

BADIN SHORES RESORT OWNERS ASSOCIATION, INC.

# Building Rules & Regulations

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## And RV Setup

**Supersedes all previous regulations and rules  
11/30/2019**

This document includes general rules and building regulations for all categories of recreational vehicles allowed in Badin Shores Resort. Attachments include illustrations for setups, building plan example, roof construction, and sample copies of both BSROA Building Permits.

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**BUILDING RULES & REGULATIONS AND RV SETUP FOR BADIN  
SHORES RESORT OWNERS ASSOCIATION INC. (BSROA)  
SUPERSEDES ALL PREVIOUS REGULATIONS**

November 30, 2019

It is the specific intent of these Rules and Regulations to maintain a luxury resort reserved and restricted for recreational vehicles. Vehicles, included in this category are modern RIVA/NFPA labeled travel trailers, motor homes, fifth wheels, **RVIA/ANSI park Trailers (Park Models)** and modular RV models. (See attachment A) Not included with such classification shall be any trailer less than 24 ft. (excluding tongue), any collapsible, pop-up, fold out or soft walled trailers, any pick-up campers, 'Tiny Homes', or any other manufactured home. All recreational vehicles must have bath facilities, a lavatory and a toilet. It is the declared intent of Badin Shores Resort Owners Association Inc. to exclude mobile homes from being placed on any lots as written in the Declaration and Covenants for Badin Shores Resort. Each lot is allowed one RV unit and one utility building. Each RV unit is allowed one additional heated structure, one outdoor structure, one entry porch, and one walkway, as described and limited in this document, provided they comply with the following Rules and Regulations. Exception: additional space can be gained placing a modular on a basement.

**All rules and regulations in this document are in compliance with Montgomery County RV Resort Ordinance.**

**Categories of Recreational Vehicles Used for These Guidelines:**

Category I Travel Trailers, Motorhomes and Fifth wheels (**RIVA/NFPA Labeled**)

Category II ANSI Recreational Park Trailers (Park Models) (**RIVA/ANSI 119.5 Labeled**)

Category III Modular RV Models (**with State of NC "Validation Stamp"**)

**(SEE ATTACHMENT A on page 12 for above)**

**Definition of Terms Used in this Document:**

**Unit:** A travel trailer, motor home, fifth wheel, **RVIA/ANSI** park model, or half of a modular RV model.

**Addition:** A structure that can be defined as a room addition, porch, screened room, or deck.

**Room Addition:** A structure that provides heated living space.

**Sunroom:** A room addition consisting of at least 60% glass.

**Porch:** A covered or uncovered outdoor structure that provides ingress and egress to another space.

**Screen Room:** A covered room that is totally screened.

**Deck:** A raised outdoor, covered or uncovered, structure.

**Walkway:** 4 ft. wide uncovered access deck.

**Utility Building:** Storage structure.

**Modular:** An assembly of two units, one unit considered the room addition. The manufacturer must be licensed in the State of North Carolina.

**Gazebo:** A roofed structure that offers an open view of the surrounding area, typically used for relaxation or entertainment.

**Pergola:** free standing structure used for shade.

**RV Category 1:** Any **RVIA/NFPA** (Travel trailers, fifth wheel trailers and motorhomes) designed to be transported and intended for human occupancy as a dwelling for short periods of time. Units shall not be structurally altered in any way. If altered it shall be removed and replaced with an approved **RVIA/NFPA** labeled RV within 30 days.

**Underpinning/ Skirting:** a solid foundation laid below ground level and the bottom edge of the structure; can only be solid vinyl or wood or vinyl lattice or masonry (block, rock, concrete).

**Masonry Foundation:** Concrete footings made with 8-inch block that include anchor bolts.

**Basement:** is a one-story structure that can only be added when installing a modular, if slope allows.

### **General Rules That Apply to ALL Categories of Recreational Vehicles**

- (A) **Setbacks:** Every RV or accessory structure must meet minimum setbacks of 10 feet from any road right-of-way, 5 feet from back property line and 5 feet from any side property line. Corner lots must have 10 feet from both road fronts. Setback measurements shall be taken from the eaves, overhangs, or any other protrusions from the structure. The only items allowed in setback areas are fences, AC/heat units and propane tanks.
- (B) **Materials:** All structures constructed on any lot shall be built of new materials unless the Operations Manager approves the use of old materials. No creosote timbers or poles may be used. All decking must be constructed of approved exterior decking materials as specified by the State of North Carolina. Roofs must be shingle, metal or approved material.
- (C) **Utility buildings:** Each lot is allowed one utility building. A BSROA building permit is required to bring in or build on site any utility building. Metal utility buildings are not allowed in park. Utility buildings cannot be set or built so that the floor is more than 1 ft. above highest grade under building. Utility buildings cannot be set or built on a foundation. Maximum square footage is 120 square feet and the roof cannot be higher than 11 ft., measured from the floor. Utility buildings may have a maximum 8-inch eave on sides and rear and a maximum 2 ft. eave above door. Utility buildings must have a clear separation from any other structure, cannot be placed on decks, and cannot contain washers and dryers. Utility buildings placed on blocks must be tied down and underpinned/ skirted within 90 days.
- (D) **Storage lockers:** Each lot is not to exceed 4 storage lockers that do not exceed a 76-inch height, 56-inch width, and 30-inch depth. Storage lockers are allowed on decks. Only one storage locker is allowed on the deck/ patio. The other storage lockers cannot be visible from the roadway.
- (E) **Fences:** Height of fence cannot exceed 4 ft. It is permissible to install a decorative unnoticeable wire fence behind a split rail type or an open vertical fence. No chain link or solid stockade type of fences are allowed. Fences are allowed to be on your property line. Board fencing must have a minimum of ½ inch space between boards.
- (F) **Parking space:** A parking space for one automobile of no less than 8 ft. by 20 ft., plus the necessary access, located outside the dedicated right-of-way, is required on each lot.
- (G) **Vehicle storage:** There can be no storage of gasoline/diesel engine vehicles (cars, boats, golf carts, etc.) under the living area of any unit unless the storage area is fireproofed according to NC State Building Code.
- (H) **Carpports:** Not allowed, either freestanding or attached.
- (I) **Parking Decks/Walls:** Parking decks cannot be higher than the road. At RV sites where parking walls are built, guardrails must be installed when height exceeds 30 inches. A BSROA permit is required prior to beginning work.
- (J) **Foundations:** All room additions must be built on a masonry foundation. Foundations are allowed under screen rooms and decks or combination screen room/deck, only when they are located beside and parallel to the primary unit. Area within that foundation can only be used as a storage space and cannot be used as a living or sleeping space.
- (K) **Basements:** Basements are not allowed for ANSI park models and campers.
- (L) **Guard rails:** Raised floor surfaces located more than 30 inches above the floor or grade below shall have guards not less than 36 inches in height (NC State Building Code). A guard rail (Max. 4 ft. high, Montgomery

