



BADIN SHORES RESORT

Badin Shores Resort Owner's Association, INC.

Adopted February 2024

Updated August 2026

Building Rules, Regulations & RV Setup

Supersedes all previous regulations and rules.

This document includes general rules and building regulations for all categories of recreational vehicles allowed in Badin Shores Resort. Attachments include illustrations for setups, building plan example, roof construction, checklist for acceptable standards, and sample copies of both BSROA Building Permits.

Anyone doing contractor work in the resort must bring a copy of liability insurance to the office prior to work beginning.

Absolutely "NO" excavation work is allowed on the weekends.

Grandfathering:

Any existing RV or Accessory structure in violation of this ordinance prior to August 9th 2003 shall be "grandfathered" until which time the unit is moved, removed, major renovations, permit applied for, or remodeled. At that time these requirements must be met. Any major repairs will require a structural letter from manufacturer.

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BUILDING RULES & REGULATIONS AND RV SETUP FOR BADIN SHORES RESORT OWNERS ASSOCIATION INC. (BSROA) SUPERSEDES AND REPLACES ALL PREVIOUS REGULATIONS

It is the specific intent of these Rules and Regulations to maintain a luxury resort, reserved and restricted for residential recreational vehicles. Vehicles, included in this category are modern RIVA/NFPA labeled travel trailers, motor homes, fifth wheels, **RVIA/ANSI park Trailers (Park Models)** and **modular RV models. (See Exhibit A)**. All residential recreational vehicles must have **WORKING**: bath facilities, a lavatory, a toilet, shower, kitchen, and have climate control. Further, units are to be connected to the electricity provided, and generator power is not allowed.

Only An RV or Park Model is allowed one additional heated structure, one deck, one patio, one 6x6 entry porch, and a 4 ft walkway from a doorway, as described and limited in this document, provided they comply with the following Rules and Regulations. A variance may be applied for in special circumstances and may be approved or disapproved by the BOD.

Modular may only gain additional heated space by placing a modular on a basement, slope permitting.

RV's and Park Models cannot be moved from one lot to another without first leaving the park.

No Permits will be approved if the **Condition of unit: See Exhibit I for Checklist**. Siding and Exterior of units to be free of mold, growths, cracks, missing sections, missing windows, ripped screens, or streaks. Streak or discoloration on units must be cleaned or painted annually to remove any inconsistency in color. Color of unit must be in the neutral range or original manufacturer color. All Screens must be in good condition, no tears, discoloration, weather beaten, or rips and repaired in 30 days. Any structure made of wood including but not limited to Decks, Walkways, Gazebos, Utility Buildings, etc. must be stained or painted in a neutral color; this includes chipping paint, flaking paint, weathered, or faded within 60 days. Deteriorating steps, walkways, decks, or boards from any structure must be replaced 60 days to complete repairs. Or a Fine will be issued.

It is the declared intent of Badin Shores Resort Owners Association Inc. to **exclude mobile homes** from being placed on any lots as written in the Declaration and Covenants for Badin Shores Resort.

All rules and regulations in this document are in compliance with Montgomery County RV Resort Ordinance.

Anything not included in this document is considered prohibited.

Badin Shores Building Permit: All Contractors must have adequate insurance and provide a Certificate of Insurance with BSR as additionally insured along with BSR permit. Building permits can be obtained from the BSROA office. Before a completed BSROA Building Permit can be approved, the following must be submitted with permit: all utilities marked by calling 811 and Operations Manager or Designee, survey less than five years old, building plans, Certificate of insurance, pictures, drawing, and full payment of all dues and assessments, no outstanding or current violations of any kind. BSR Road Use Permit must be completed, and fees paid Exhibit H. All building permits must be signed by 3 members. (See Exhibit G)

Montgomery County Permit: see Exhibit F

Badin Shores Road use Permit: See Exhibit H

Building plans: Building plans and specifications for any structural improvements to be erected on the lot must include **(See Sample Building Plan Exhibit E)**: Description, locations, structure dimensions, Survey, all utilities marked, dimensions of lot, list of materials, roof heights and location of setback lines and manufacturer specifications.

