



Restrictive Covenants Overview

- All sites are subject to Restrictive Covenants and Property Owners Association, this overview highlights some of the most important areas of the covenants.
- All site owners are members of the Property Owners Association when you close on your site. The purchase price includes the first year assessment fees.
- Sites shall be used for Eligible RV only and must not be used as a permanent residents.
 - Motorhomes must be Class A, B or C Gas or Diesel, and be no less than 34 feet.
 - Fifth Wheel Towable Trailers must be no less than 36 feet.
 - Park Homes must be less than 400 sq. ft. of heated living space, built to ANSI Standards and RPTIA Approved, all setup must be approved by the Architectural Committee.
- Age and Appearance of Motorhomes and Fifth Wheels are solely the desecration of the Architectural Committee.
- Accessory Structures must be less than 200 sq. ft. and must remain movable. Shall not have any type living quarters, must be built of new materials.
- Site owners may concrete their site or patio, may have an Outdoor Kitchen or Living Space. Park Homes may have no more than 400 sq. ft. of deck.
- Site Owners may landscape their site but approval must be given by the Architectural Committee.
- All sites will have 50 amp power, water, sewer, cable tv and wifi services. Site owners will be billed for power by the Property Owners Association, the yearly maintenance fee will include all other services.
- Site owners may employ Cool Breeze Campground to rent their site when not in use. Park Homes cannot be rented. All renters shall observe the same restrictions as owners.
- Streets are owned as common property and will be maintained by the Property Owners Association. All streets are thirty foot wide with an average of twenty foot compacted stone surface.
- No site shall be used as a Permanent Residents, RV's shall be moved off site if not occupied for thirty days.