County RV Ordinance) built to NC State Building Code is allowed from floor of screen rooms.

- (M) **Underpinning/skirting:** All decks, screen rooms and porches must be underpinned/ skirted with only solid vinyl or wood or vinyl lattice or masonry.
- (N) **Driveways:** must be constructed inside of property lines with a permit. If constructed of concrete, see requirements in these general rules, item (Q).
- (O) **Sidewalks:** must be constructed inside of property lines with a permit. If constructed of concrete, see requirements in these general rules, item (Q).
- (P) **Patios:** must be constructed, directly on the ground, inside of setbacks, without a permit. If constructed of concrete, see requirements in these general rules, item (Q).
- (Q) **Pouring concrete:** Before pouring concrete, you must check with the Operations Manager so they can have maintenance staff spot water and sewer lines. A release form will need to be signed by the homeowner if concrete is to be poured stating that BSR is not responsible for homeowners' repair to concrete if repairs are needed for water leaks, sewer repairs, etc.
- (R) **Dog pens:** No dog pens are allowed.
- (S) **Awnings:** Awnings are allowed over doors and windows only. They can extend 30 inches out over windows to a width of the window and 6 ft. x 6 ft. over entrance doors and must meet all setback requirements.
- (T) **Retractable Awnings:** Retractable awnings are allowed but cannot be used for any vehicle or boat parking.
- (U) **Canopies:** Fabric Canopies are allowed with the following restrictions:
  1. Cannot exceed a size of 12' x 12'
  2. Walls can only be see-through fabric mesh.
  3. Cannot be permanently attached to ground or decks.
  4. Cannot be attached to any structure.
  5. Cannot be used to cover any vehicle or boat.
  6. Cannot be used as a sleeping area.
  7. Must meet all setbacks.
- (V) **Gazebos:** Gazebos must be engineered/manufactured with a maximum of 144 sq. ft. Drawings have to be submitted to the Operations Manager of BOD member issuing permits for written permission. If roofing of structure is damaged it must be removed, repaired, or replaced within 30 days of damage.
- (w) **Pergola:** Pergola must be engineered/manufactured and free standing; used for shade only, not meant for any type of roof; no material to be added if not included from manufacturer. If roofing of structure is damaged it must be removed, repaired, or replaced within 30 days of damage.

### **Building Regulations That Apply to ALL Categories of Recreational Vehicles**

- (A) **Badin Shores Building Permit:** Building permits can be obtained from the BSROA office. Before a completed BSROA Building Permit can be approved, the following must be submitted and complied with: a survey no older than five years, building plans, and full payment of all dues and assessments.
- (B) **Building plans:** Building plans and specifications for any structural improvements to be erected on the lot must include (See Sample Building Plan Example on page 16):
  1. Dimensions of lot and location of setback lines.
  2. Description, location and dimensions of proposed improvement(s) and distance from setbacks.

## CATEGORY I: TRAVEL TRAILERS, MOTOR HOMES AND FIFTH WHEELS

Definition of a recreational vehicle: A vehicular type unit primarily designed as living quarters for recreational camping, or travel use, and manufactured by a certified RVIA/NFPA manufacturer. The minimum size allowed in Badin Shores Resort is 24 ft. feet in length, excluding tongue.

### PLEASE BE FAMILIAR WITH GENERAL RULES (PAGES 4-5) AND BUILDING REGULATIONS (PAGES 5-7) THAT APPLY TO ALL CATEGORIES OF RECREATIONAL VEHICLES.

#### SET-UP OF A TRAVEL TRAILERS, FIFTH WHEELS AND MOTOR HOMES

- (A) Travel trailers, fifth wheel trailers and motorhomes can be transient (On wheels which must remain in contact with the ground at all times) and must have a current state license tag.
- (B) When placing RV units on block piers and anchoring (See Attachments 1 and 2, pages 13 & 14), you must leave axles attached. Wheels and tires may be removed and stored under RV unit.
- (C) When blocking, frame cannot be more than 2 ft. above highest grade below RV unit. When more than ¼ of RV unit is more than 5 ft. above ground level, the blocking and anchoring must be designed by a registered engineer and approved by BSROA.
- (D) Water, sewer, and electrical connections on blocked RV units must meet all local and state codes.
- (E) RV unit cannot be used as an electrical source for any other structure.
- (F) Any RV with a hard sewer line and/or tie-down straps, or on wood or brick blocks installed is considered permanently parked and must have underpinning/ skirt whether there is a current registration on the RV or not.
- (G) Underpinning/skirting must be completed within 90 days of RV unit set-up and must be of solid vinyl or a material approved by BSROA.
- (H) No occupancy is allowed in blocked RV units until a final inspection has been performed by BSROA and Montgomery County.
- (I) RV units with room additions must notify Operations Manager if they remove the RV unit. Homeowner will have 30 days to replace the RV unit and cannot use the room addition with RV unit not present. You must notify Operations Manager when RV unit is returned.

