

CAMP MADRON GOVERNING DOCUMENTS

FREQUENTLY ASKED QUESTIONS

November 1, 2022

Introduction

The Camp Madron Homeowner's Association (HOA) has prepared this "Frequently Asked Questions ("FAQs")" document as a friendly introduction to some of the rules, regulations and/or restrictions in our governing documents. *These FAQs are not, in themselves, controlling: in the event of a conflict or inconsistency between these FAQs and the governance documents for the Camp, the governance documents will control in all respects.*

FAQs #1-6 relate to construction at Camp Madron and are offered in recognition that parsing out the sections of these documents that apply to your specific needs can be difficult. FAQs #7-12 relate to miscellaneous issues and activities. Note that the FAQs are offered as an entry point to the official documentation; they are not intended as a short-cut or replacement for the full set of regulations. As an Owner, it is your responsibility to ensure that your construction fully complies with all applicable Camp and municipal requirements and to maintain full access to all common areas and roads during construction, especially where other Owners must use the same roads to reach their homes.

Construction revisions and/or demolition due to violation of the Camp's building requirements will only add more cost and delay to an already expensive process.

For additional guidance, please reach out directly to the Architectural Review Committee (ARC) of the Camp Madron Board.

1. How should I think about the allowable 5625 "buildable area" (AREA)?

The size of a typical Owner lot in the Camp is approximately ½ acre or 21,780 square feet so the AREA (5625 square feet) is about 25% of the typical Owner lot. An Owner should understand that the AREA is indivisible and must include within it **all** the following: dwelling structure (including all roof overhangs, terraces, balconies, decks, front porches, any outside stairs, internal court yards, any other structure connected to the dwelling by way of decorative or support beam or other similar means), formal landscaping (including all hardscaping such as landscape pavers and stone walkways, landscape and/or walkway lighting), propane tanks (unless within the garage buildable square footage OR buried so as not to be visible), hot tubs, saunas and any fencing. Screening (see FAQ #7 below) does not have to be contained within the 5625 AREA.

Any construction within the AREA for the dwelling or landscaping, as well as general clearing, should never be closer than 10 feet from an Owner's lot line, i.e. SETBACK.

Your architect should provide an easy-to-read plan of the entire Owner lot with the 5625 AREA clearly delineated within it, AND with all listed items above (dwelling structure, formal landscaping, propane tanks, hot tubs, saunas, fencing and the like) clearly reflected and contained within the AREA.

Owners should be mindful that **where** the AREA is designated within the Owner lot with regard to the Camp Road and/or neighbors' properties may impact other review considerations of the building plan under the Rules, such as potential further restrictions in light of the Scale/Mass/Volume/Bulk of the dwelling and/or screening requirements- see FAQs #4 and #7 below.

2. Do garages, storage buildings and parking need to be within the 5625 AREA?

No, they do not unless connected to the dwelling by way of decorative or support beam or other similar means. They must be at least 5 feet from all lot lines and 30 feet from "neighboring buildings". A neighboring building is a structure on a neighbor's property.

Your architect should provide an easy-to-read plan of the entire Owner lot with the location of any garage, storage buildings and parking clearly delineated with clear measurements of all applicable setbacks.

3. Building height restrictions are measured from GRADE, how should these be calculated?

Residential structures are limited to three stories and 30 feet from GRADE. The exact way GRADE is measured is not quite as simple as it may appear. Owners and their architect and/or contractor should work closely with the Board or its designee to make sure there is agreement on the topic, especially when building on a natural incline or sloping build site

4. Since the Association Rules do not specifically address design concepts like Internal dwelling square footage or a dwelling's Exterior visual Volume/Mass/Bulk/Scale, how will these concepts factor into the review and approval process?

The Master Deed, By-Laws and Rules give the Association Board the discretion to consider these issues in the context of the suitability and/or degree of harmony of the structure. **(See "harmony with nature" as articulated in the 2005 Association Rules (section 16); "not suitable" Condo By-Laws Art V, (section 8)).**

In the end, the Board of Directors is the ultimate arbiter on these matters. Owners planning construction are encouraged to carefully consider their proposed design and its visual Volume/Mass/Bulk/Scale in the context of the existing Camp community and

its structures, and to consult with the Board or its designee before and during development of building plans.

