prohibited from connecting directly to the electrical supply panel by using permanent, hard-wired connection. Such



connection shall only be by the use of an adequately sized, outdoor-use extension cord.

## **Section 2. Restrictions on Occupants of Recreational Vehicles**

- A. All tenants of Owners of Record of Eagle's Mountain Resort Campground Lots must register with the Coosawattee River Resort Association, Inc. Property Owner's Association Office Information is on page 5 of this document. All guests must comply with the published gate access policies of Coosawattee in effect at the time of entry.
- B. Anyone not listed as an official guest or tenant of an Eagle's Mountain Resort Campground Record Owner may be requested to leave the Coosawattee River Resort or be removed by the Gilmer County Sheriff for trespass.

## **Article XIV The Eagle's Mountain Resort Campground Lots**

### **Section 1. Water Discharges**

It is strictly prohibited to discharge gray water (from sinks and washing machines) and discharge black water (sewage) onto or into the ground or surface streams. Any improper discharge of grey or black water will immediately be reported to the Gilmer County Department of Environmental Health.

### **Section 2. Septic Systems**

Coosawattee River Resort Association, Inc. owns the lots upon which the septic systems are located. The systems are the mutual responsibility of each of the Owners of Record connected to each septic system. Therefore, should repairs or pumping be necessary for any one septic system, each of the Owners of Record shall share equally in the cost of said repairs or pumping. Coosawattee, as the Owners of Record of the lot where the septic systems are located, will order the repairs or pumping as needed and distribute a copy of the original bill for the repairs or pumping along with a prorated portion of the bill that is each Owners of Record's responsibility. Coosawattee reserves the right to, at any time, with or without notice to the Owners of Record, completely shut down any and all of the septic systems in the Eagle's Mountain Resort Campground should it be ordered to do so by any government agency including but not limited to the Georgia Department of Environmental Health. Failure by the Owners of Record to pay his or her share of the repair or pumping bill may result in legal action if approved by the Coosawattee Board of Directors if the bill remains unpaid for a period of thirty days or more.

## **Article XV Violations of these Rules and Regulations**

### **Section 1. Procedures**

- A. Violations of these Rules and Regulations will result in a warning letter being mailed to the Owners of Record of the Campground lot via certified mail and first-class

mail. Owners of Record will have ten days from the date of mailing the warning letter to correct the violation or Coosawattee will issue a citation to be handled by the ARC/Compliance Department pursuant to the Coosawattee By-Laws. Additionally, if the violation is not corrected within ten days from the date of mailing the warning letter, Coosawattee will contact the Gilmer County Department of Planning and Zoning to investigate any claims Gilmer County may have against the Owners of Record.

- B. Violations of these Rules and Regulations that are not corrected within the ten-day mailing of the warning letter shall also have a daily fine, which will accrue starting with the eleventh day for as long as the violation continues. This fine shall be in addition to the original fine levied upon their account.
- C. For Rules and Regulations enforcement procedures, please see the Coosawattee By-Laws.

## **Article XVI Eagle’s Mountain Campground Construction**

- A. The Property Owner and the primary contractor each have obligations and responsibilities to fulfill before, during, and after construction. This section will attempt to point out some of these items, but there may be others not mentioned which must be fulfilled.

Builders should refer to CRRA Rules and Regulations for additional requirements. These are available online and at the CRRA POA office.

- B. The Property Owner or primary contractor is required to provide various documents to ARC for its review and approval and to sign various ARC forms before any construction begins. Copies of these forms are available from CRRA. Refusal to sign any of these forms may result in delays, denials, Stop Work Orders, and possible assessments.
- C. The property owner or primary contractor is responsible for keeping the work site cleaned up as required by the covenants. ARC recommends a weekly cleanup. Federal and State laws require the removal of waste/debris material from the work site.
- D. Refer to Article I Section 2, A and B and Article 1 Section 4 B for disposal of natural materials and construction waste.
- E. The property owner or the primary contractor will be held responsible for the conduct of, and damages caused by, their employees, their subcontractors, and subcontractor’s employees, as well as any person delivering materials to the work site while these people are on CRRA common property. The CRRA recognizes these people as guests and expects them to adhere to all CRRA Rules and Regulations. Failure to do so may result in entry refusal.
- F. All persons involved in construction must be listed on the Construction Personnel list, or entry will be refused. After entry, they must go directly to the work site until they leave at the end of the day. They will not be allowed entry to any CRRA

amenity or park area. Failure to comply may result in no re-entry. The work site must be unoccupied overnight.

