

Camp Clearwater 2024 Lot Occupancy Rules

Purpose:

To provide a **SAFE** and enjoyable environment for Camp Clearwater families and guests.

All construction requires a White Lake Zoning Permit & Bladen County Building Permit and they must be visibly posted during construction.

- Wheels, tires, and hitches must remain on the unit. They are to be kept mobile.
- There will be no structures, campers, mobile homes, park models placed or built within 5 feet of a lot line. Further, there will be none of the above listed within 15 feet of a road. This includes storage boxes taller than 36"
- There will be no more than one level of livable space in any structure, excluding park models with a factory built loft.
- Only factory certified units are allowed in Camp Clearwater, for RVs and park models this is recognized by an RVIA certification. Mobile home certifications are HUD or equivalent.
- Units are not allowed to be "Gutted" and remodeled. Units must be maintained in the manner that they were manufactured. They must retain their certification. This rule decreases fire and electrical hazards.
- Lots may contain the unit (Camper, park model, mobile home), one add-on that is no more than 12' deep, one storage unit and room for at least one vehicle parking space.
- No storage units are permitted to have living spaces.
- Roof of add-on must be a metal or shingle roofing material.
- You may not construct a roof over a roof. No carports over campers, no additional roof over campers.
- You must not build, or landscape in a manner that increases water runoff to a neighboring lot. Small amounts of concrete may be used, however patios and walks need to be constructed of a permeable material like flagstone or pavers with small spaces between them to allow water to be absorbed into the ground.
- Paint schemes must be modest. No multi colored elaborate schemes.
- Park models and destination units are required to be underpinned.
- Fences are allowed, however concept pictures are required to be submitted to management for approval prior to building.
- Units are required to meet zoning rules from when they were placed before they can be sold or transferred. *Example: if your camper was placed in 2015, the lot is required to meet the zoning setbacks from that date to be eligible for sale. This does not mean it is "grandfathered" and a new permit can be issued.*
- Once permits are issued, construction is expected to be completed within 60 days.
- At no point is a unit to be made immobile. If this happens, the unit will not be allowed to be sold or transferred and a lot license agreement will not be offered the following year. The definition of immobile will be determined by Camp Clearwater management team.

- Every unit has a service life. Once your unit is deemed past its service life, it will be required to be replaced with a unit within 5 year models of the current year. There is no age limit on a unit in Camp Clearwater, the service life depends on upkeep and maintenance.

Electrical:

- You may not alter the pedestal we provide. Speak to us about special needs and we will try to accommodate.
- Adapters, pedestal surge protectors and splitters increase your risk for fire. Please see a member of management with electrical questions to keep everyone safe.
- Traditional drop cords cannot be used as permanent wiring, this is a fire hazard.
- All electrical connections to campground pedestals must plug in.

Anyone found to be in violation of these policies will receive a warning and will be required to correct the violation. If the lot remains in violation a lot license agreement will not be issued the following year and the lot will be required to be cleared.