

Pere Marquette Oaks

Condominium RV Park

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Construction Standards – Site Improvements/ Modifications

The following requirements are to be followed when considering improvements and/or modifications to sites/lots at Pere Marquette Oaks Condominium RV Park. Prior to any improvements/modification to any unit/lot; a Site Review Plan must be submitted for approval. The following information can be found in the Pere Marquette RV Park Condominium By-laws, Article VII, Section 2, Construction Standards and as amended under Amendment 10 to the By-laws.

1. **Article VII, Section 2 (a) as amended in Amendment 10, 5 (a) Site Plan Review:** The Association through its Board of Directors, shall have the right to appoint members to serve on a Review Committee to act as the Design Agent as referenced to herein. In the absence of the formation of a Review Committee, the Board of Directors shall act as the Design Agent. The Design Agent shall review and approve the placement, design and exterior finish of Park Models as well other site improvements for any buildings or improvements on any unit. This review applies to the original building and improvements and to later additions or alterations.
2. **Article VII, Section 2 (b) Recreation Vehicle Size:** All Park Models must have a maximum area of 400 square feet. All other RVs shall have a minimum length 20 feet and a maximum length of 45 feet.
3. **Article VII, Section 2 (c) Permitted Additions:** Cabanas, screen rooms, porches, decks and skirting are permitted subject to Site Plan Review. Total area of such additions shall not exceed 800 square feet.
4. **Article VII, Section 2 (d) Construction Standards:** All construction (other than RVs and Park Models) must meet the BOCA Building Code together with local ordinances and regulations. (*Note:* While not specifically stated in the bylaws, the BOD considers adhering to National Electrical Codes as part of these requirements. It is the owner's responsibility for ensuring any permits required by local ordinances/regulations are acquired before any approved work commences.")

5. **Article VII Section 2 (e) as amended in Amendment 10, 4 (e) Outbuildings:** All outbuildings shall be of similar materials and architecturally conform to the main structure located on the unit. All outbuildings shall be light colored and vinyl sided. The dimensions of such outbuildings shall be 10' x 12' with 8' high sidewalls and a 4/12 pitch roof. Outbuildings shall be placed on the back portion of the unit. *(Note: PMO bylaws are open to interpretation with respect to what constitutes the back portion of the unit. Accordingly, the BOD will evaluate the actual placement of outbuildings on a case-by-case basis. The criteria for evaluation will include lot layout, functionality and owner's request. All such BOD approvals will be based on the best interest of PMO and appropriately documented.)*
6. **Article VII, Section 2 (f) Paving:** Driveways and sidewalks shall be surfaced with processed gravel or other aggregate, concrete, asphalt or brick and shall match into the edge of existing streets and sidewalks.
7. **Article VII, Section 2 (g) Landscaping:** Trees over 4" in diameter cannot be removed without Design Agent's approval. Flower gardens are permitted and should be placed where they will not interfere with lawn mowing or trimming operations *(Note: PM Oaks Board of Directors recommends a minimum of 75" clearance to facilitate mowing. While new flower beds are permitted without Design Agent approval, they must meet the 75" clearance requirement. All other landscaping is subject to Design Agent approval.)*

Every attempt has been made to include all requirements listed in the Condominium By-laws but it should be understood that if there are any omissions in this document; the Condominium By-laws, Article VII, Section 2, Construction Standards requirements prevail.