#### ADDITIONS TO TRAVEL TRAILERS, FIFTH WHEELS AND MOTOR HOMES

**Room additions:** Each RV unit is allowed one room addition. This room addition must be built on a masonry foundation parallel and beside the RV unit. To have a room addition, the RV unit must be blocked and anchored. Highest point of roof of room addition cannot exceed the height of the RV unit by more than 2 ft. and cannot extend over the unit by more than 1 ft. (See Attachment 3, page 15). The length of the room addition cannot exceed the length of the RV unit and cannot exceed a depth of 12 ft. The room addition cannot be attached other than by flashing and the roof cannot be supported by the RV unit. Room additions must meet NC residential building code.

**Rooms, decks or combination screen room/deck:** RV units may have either a full screen room, full deck or a combination of both. Highest point of roof of screen room cannot exceed the height of the RV unit by more than 2 ft. and cannot extend over the unit by more than 1 ft. (See Attachment 3, page 15). Screen rooms are not allowed knee walls and must maintain 100% screen along outside walls with no enclosure. A maximum 4 ft. - minimum 3 ft. high guardrail built to NC state building code may be required from the floor of the screen room. The screen room/deck or combination can be built parallel to the unit, or parallel to a room addition that runs

the full length of the RV unit. Screen room/deck cannot exceed the length of the RV unit or the room addition and cannot exceed a depth of 12 ft. If the RV unit has a room addition that runs parallel the full length of the RV unit, a screen room/deck can be built across the back, opposite the tongue end. When built across the back, screen room/deck cannot exceed the width of the room addition/RV and may not be built on a masonry foundation. If a room addition is already present on the property, a screen room cannot be converted into an additional room addition.

**Combination of room addition/screen room/deck:** Any combination of all three may be built parallel to the RV unit, but when this option is selected you cannot build any of the three anywhere else on the lot.

**Entrance porch/access:** For safe ingress and egress, a 6 ft. x 6 ft. covered or uncovered porch may be built at the entrance of the RV unit, room addition, screen room or deck. Access steps and ramps must meet all applicable building code regulations and setback requirements. They are not allowed to cross the tongue end of the unit.

**Walkways:** A 4 ft. wide uncovered walkway is allowed to gain access from the entrance porch to a deck, screen room, or combination on a unit. Walkways must meet setback requirements and are not allowed to cross the tongue end of the unit. There is to be no enclosure under walkways.

**Summation:** In no case are you allowed to add more than one room addition, one screen room, one deck, one entrance porch.

## CATEGORY II: ANSI PARK MODELS

Definition of an ANSI Park Model: The Recreational park model trailer, (Park Model) is a transportable RV unit, with a body width not exceeding 12 feet and is built on a single chassis. It is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances. The total area of the unit in a set-up mode does not exceed 400 square feet and is constructed and Labeled to RVIA/ANSI 119.5 standard.

### PLEASE BE FAMILIAR WITH GENERAL RULES (PAGES 4-5) AND BUILDING REGULATIONS (PAGES 5-7) THAT APPLY TO ALL CATEGORIES OF RECREATIONAL VEHICLES.

#### SET-UP OF ANSI PARK MODEL

- (A) When installing Park Model on block piers and anchoring (See Attachments 1 & 2, pages 13 & 14), you must leave axles attached to unit. Wheels and tongue can be removed and stored under the unit.
- (B) When blocking, the frame must be no more than 2 ft. from highest grade below park model. When more than  $\frac{1}{4}$  of the park model is more than 5 ft. above ground level, the blocking and anchoring must be designed by a registered engineer and approved by BSROA.
- (C) Water, sewer and electrical connections must meet all local and state codes.
- (D) Park model cannot be used as an electrical power source for any other structure.
- (E) Underpinning must be completed within 90 days of setup and must be of solid vinyl or a material approved by BSROA.
- (F) No occupancy is allowed until a final inspection has been performed by BSROA and Montgomery County.

#### ADDITIONS TO PARK MODELS

**Room additions:** Each park model is allowed one room addition. This room addition must be built on a masonry foundation parallel and beside the park model. To have a room addition, the park model must be blocked up and anchored. The roof of the room addition cannot exceed a height of 14 ft. 8 inches to the peak of the roof, from the highest point of original grade contacting the foundation (See Attachment 3, page 15). The length of the room addition cannot exceed the length of the park model and cannot exceed a depth of 12 ft. The room addition cannot be attached except by flashing and the roof cannot be supported by the park model. Room additions must meet NC residential building code.

**Screen rooms, decks or combination screen room/deck:** Park models may have either a full screen room, full deck or a combination of both. Roof of the screen room cannot exceed a height of 14 ft. 8 inches to the peak of the roof from the highest point of original grade contacting a pier or foundation (See Attachment 3, page 15). Screen rooms are not allowed knee walls and must maintain 100% screen along outside walls with no enclosure. A maximum of 4 ft. and minimum 3 ft. high guardrail built to NC state building code may be required from the floor of the screen room. The screen room/deck can be built parallel to the park model, or parallel to a room addition that runs the full length of the park model. The screen room/deck cannot exceed the length of the park model or the room addition and cannot exceed a depth of 12 ft. If the park model has a room addition that runs parallel the full length of the park model, a screen room/deck, can be built across the back, opposite the tongue end. When built across the back, the screen room/deck cannot exceed the width of the park model/room



addition or exceed a depth of 12 ft. When built across the back, the screen room/deck cannot be built on a masonry foundation.

**Combination of room addition/screen room/deck:** Any combination of the three may be built parallel to the park model, but when this option is selected you cannot build any of the three anywhere else on the lot.

**Entrance/porch access:** For safe ingress and egress, a 6 ft. x 6 ft. covered or uncovered porch may be built at the entrance of the park model, room addition, screen room or deck. Access steps and ramps must meet setback requirements and be built to NC building code. Porches may not cross the tongue end of the park model.

**Walkways:** A 4 ft. wide uncovered walkway is allowed to gain access from the entrance porch to the deck, screen room, or combination on a park model. Walkways must meet setback requirements and are not allowed to cross the tongue end of the park model. There is to be no enclosure under walkways.

**Summation:** In no case are you allowed to add more than one room addition, one screen room, one deck, one entrance porch.