All Homeowners and Contractors performing work on units in BSR must notify office by applying for a BSR permit before any work may begin. "Absolutely NO grading or digging on weekends. Only in Emergency situations"

Category I: Travel Trailers, Motorhomes, and Fifth wheels (RVIA/NFPA labeled) (SEE Exhibit A) RV

Category 1: Any RVIA/NFPA :

Travel trailers, fifth wheel trailers, and motorhomes are designed to be transported and intended for human occupancy as a dwelling for short periods of time. Units may not be structurally altered or need major repairs. Any interior area exposed to the outside, holes in roofs or walls to outside, or collapse, if structural integrity is in question, it must be removed and replaced with an approved RVIA/NFPA labeled RV within 30 days. Definition of a recreational vehicle: A vehicular type unit primarily designed as living quarters for recreational camping, or travel use, and manufactured by a certified RVIA/NFPA manufacturer. The minimum size allowed in Badin Shores Resort is 24 ft. feet in length, excluding tongue. RV must meet Badin Shores Resort inspection guideline provided on inspection checklist, or with a discretionary inspection, and meet all BSROA and current RV rules. See Page 19 Exhibit "I" for requirements. A special variance may be applied for which will be reviewed accepted or denied by the BOD.

Not included with such classification shall be any trailer more than 20 years old, less than 24 ft. (excluding tongue), any collapsible, pop-up, fold out or soft wall trailers, any pick-up campers, 'Tiny Homes', Park Model Tiny home, or any other manufactured home.

Set Up of RV trailer and Fifth Wheel Unit:

When placing RV units on block piers, straps, and anchoring the unit must be (See Exhibit B), you must leave axles attached.

Wheels and tires may be removed and stored under RV unit.

Travel trailers, fifth wheel trailers and motorhomes can be transit (On wheels which much remain in contact with the ground at all times) and must have a current state license tag. RV's, Travel Trailers, fifth wheels entering Park must pass inspection and guidelines on check list by Park Manager or designee before entering park.

RV's that have been parked on lot for more than concurrent 6-month period will be designated as permanent and required to be blocked and strapped and underpinned to meet BSROA guidelines. Tires must not be flat or in a condition that in unsatisfactory to transport unit.

When blocking, frame cannot be more than 2 ft. above highest grade below RV unit. When more than ¼ of RV unit is more than 5 ft. above ground level, the blocking and anchoring must be designed by a registered engineer and approved by BSROA. Water, sewer, and electrical connections on blocked RV units must meet all local and state codes.

RV unit cannot be used as an electrical source for any other structure.

Any RV with a hard sewer line and/or tie-down straps, or on wood or brick blocks installed is considered permanently parked and must have underpinning, underpinned with approved BSROA material within 30 days whether there is a current registration, tag, or license plate on the RV or not.

Underpinning/skirting must be completed within 30 days of RV unit set-up and must be of solid vinyl, Metal, or Wood or a material approved by BSROA.

RV units with room additions must notify Operations Manager if they remove the RV unit. **Homeowner will have 30 days to replace the RV unit and cannot use the room addition with RV unit not present. If RV is not replaced in 30 days, room addition will need to be removed in 90 days. You must notify Operations Manager when RV unit is returned. Further, the RV unit that is present must be blocked, strapped down, and underpinned.** The RV unit must be parallel, directly next to, abutted. and flashing must be present between the unit and the room addition, with access to the unit through RV door. Permits must be approved by BSROA and Montgomery County Building Department.

ADDITIONS TO TRAVEL TRAILERS, FIFTHS WHEELS AND MOTOR HOMES

Room additions: Each RV unit is allowed one room addition parallel, directly next to, abutted to, besides, flashing must be present between the units, and the roof cannot be supported by the RV unit. To have a room addition, the RV unit must be blocked, strapped, underpinned, and anchored. Highest point of roof of room addition cannot exceed **the height of the RV unit by more than 2 ft. and cannot extend over the unit by more than 1 ft. (See Exhibit D page 14).** The length of the room addition cannot exceed the length

of the RV unit and cannot exceed a width of 12 ft. Room additions must have a BSROA permit and meet NC residential building code. And be approved before occupancy.

