

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.

- 1. Article VII, Section 2 (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 referred 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: It is the owner's responsibility for ensuring any permits required by local ordinances/regulations are acquired before any approved work commences. While not specifically stated in the bylaws, the BOD considers adhering to National Electrical Codes as part of these requirements.*)
- 5. Article VII Section 2 (e) Outbuildings.** All new or remodeled outbuildings shall have vinyl siding. The dimensions of such outbuildings shall not exceed 10' x 12' with 8' high side walls and shall have a peaked roof not exceeding 12' in height.
- 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 the Design Agent's approval. Flower gardens are permitted and should be placed where they will not interfere with lawn mowing and trimming operations. No other landscaping shall be done without the Design Agent's approval. Landscaping shall be maintained in a healthy and attractive condition by the Co-owner. *(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.)*

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.