## Category III: Modular RV Model

**Definition of a Modular:** A modular is a one-story dwelling assembly, built to NC modular building code With State of NC “Validation Stamp”, one half being the primary unit, and the other half being the room addition. Maximum size of a modular allowed in Badin Shores RV Resort is 24 ft. x 38 ft. A modular is not allowed any additional room additions. The manufacturer must be licensed in the State of North Carolina.

**Terms used to define a Modular:**

Unit: Heated living space up to 12 ft. x 38 ft.

Room Addition: Heated living space up to 12 ft. x 38 ft.

**PLEASE BE FAMILIAR WITH GENERAL RULES (PAGES 4-5)  
AND BUILDING REGULATIONS (PAGES 5-7)  
THAT APPLY TO ALL CATEGORIES OF RECREATIONAL VEHICLES.**

### SETUP OF A MODULAR

- (A) Modular models must be set up in accordance with the manufacturer’s engineered plans (engineered plans must be on file with application at the BSR office). A set of plans for each unit must be submitted to BSROA and Montgomery County Inspections Dept. before a building permit can be issued.
- (B) A standard modular home foundation cannot exceed 8 inches from the road height. Modular must be classified as a one-story structure, with no lofts or bonus room attics allowed.
- (C) Basements are allowed if lot has enough slope that one side of basement is exposed out of ground level. Maximum height of backfill wall cannot exceed 2 ft. from original grade at highest point. Basements must also be a one-story structure, with no lofts, bonus upper room, or second story; even when slope allows. A modular with basement will only consist of two stories (modular as one story, basement as second story). A full set of plans with a seal from a certified engineer or architect must be submitted to BSROA and Montgomery County Inspection Dept., along with your modular plans, if you are building on a basement. Basements must be completely covered by the modular RV and may be utilized as habitable space when built to NC State Residential Code.

### ADDITIONS TO A MODULAR

**Screen rooms, decks or combination screen room/deck:** A modular may have either a full screen room, or a full deck or a combination of both. Either of these may be built parallel to the modular or across the front end or back end. When built parallel to the modular either of these may have a length not to exceed the length of the modular and have a maximum depth of 12 ft. When built across the front or back, the overall length may not exceed the width of the modular assembly and a maximum depth of 12 ft. Foundations are allowed under screen rooms and decks only when they are located parallel to the modular. Screen rooms are not allowed knee walls and must maintain 100% screen along outside walls with no enclosure. A maximum of 4 ft. minimum 3 ft. high guard rail built to NC state building code may be required from the floor of the screen room. Additional outdoor space that is gained by placing a modular on a basement must comply with all regulations for screen rooms and decks.

**Entrance porch/access:** For safe ingress and egress, a 6 ft. x 6 ft. covered or uncovered porch may be built at the entrance of the modular, screen room or deck. Access steps and ramps must meet all applicable building code regulations and setback requirements.

**Walkways:** A 4 ft. wide walkway is allowed to gain access from the entrance porch to a deck or screen room. Walkways must meet setback requirements. There are no enclosures allowed under walkways.

**Summation:** With the exception of the indoor and outdoor space gained if a modular is set on a basement, in no case are you allowed to add more than your original room addition, one screen room, one deck, one entry porch.

### **Closing Statements:**

**Grandfathering:** Any existing RV or accessory structures in violation of this ordinance prior to August 9, 2003 shall be grandfathered until which time the RV or accessory structure is moved or removed.

**Disclaimer:** Anything not contained in these *BSROA Rules & Regulations and RV Setup* is considered prohibited.

**BSROA**  
**ATTACHMENT A**

**The RVIA Seal**

As you shop for the right vehicle, make sure you look for the oval-shaped Recreation Vehicle Industry Association (RVIA) seal. RVIA is a national association representing RV manufacturers and parts suppliers who together produce more than 95% of all RVs manufactured in the United States.

As members of RVIA, manufacturers who display the seal must self-certify compliance with more than 500 safety specifications for electrical, plumbing, heating, fire and life safety established under the National Fire Protection Association (NFPA) Standard for Recreational Vehicles. Manufacturers are subject to periodic, unannounced plant inspections by RVIA representatives to audit their compliance. Members who fail to maintain an acceptable level of compliance can be expelled from the Association, which prohibits them from displaying the RVIA seal on their products.



RVIA members display gold and black seals on Motorhomes, silver and black seals on Fifth-Wheel and other Travel Trailers, and white and black seals on Truck Campers and Folding Camping Trailers.

As another condition of RVIA membership, motorhome and trailer manufacturers must post a weight label in a conspicuous location in the vehicle's interior. Shoppers should locate these labels for information vital to safe operation of the vehicle. The label lists weights and ratings, including the unit's gross and unloaded weight ratings, as well as carrying capacity. The label will enable you to determine how much weight it can safely transport, including dealer-installed accessories, fuel and other engine fluids, LP gas, fresh water, passengers (for motorized RVs) and personal belongings.

Consult the vehicle owner's manual for other valuable weight information as well as data on proper weight distribution, how to weigh the vehicle and towing guidelines.

**Labels – Acceptable Examples of Recreational Park Trailer (Park Model) Labels for Temporary Use**



RVIA Park Model Label (oldest units)

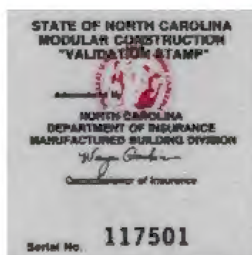


RPTIA Park Model Label (older units)



RVIA Recreational Park Trailer Label (new units)