Rooms, decks or combination screen room/deck: RV units may have either a full screen room, full deck or a combination of both. Highest point of roof of screen room cannot exceed the height of the RV unit by more than 2 ft. and cannot extend over the unit by more than 1 ft. (See Exhibit E, page 15). Further, the RV unit that is present must be blocked, anchored, strapped down, underpinned, and be parallel, directly next to, abutting, and flashing must be present between the unit and the screen room, with access to the unit through door. Permits must be approved by BSROA and Montgomery County Building Department. Screen Rooms cannot contain washers and dryers, Air Conditioning, and Electrical cannot be supplied from RV. **Screen rooms are only allowed knee walls with approved permit from BSROA and Montgomery County Building Dept.** A maximum 4 ft. - minimum 3 ft.

high guardrail or Knee Wall built to NC state building code may be required from the floor of the screen room. The screen room/deck or combination can be built parallel, directly next to and flashing present between the two. Per attached Exhibit. Screen room/deck cannot exceed the length of the RV unit or the room addition and cannot exceed a width of 12 ft. If the RV unit has a room addition that runs parallel the full length of the RV unit, a screen room/deck can be built across the back, opposite the tongue end. When built across the back, screen room/deck cannot exceed the width of the room addition/RV. If a room addition is already present on the property, a screen room cannot be converted into an additional room addition.

Combination of room addition/screen room/deck: Any combination of all three are to be built parallel, directly next to, abutted to, and flashing present to the RV unit, but when this option is selected you cannot build any of the three anywhere else on the lot. Entrance porch/access: For safe ingress and egress, a 6 ft. x 6 ft. covered or uncovered porch may be built at the entrance of the RV unit, room addition, screen room or deck. Access steps and ramps must meet all applicable building code regulations and setback requirements. They are not allowed to cross the tongue end of the unit. Screen room when in combination with room addition must be exterior structure only and cannot be between room addition & RV unit. No Four Season room allowed.

Category II: ANSI Recreational Park Trailers (Park Models) (RIVA/ANSI 119.5 Labeled) **(SEE Exhibit A)**

Definition of an ANSI Park Model: The Recreational park model trailer, (Park Model) is a transportable RV unit, with a body width not exceeding 12 feet and is built on a single chassis. It is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances. The total area of the unit in a set-up mode does not exceed 400 square feet and is constructed and Labeled to RVIA/ANSI 119.5 standard.

SET-UP OF ANSI PARK MODEL

- A. When installing Park Model on block piers and anchoring (See Exhibit B and C), you must leave axles attached to unit. Wheels and tongue can be removed and stored under the unit.
 - B. Blocking, the frame must be no more than 2 ft. from highest grade below park model. When more than ¼ of the park model is more than 5 ft. above ground level, the blocking and anchoring must be designed by a registered engineer and approved by BSROA.
 - C. Water, sewer and electrical connections must meet all local and state codes.
 - D. Park model cannot be used as an electrical power source for any other structure.
- Underpinning must be completed within 30 days of setup and must be a material approved by BSROA.
No occupancy is allowed until a final inspection has been performed by BSROA and Montgomery County.

Park Model Room Addition Requirements: To have a room addition, the park model must be blocked, strapped, and anchored. The roof of the room addition cannot exceed a height of 14 ft. 8 inches to the peak of the roof, from the highest point of original grade contacting the foundation (See Exhibit E, page 15). The length of the room addition cannot exceed the length of the park model and cannot exceed a depth of 12 ft. The room addition cannot be attached except by flashing and the roof cannot be supported by the park model. Room additions must meet NC residential, Montgomery County and BSROA building codes.

Screen rooms, decks or combination screen room/deck: Park models may have either a full screen room, full deck or a combination of both. Roof of the screen room cannot exceed a height of 14 ft. 8 inches to the peak of the roof from the highest point of original grade contacting a pier or foundation (See Exhibit E, page 15). A maximum of 4 ft. and minimum 3 ft. high guardrail built to NC state building code may be required from the floor of the screen room. The screen room/deck will be built parallel, directly next to, abutted, and flashed between. A room addition can run the full length of the park model. The screen room/deck cannot exceed the length of the park model or the room addition and cannot exceed a depth of 12 ft. If the park model has a room addition that runs parallel, next to, and flashed between the full length of the park model, a screen room/deck, can be built across the back, opposite the tongue end. When built across the back, the screen room/deck cannot exceed the width of the park model/room addition or exceed a depth of 12 ft. When built across the back, the screen room/deck cannot be built on a masonry foundation. Screen room when in combination with room addition must be exterior structure only and cannot be between room addition & RV unit.