- G. Any portable toilet on the work site must not be located on CRRA common property. It must be removed prior to occupancy by the homeowner.
- H. There are three requirements that each vehicle must pass in order to gain access to CRRA:
  - 1. Gross vehicle weight must not exceed 60,000 pounds.
  - 2. Maximum vehicle width including the load is not to exceed nine feet in width.
  - 3. Trailer length, including trailer tongue, must not exceed forty-eight feet.
- I. No one is allowed to operate any type of construction equipment on any CRRA road unless these requirements are met:
  - 1. The equipment has rubber tires or rubber treads.
  - 2. Appropriate road protection is provided when steel tracks are in use. CRRA-designated personnel are to be present when any steel tracked equipment is being used on any CRRA roadway or common property.
- J. Outside construction activity is prohibited before 7:30 am and after 8:00 pm weekdays and before 8:00 am and after 4:00 pm on Saturdays. Bulldozers, Bob Cats, backhoes, and other large construction equipment are not allowed to be operated on the following days: New Year's Day, Easter Sunday, Memorial Day, Independence Day (4th of July), Labor Day, Thanksgiving Day, Christmas Day, and all Sundays. Emergency situations are exceptions. Other restrictions are listed in the CRRA Rules and Regulations, Article X.

## **Article XVII Eagle's Mountain Resort Campground ARC Forms.**

Available from CRRA are all the necessary forms needed to complete construction activity and remain in compliance.

## **Appendix Frequently Asked Questions (FAQ)**

The following are provided to give guidance on many of the most common questions that arise when something is going to be constructed within CRRA. For any question not covered, please contact CRRA.

A. Do I need an ARC approval or application if I am doing repairs or renovations on the inside of my residence?

**Answer:** No. Only if a new residence or something being constructed that is outside the walls of your existing residence such as a garage, fence, or retaining wall do you need an ARC application.

B. Do I need an ARC approval or application if I am doing repairs or maintenance on the outside of my existing structure or on a fence or retaining wall or other outbuilding?

**Answer:** No. It would be a good idea to have photographic proof of the existence of the existing structure to document the fact of repairs should a total replacement be needed. When in doubt, contact the ARC/Compliance Department or the ARC at one of its meetings.

C. Who, specifically, do I contact within CRRA for answers to questions?

**Answer:** The ARC/Compliance Department whose phone number is found on page 5 of this document.

D. Where do I get ARC Forms?

**Answer:** The ARC Forms are available from the ARC/Compliance Department, on the Coosawattee web site found on page 5 of this document.

E. Where do I get a plat or survey of my property?

**Answer:** You can hire a registered land surveyor to perform a new survey of your property, or you can go to the Courthouse in downtown Ellijay and visit the Gilmer County Clerk of the Superior Court office where officials will copy (at a small charge) your plat.

F. Why do I have to pay an Impact Fee?

**Answer:** The Impact fee was established by the CRRA Board of Directors.

G. What are Setbacks?

**Answer:** An area adjacent to a property line where structures are prohibited. (This differs from the definition contained within the Gilmer County Code of Ordinances).

H. Why do I need an approval to do something on the property I own?

**Answer:** You bought property in a Property Owners Association and agreed to abide by the Covenants, Bylaws, and Rules and Regulations

I. How soon will I get an approval from CRRA?

**Answer:** Most projects other than a new house or projects requiring a variance can be processed in 1-3 days. New houses, projects requiring a variance, or any other project not suitable for improved process will go to the next ARC meeting. ARC meetings are listed on the Calendar shown on the CRRA website.

J. How long is my approval good for?

**Answer:** An approval for a new residence is good for 6 months within Beaver Lake and 12 months everywhere else.

K. Can an extension be received for this approval time limit if the construction cannot be completed within the application time limit?

**Answer:** If this is for a new house, no extension of time will be allowed except for within Beaver Lake where one extension of 6 months may be allowed. If this is for Exterior Renovation/Addition/Outbuilding Construction, then one 6-month extension may be allowed. Refer to Article III, Sections 1 and 2 for additional requirements.