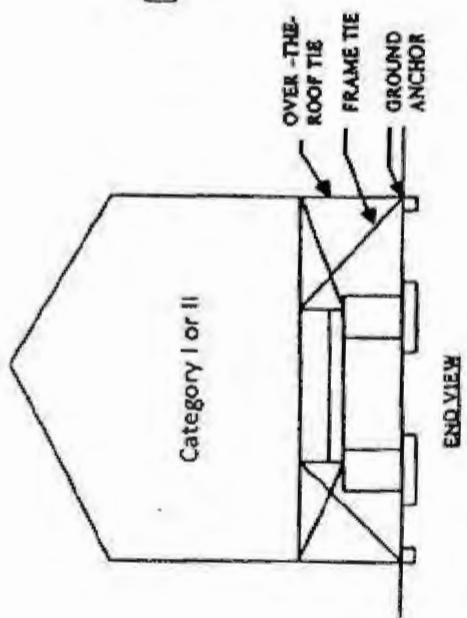
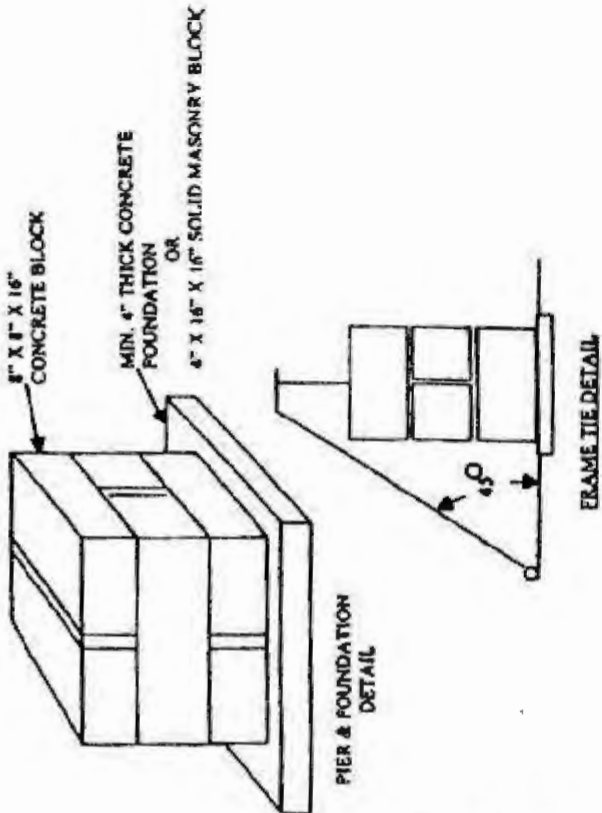
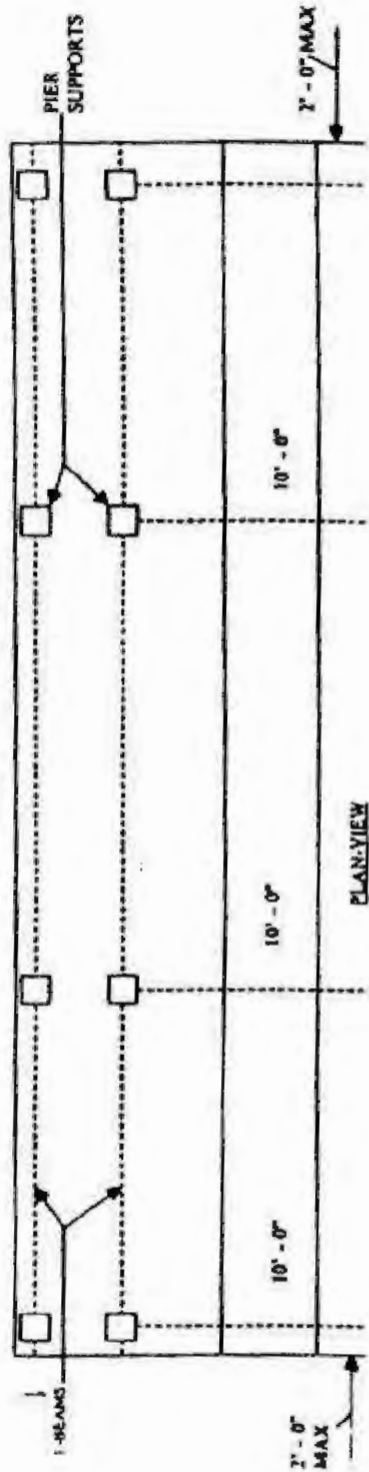
**Labels – Required for Permanent Installations**