Category III: Modular RV Models (with State of NC “Validation Stamp”) (SEE Exhibit A)

Definition of a Modular: A modular is a one-story dwelling assembly, built to NC modular building code With State of NC “Validation Stamp”, one half being the primary unit, and the other half being the room addition. Maximum size of a modular allowed in Badin Shores RV Resort is 24 ft. x 38 ft. A modular is not permitted room additions. The manufacturer must be licensed in the State of North Carolina.

Terms used to define a Modular: Unit: Heated living space up to 12 ft. x 38 ft. Room Addition: Heated living space up to 12 ft. x 38 ft.

Basement: is a one-story structure that can only be built under a modular and only if slope allows must be to NC & County code.

SETUP OF A MODULAR

Modular models must be set up in accordance with the manufacturer’s engineered plans (engineered plans must be on file with application at the BSR office). A set of plans for each unit must be submitted to BSROA and Montgomery County Inspections Dept. before a building permit can be issued.

A standard modular home foundation cannot exceed 8 inches from the road height. Modular must be classified as a one-story structure, with no lofts or bonus room attics allowed.

Basements are allowed if lot has enough slope that one side of basement is exposed out of ground level. Maximum height of backfill wall cannot exceed 2 ft. from original grade at highest point. Basements must also be a one-story structure, with no lofts, bonus upper room, or second story; even when slope allows. A modular with basement will only consist of two stories (modular as one story, basement as second story). A full set of plans with a seal from a certified engineer or architect must be submitted to BSROA and Montgomery County Inspection Dept., along with your modular plans, if you are building on a basement. Basements must be completely covered by the modular RV and may be utilized as habitable space when built to NC State Residential Code.

ADDITIONS TO A MODULAR

Entrance porch/access:

For safe ingress and egress, a 6 ft. x 6 ft. covered or uncovered porch may be built at the entrance of the modular, screen room or deck. Access steps and ramps must meet all applicable building code regulations and setback requirements. A BSR permit must be applied for and approved before work can begin.

Additions to a modular:

A Screen Room or Deck on a modular must have approved BSROA and Montgomery County Building Dept. permit. May have either a full screen room, or a full deck or a combination of both. Either of these may be built parallel, directly next to, abutted, and flashing present to the modular. Or across the front end or back end. When built parallel to the modular either of these may have a length not to exceed the length of the modular and have a maximum depth of 12 ft. When built across the front or back, the over all length may not exceed the width of the modular assembly and a maximum depth of 12 ft. **Foundations are required under screen rooms.**

Decks need a foundation when they are located parallel to the modular. Room Additions are not allowed.

A maximum of 4 ft. minimum 3 ft. high guard rail built to N.C. State building code may be required from the floor of the screen room. Additional outdoor space that is gained by placing a modular on a basement must comply with all regulations for screen rooms and decks.

With the exception of the indoor and outdoor space gained if a modular is set on a basement, in no case are you allowed to add more than your original room addition, one screen room, one deck, one entry porch. All construction must meet BSROA, Montgomery County, and North Carolina Building codes.

Definitions and Rules and Regulations:

Materials: All structures constructed on any lot shall be built of new materials unless the Park Manager or designee approves the use of old materials. No creosote timbers, Railroad Ties or poles may be used. All decking must be constructed of approved exterior decking materials as specified by the State of North Carolina. Roofs must be shingle, metal, or approved roofing material. Montgomery County and BSROA rules prohibit metal roofing on Campers.

Setbacks: Every Unit or accessory structure must meet minimum setbacks of 10 feet from any road right-of way, 5 feet from back property line and 5 feet from any side property line. Corner lots must have 10 feet from both road fronts. Setback measurements shall be taken from the eaves, overhangs, or any other protrusions from the structure, Slide outs. The only items permitted in setback areas are 4' high fences, AC/heat units, and propane tanks. Cinder blocks / retaining wall blocks to only be used for purpose of a retaining wall are permitted in setbacks.

Underpinning/ Skirting: a solid foundation laid below ground level and the bottom edge of the structure; can only be solid vinyl, or vinyl lattice, or masonry (block, rock, concrete), or Metal. All decks, screen rooms and porches must be underpinned/ skirted with only solid vinyl, or metal, or wood or vinyl lattice, or masonry, and completed within 30 days. (This rule does not apply to Modular Homes with walkout basements.)

Fences: Height of fence cannot exceed 4 ft. It is permissible to install a decorative (wire) fence behind a split rail type or an open vertical fence. No chain link or solid stockade type of fences are allowed. Fences are allowed to be on your property line. Board fencing must have a minimum of ½ inch space between boards. Fences made from Concrete, Rock, or Block are not allowed, this is not considered a fence.

