

**GUIDELINES FOR CAMPERS AND TEMPORARY STRUCTURES**

This document details the guidelines to be used in the evaluation of applications submitted for approval of campers and temporary structures. The covenants specifically prohibit the use of a wide range of structures without written approval:

**No temporary house, camper, trailer, garage, storage shed or other outbuilding shall be placed or erected on any tract, provided, however, that the ARC may grant permission for any such temporary structures [Article VII-4b].**

The following sections identify establish specific criteria to be used in the process reviewing temporary permits.

1. Fees. There is no application fee for a Temporary Use Permit.
2. Current Status of Member. No application will be accepted from any member who is not current on POA dues, or has had POA privileges suspended for violation of published rules and regulations [Article IV-5]
3. Storage Facilities. Any temporary garage, storage shed or other outbuilding placed on any tract shall require the approval of the ARC.
4. Habitable Structures. Temporary structures for overnight stays, including campers, trailers and bunk houses, require a permit and approval from the ARC if they are located on the property more than 14 days in any calendar month. Permits will only be approved in conjunction with a plan to build a permanent residence, or to clear a lot in preparation for such construction. No extended-stay camping will be permitted. A Temporary Use Permit must be obtained from the ARC and the camper or bunk house must be removed by the date the permit expires or upon the request of the ARC.
5. Campers or Trailers. Permanent campers or trailers (allowable only on Doe Ridge lots 32-37, 43-44, 48 and 51) should be reasonably hidden or screened from view from Staghorn road. No other permanent campers are permitted.
6. Temporary Campers or Trailers. Temporary campers or trailers should not be easily visible from main roads, common areas, or neighboring lots.
7. Bunk Houses. A small structure not exceeding 250 square feet in floor space may be used as a temporary bunk house. Bunk houses must not be easily visible from main roads, common areas, or neighboring lots. Bunk houses must not be inhabited for more than 14 days in any calendar month, and may be subject to other laws and restrictions imposed by governmental agencies. Allowance by the ARC of such structures does not imply they are permitted by law, and all liability for such is assumed by the owner.
8. Sewage Facilities. All campers, trailers and bunk houses subject to control under this section must be connected to a septic system, or a commercially maintained facility must remain continuously on the property (e.g., a porta-john).
9. Time Limits. Temporary Use Permits are valid for a maximum of six months, with extensions thereafter generally granted only in conjunction with a plan for construction of a primary residence and reasonable progress in that endeavor. The camper or bunk house must be removed from the site upon expiration of the permit, or at the request of the ARC.
10. Revocation of Approval. The ARC may revoke a Temporary Use Permit at any time if the structure is deemed to be unsightly or the ARC receives complaints. Under such circumstance, the temporary camper, trailer or bunk house must be removed immediately.