NC Modular Construction Validating Stamp

ATTACHMENT 1

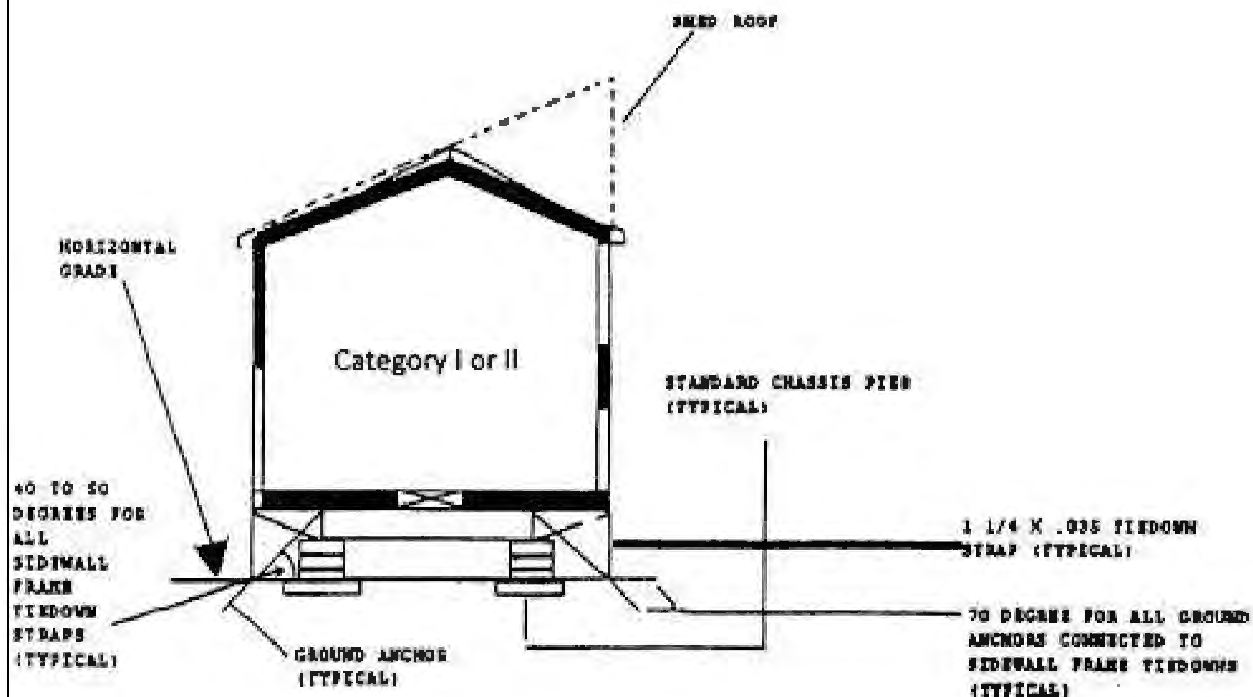
TYPICAL SINGLE-WIDE INSTALLATION



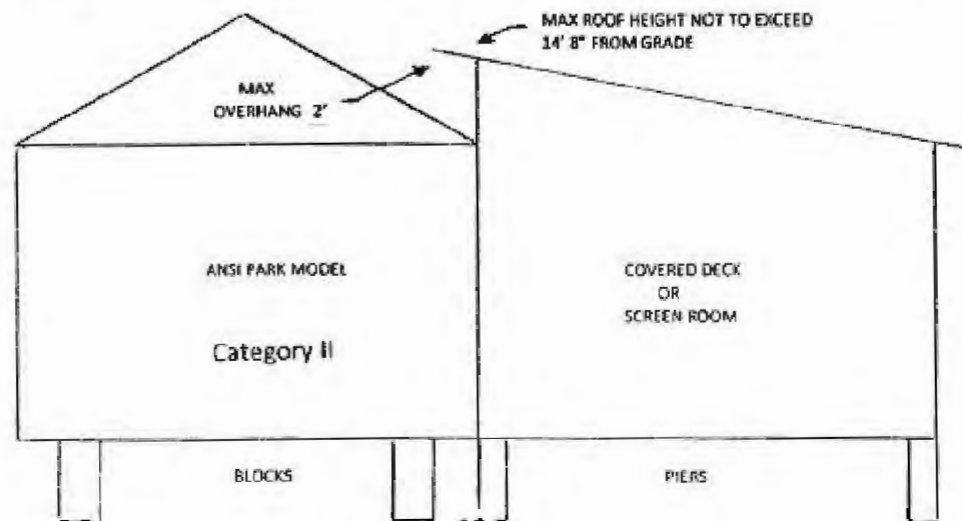
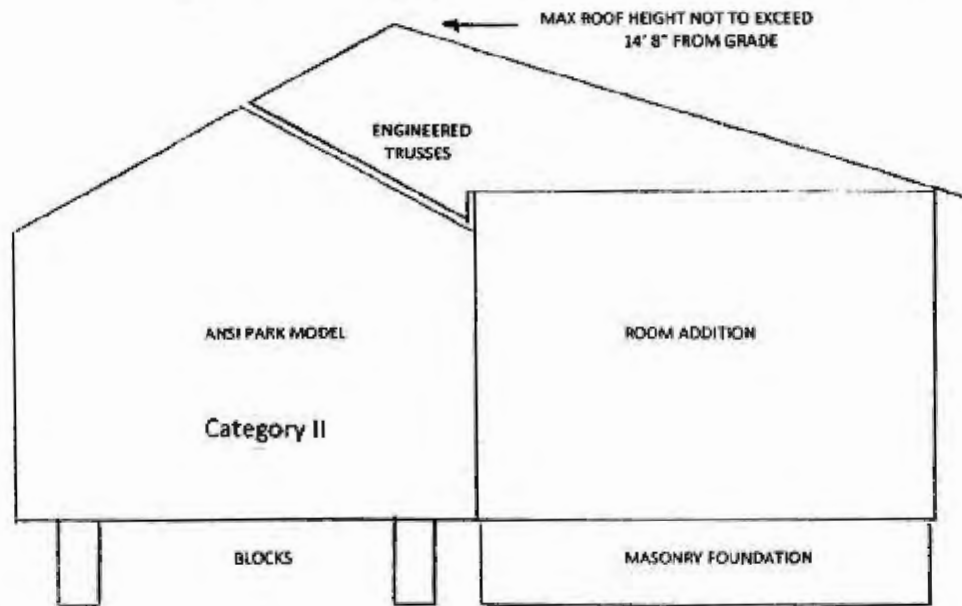
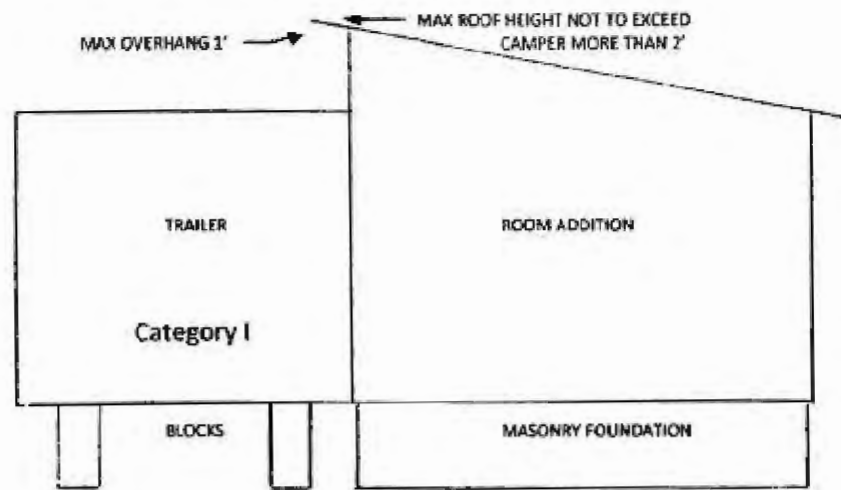
ATTACHMENT 2