Parking space: All properties must have a parking space for one automobile of no less than 8 ft. by 20 ft., plus the necessary access, located outside the dedicated right-of-way, is required on each lot.

Parking Decks/Walls: Parking decks cannot be higher than the road. Where parking walls are built, guardrails must be installed when height exceeds 30 inches. A BSROA permit is required prior to beginning work.

Vehicle/Equipment storage: There can be no storage of gasoline/diesel engine vehicles (cars, boats, golf carts, yard equipment, tools, etc.

Carports: Not allowed, either freestanding or attached.

Addition: A structure that can be defined as a room addition, porch, screened room, or deck. Montgomery County and BSROA permit, survey and pictures are required and must be approved prior to work beginning and placed, parallel and abutting the primary unit.

Room Addition: A structure that provides Air/Heat Conditioned living space, and is parallel, abutted, next to, and attached by flashing. Must have an entry through camper doorway to inside the unit to the enclosed room addition. Neither unit can be supported by the other unit.

Sunroom: A room addition consisting of at least 60% glass. Montgomery County and BSROA permit is required and must be approved prior to work beginning.

Porch: A covered or uncovered outdoor structure that provides ingress and egress to another space. Montgomery County and BSROA permit is required and must be approved prior to work beginning.

Screen Room: A covered room that is completely screened. Montgomery County and BSROA permit is required and must be approved prior to work beginning. No Air/Heat conditioning, Further, at any point screen becomes weather beaten, faded, or torn it must be replaced within 30 days. This must be abutted to the primary unit and in no way a solo structure. Tarps may not be hung inside a screen room. One wall can be added but not exceed 12ft wide.

Deck: An open outdoor raised platform which is either covered or uncovered. Montgomery County and BSROA permit is required and must be approved prior to work beginning. Height of the deck will not exceed the floor height of primary unit. A single wall can be added to an existing deck or gazebo that is built with treated wood or composite wood and does not exceed 12 foot in width. Gazebo walls cannot touch the ground. This is to ensure air flow between the wall and the ground.

Walkway: 4 ft. wide uncovered access walkway from a doorway only. BSROA permit is required and must be approved prior to work beginning.

Storage lockers: Each lot is not to exceed 4 storage lockers that do not exceed a 76-inch height, 56-inch width, and 30-inch depth. Only one storage locker is allowed on the deck/ patio. The other storage lockers cannot be visible from the roadway. All other storage lockers must be removed within 90 days.

Pergola: must be Engineered, Manufactured, or Prefabricated, free standing secured to concrete with braces or footers. Structure used for shade and secured to prevent moving in winds. **BSROA permit is required** No larger than 12'x12'; no material to be added if not included from manufacturer or designed by engineer. If roofing of structure is damaged it must be removed, repaired, or replaced within 30 days of damage. Cannot not use for any vehicle storage.

Masonry Footing: Concrete footings 8-inch-thick concrete footer with 8" block or per manufacturer specs to include anchor bolts and straps. Must be built to NC & Montgomery County rules see exhibit B for porches and decks.

Knee walls are permitted with a **BSROA permit and Montgomery County Permit** and meet all building codes and only if block foundation is adequate to meet room addition building codes.

Utility buildings: Each lot is allowed one utility building. A BSROA building permit is required to bring in or build on site any utility building. Metal and Plastic utility buildings are not allowed in park. Utility buildings cannot be set or built on a foundation. Maximum square footage is 120 square ft and the roof cannot be higher than 11 ft., measured from the floor. Utility buildings may have a maximum 8-inch eave on sides and rear and a maximum 2 ft. eave above door. Utility buildings must have a Clear separation from any other structure, they cannot have doors, walls, or roofs abutted to them, they cannot be placed on decks, and cannot contain washers and dryers. Utility buildings placed on blocks must be tied down and underpinned/skirted within 30 days. All utility buildings must be in good condition, and well maintained without holes, mold, excessive obvious disrepair, or termite damage. The building must be pressure cleaned and or kept painted. Upon inspection of utility building by building committee, park manager, or their designee to be an eye sore or repairs too extensive the unit must be removed within 90 days. If any Rubbermaid, Plastic, Wooden or Metal Buildings are in any form of disrepair, damaged, or not structurally sound they must be removed within 90 days. Further, no utility/storage buildings are allowed on decks and all Utility buildings must be removed from Decks within 90 days. Must be tied & strapped within 90 days and meet county set back rules of 5' off property line.