- 5. The Association’s Rules list certain acceptable materials for structures. As building materials have advanced since the drafting of these documents, what other materials has the Board approved in construction?**

In general, the Board has approved man-made materials that appear consistent with the materials listed in the Association Rules, i.e. high quality “hardie board” or similar fiber cement siding, paintable and/or powder coated metal siding, corrugated and/or seamed metal roofs, and metal windows.

- 6. What is the difference between a “Ranch” house, which the rules identify as a style of dwelling not allowed, and a one-story dwelling, of which there are several existing Camp dwellings?**

When the Association governing documents were written, the developer had a vision for the Camp to not feel like a “suburban sub-division” and the use of “ranch style” reflects this. At this point in the evolution of the Camp, suffice it to say that a Ranch home would be thought of as a majority brick or stucco dwelling and would be problematic because of materials rather than structural style.

MISCELLANEOUS FAQs

- 7. What is the difference between “formal landscaping” and “screening”?**

Formal landscaping, which is allowed (**but not required**) only within the 5625 AREA and within 5 feet of driveways, includes garden plantings (such as ornamental flowers, bushes, and perennials) and vegetable gardens, as well as the hardscaping that often accompanies gardens (i.e. rocks, boulders, pavers etc) and landscape lighting. If an owner chooses to simply use wood chips or gravel around their dwelling or for their walkway, this would be considered part of formal landscaping.

Screening **is required** (see Rules sec 16 (h)(iv)). It can occur anywhere on an Owner’s lot and relates to the respective obligations of Owners to maintain some degree of visual separation and privacy between Owner lots and/or the Camp Road and usually involves the planting of trees/large bushes. Native/endemic species are strongly encouraged. Screening is a shared burden between neighbors’ homes.

- 8. How should I think about the need for a generator or choosing between geothermal vs propane?**

There are several Owners who have obtained generators because of a history of the electric power going down for periods. If you want to pursue the pros/cons of getting a

generator, the Board/ARC can give you those owner's contact information. Similarly, the Board/ARC can suggest various Owners who might be helpful in thinking through the alternatives for the power source for heat.

9. What does having pets in common areas "under control "mean" (Camp Rules, Sec 17)?

When these Rules were adopted, the Camp struggled with trying to create a concept which recognized that some individuals are afraid of dogs and/or just do not want a dog to run up to them, jump on them, or bark at them while also allowing Owners to walk their dog within the Camp off leash. A dog IS NOT UNDER CONTROL if an owner cannot prevent the dog from running up to others or jumping on them when called by the owner. If a pet is on an Owner's lot and runs onto common area, i.e., the road, or a neighbor's lot, it is not under control.

10. How do we communicate with the Ownership?

Via the management web site (see FAQ #12), posted notices, and email.

11. The Condo By-Laws Art. V, Section 8(i) prohibits ATV, motorbikes, motorcycles, snowmobiles and any other OFF-ROAD vehicles powered by internal combustion engines. Does this prevent an Owner, guest or contractor from driving into the Camp on a motorcycle to visit an Owner dwelling?

No, driving off road is prohibited, but an Owner, their guest or contractor using a motorcycle as a vehicle for transportation to drive to an Owner's dwelling on Camp roads is not prohibited. At the same time, owners should also be mindful that Camp documents prohibit **unreasonably noisy activities**. Further, owners are responsible for their guests acting in a respectful manner. We are a community of families so, as always, common sense and being a neighbor are always an overlying consideration.

12. Where are all the documents I need to review located?

These documents are located on the Parkview Hills Management Company "Owner's access" via the "AppFolio" portal. AppFolio Portal is available via the App store on a cell phone or via the website <https://parkviewhills.appfolio.com/> Contact the management company directly if you have trouble obtaining access to the "AppFolio" portal.