ON SITE - SINGLE WIDE STANDARD TIE-DOWN INSTALLATION

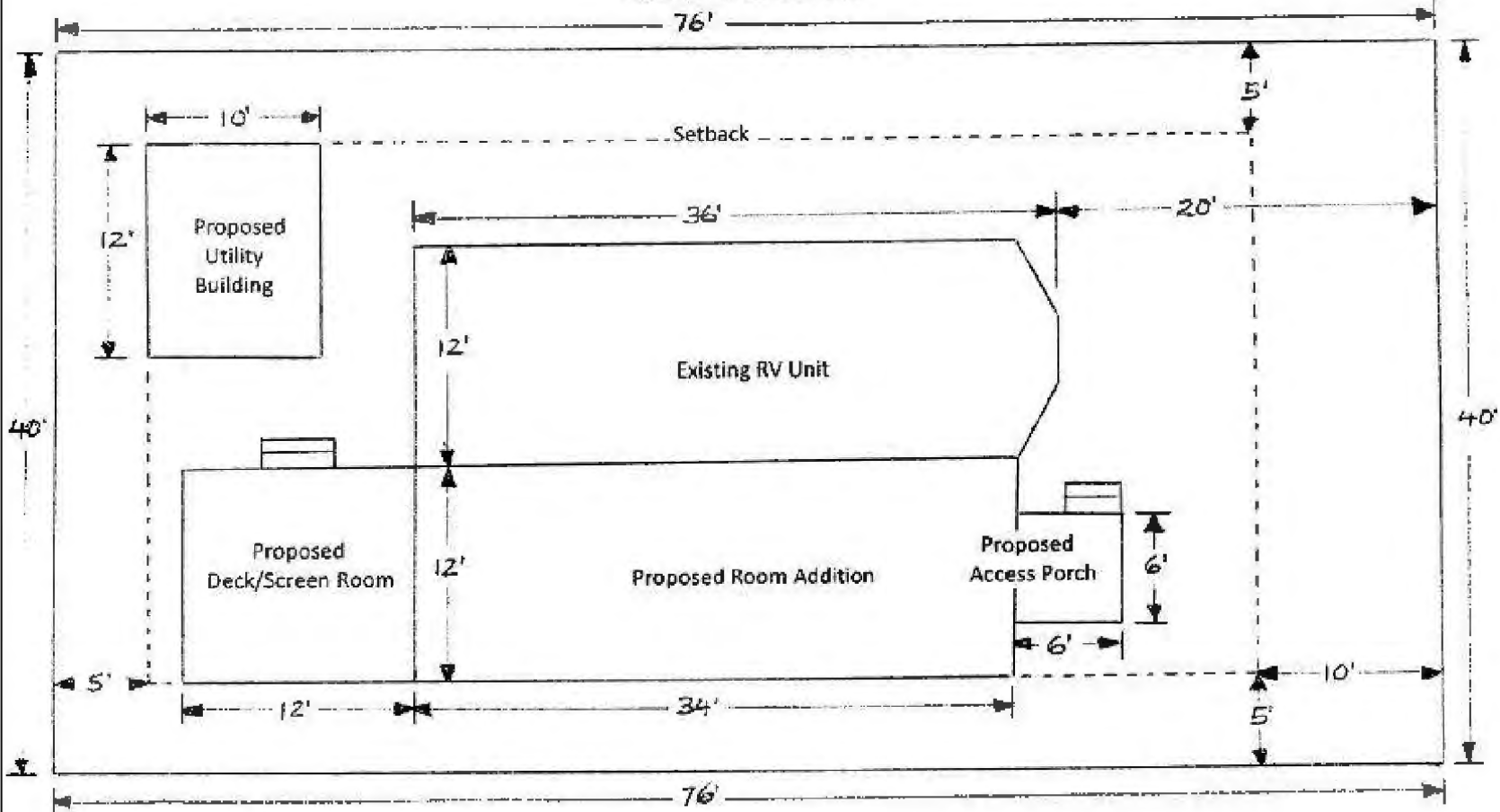
ALL TIE-DOWN STRAPS, SEALS, TIE-DOWN ANCHORS AND CONNECTING HARDWARE MUST BE CERTIFIED BY A PROFESSIONAL ENGINEER OR A RECOGNIZED TESTING LABORATORY TO ADEQUATELY SUPPORT A 3150 POUND ALLOWABLE LOAD MIN. (ULTIMATE LOAD 4725 POUND MIN) AND/OR TO COMPLY WITH ASTM D3953-9L. ALL GROUND ANCHORS MUST BE CERTIFIED BY A PROFESSIONAL ENGINEER OR A RECOGNIZED TESTING LABORATORY TO ADEQUATELY SUPPORT A 4000 POUND ALLOWABLE LOAD MIN. (ULTIMATE LOAD 6000 POUND MIN.) WHEN LOADED BOTH PARALLEL WITH THE ANCHOR SHAFT AND AT A 45 DEGREE ANGLE FROM THE ANCHOR SHAFT. THE GROUND ANCHORS MUST BE INSTALLED TO THEIR FULL DEPTH IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS (EX. APPROVED FOR INSTALLATION IN SOIL TYPE WHICH EXISTS AT THE SITE ETC.) AND MUST EXTEND BELOW THE FROST LINE AND BE AT LEAST 12 INCHES ABOVE THE WATER TABLE. ALL GROUND ANCHORS CONNECTED TO THE SIDEWALL FRAME TIE-DOWNS MUST BE PROVIDED WITH STABILIZER PLATES TO MINIMIZE HORIZONTAL MOVEMENT.



Attachment 3  
Typical Roof Construction for Categories I & II RVs



SAMPLE BUILDING PLAN



- Room Addition – Masonry foundation, siding to match unit, roof height to specific unit regulations
- Utility Building – Set on blocks, roof height not to exceed 11' from floor of building
- Deck/Screen Room – Built on piers, treated lumber
- Access Porch – Built on piers, treated lumber

Lot #: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date: \_\_\_\_\_



**Badin Shores Resort Owners' Association Inc.  
1 Clubhouse Drive  
New London, NC 28127  
BSROA BUILDING PERMIT**

Plans must be submitted to BSROA Office prior to any construction. Approval required prior to requesting Montgomery County Building Permit. All plans submitted must be approved or denied within 15 days. BSROA Building Permit is good for 6 months from date of approval.

Requested by: \_\_\_\_\_ Lot # \_\_\_\_\_ Phone # \_\_\_\_\_

Street Address \_\_\_\_\_

RV Setup \_\_\_\_\_ Room Addition \_\_\_\_\_ Covered Deck \_\_\_\_\_

Deck only \_\_\_\_\_ Roof over exist. Deck \_\_\_\_\_

Storage Building \_\_\_\_\_ Retaining wall/Parking deck \_\_\_\_\_

Re-Side Bldg. \_\_\_\_\_ Excavation/Fill/Gravel \_\_\_\_\_

Concrete \_\_\_\_\_ Re-Roof \_\_\_\_\_ Tree Removal \_\_\_\_\_

Primary Contractor: \_\_\_\_\_

Project Description:

List attachments: Survey \_\_\_\_\_ Drawings \_\_\_\_\_

Other: \_\_\_\_\_

I understand that I must build in compliance with BSROA Building Guidelines, Rules and Regulations, and RV Setup and with building permits issued by BSROA and Montgomery County Inspections Department. I understand that if I do not build according to the permits issued, I am subject to having to remove any and all construction debris.

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

\_\_\_\_\_ Application is approved

\_\_\_\_\_ Application not approved for the following:

BSROA Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Issue Date: \_\_\_\_\_ Lot # \_\_\_\_\_

This road use permit is for the Commercial vehicles in use for your construction project.

All persons requesting a building permit are required to also get a road use permit. All persons disposing of construction material must do so through Montgomery County or contractors appropriate Landfill, NOT BSR DUMPSTERS. This permit is good only for the lot listed above.

This permit is good for 6 months and expires within 5 days of completion of the job. The rates are as follows:

- A. \_\_\_\_\_ Modular Home \$150.00
- \_\_\_\_\_ Modular Home w/basement \$200.00
- \_\_\_\_\_ New or Used Park Model \$100.00
- \_\_\_\_\_ New or Used Camper \$ 50.00
- B. \_\_\_\_\_ Room Addition \$75.00
- C. \_\_\_\_\_ Covered Deck \$35.00
- D. \_\_\_\_\_ Deck Only \$35.00
- E. \_\_\_\_\_ Roof over existing deck \$25.00
- F. \_\_\_\_\_ Storage Building (Built on site) \$25.00
- G. \_\_\_\_\_ Storage Building (Pre-Built) \$25.00
- H. \_\_\_\_\_ Retaining Wall/Parking Deck (New) \$50.00
- I. \_\_\_\_\_ Retaining Wall/Parking Deck (Repair/Replace) \$35.00
- J. \_\_\_\_\_ Pour Concrete\* \$25.00
- K. \_\_\_\_\_ Re-Roof (Includes structural repair) \$25.00
- L. \_\_\_\_\_ Excavation/Fill Dirt \$25.00

Permit holder is responsible for removal from site/park all construction debris. Anyone caught improperly disposing of debris on any park property will be subject to a \$100.00 fine for Improper Dumping.

**Homeowner understands that Badin Shores Resort is not responsible to replace concrete or landscaping poured or placed over water/sewer lines**

Owner: \_\_\_\_\_ Date: \_\_\_\_\_

BSROA Approval: \_\_\_\_\_ Date: \_\_\_\_\_



## Montgomery County Central Permitting Planning and Zoning Department

443 North Main Street • Troy, North Carolina 27371  
Phone • (910) 572-3304 Fax • (910) 576-0043

### Badin Shores Zoning Permit Checklist

All structures within the Badin Shores R/V Resort require application and approval of a zoning permit. This includes, but is not limited to: storage buildings, decks, screen rooms, patios, room additions, or carports. In addition, zoning permits are required to commence any use of an existing structure or structures, regardless of previous use.

It is generally recommended, but not required, to apply for a Badin Shores R/V Permit when moving a new RV or Park Model to a lot. There is no charge for this permit. Modular units require proper building and zoning permits.

In order to issue a Badin Shores zoning permit, the Planning & Zoning Department will need the following information:

- Assigned 911 Address (if applicable).
- Approved R/V Resort Permit from the Badin Shores Association
- Site Plan
  - o A site plan drafted by a licensed surveyor in the State of North Carolina must be submitted. This plan must detail all existing and proposed structures in reference to their distances to property lines. Setback measurements are taken from eaves, overhangs, decks, or any other protrusion of the building. Site plans must note where the measurements are taken from.
- Building Plan or Sketch of Proposed Structure.
- In some situations, lots may need to be recombined. Structures are not allowed to cross property lines, even in cases where the lots are owned by the individual. Accessory structures are not permitted on lots without a primary structure.
  - o Note that property maps created by a surveyor, commonly referred to as a "plat" are not sufficient to recombine lots. A deed of recombination must also be registered.
- No permit shall be issued unless a certified labeled recreational vehicle unit is on the lot.
  - o All park models must be certified ANSI stamped units. ANSI Park Models may not exceed 400 square feet, and may not be built on a permanent foundation.
  - o RV Modular units must be built to North Carolina Building Code by a certified modular company. RV Modular units may not exceed 400 square feet.

#### SETBACK REGULATIONS

- Front yard setback – 10 feet from any road-right-of way
- Side yard setback – 5 feet
- Rear yard setback – 5 feet
- Corner lots – 10 foot setback from the non-addressed street right-of-way.

For any new construction, the entire lot, including all buildings and accessory uses, that are not grandfathered, must be brought into compliance and meet current setbacks before a building or zoning permit will be issued.

**Any structure built or placed in the Badin Shores R/V Resort prior to November 14<sup>th</sup>, 2000 is grandfathered.**