Driveways/Retaining Walls: Gravel from driveways is to remain on the member's property, regular cleaning of roads and upkeep of gravel to stop gravel and silt from going down drain system is owner's responsibility. When retaining wall fails or gravel is leaching from property the owner has 30 days to remedy and BSROA will charge a fine for improper dumping.

Basements: Basements are not allowed for ANSI park models or campers.

Walkways: One 4 ft. wide uncovered walkway is allowed to gain access from the entrance porch to a deck, screen room, or combination on a unit from a door. Walkways must meet setback requirements and are not allowed to cross the tongue end of the unit. There is to be no enclosure under walkways.

Guard rails: Raised floor surfaces located more than 30 inches above the floor or grade below shall have guards not less than 36 inches in height (NC State Building Code). A guard rail (Max. 4 ft. high, Montgomery County RV Ordinance) built to NC State Building Code is allowed from floor of screen rooms.

Driveways: must be constructed inside of property lines and meet setbacks, a BSROA permit is required and must be approved prior to work beginning. If constructed of gravel the property owner must ensure the gravel stays inside their property line, not move into street, there will be fine for improper dumping issued if this is not resolved.

Sidewalks: must be constructed inside of property lines with a BSROA permit is required and must be approved prior to work beginning. If constructed of concrete, see requirements under "Pouring concrete".

Patios: must be constructed, directly on the ground, inside of setbacks, with a BSROA permit is required and must be approved prior to work beginning. If constructed of concrete, see requirements under "Pouring concrete". Patios must be less than 12" off the ground and at least 50% must be touching the ground. A patio may not exceed 12ft wide or exceed the length of the unit. The Patio may be constructed out of wood, concrete or rock. A variance may be applied for and approved by the BOD.

Pouring concrete: Before pouring concrete, you must check with the Operations Manager, building committee, or designee so they can have maintenance staff locate all utilities before work begins. A release form will need to be signed by the homeowner releasing BSR for any repairs to concrete for water leaks, sewer repairs, etc. Concrete/ impervious material must not cover more than the state of North Carolina allows. A BSROA permit must be approved before work can begin.

Impervious Surface for paving: to help manage run off of water, the BSROA will comply with North Carolina code. All concrete/ asphalt contractors are to submit a site drawing and permit before work can begin. Owner will sign and agree off that for any easement work where concrete/asphalt must be removed for utilities/water work it will be replaced at owner's expense.

Utility access: All utilities covered by homeowner or contractor with concrete or asphalt that must be removed to work on utilities will be homeowner's responsibility to replace.

Dog pens: Dog pens are not allowed.

Awnings: Awnings are allowed over doors and windows only. They can extend 30 inches out over windows to a width of the window and 6 ft. x 6 ft. over entrance doors and must meet all setback requirements. Must be removed if materials including Fabric, Mesh, or screening is ripped, faded, or weather beaten.

Retractable Awnings: Retractable awnings are allowed but cannot be used for any vehicle or boat parking. Must be removed if Materials including Fabric, Mesh, or Screening is ripped, faded, or weather beaten.

Canopies: Fabric Canopies are allowed with the following restrictions:

Cannot exceed a size of 12' x 12', Walls can only be see-through fabric mesh. Cannot be used to cover any vehicle or boat. Cannot be used as a sleeping area. Must meet all setbacks. Must be removed if materials including Fabric, Mesh, or Screening is ripped, faded, or weather beaten.

Gazebos: Gazebos must be engineered, manufactured, or prefabricated with a maximum of 144 sq. ft. Drawings have to be submitted to the Operations Manager of BOD member issuing permits for written permission. If roofing of structure is damaged it must be removed, repaired, or replaced within 30 days of damage. Cannot not use for any vehicle storage. A single wall can be added to an existing deck or gazebo that is built with treated material or composite wood and does not exceed 12 foot in width. Gazebo walls cannot touch the ground. This is to ensure air flow between the wall and the ground.

Trees: Any tree removal over 6" trunk will need a BSROA permit

Paint: Approved colors should come from Vinyl Siding Manufacturer Color Chart.

Solar Panels: Solar Panels will only be allowed on a permanent structure i.e.: modular or room addition. Structural Engineer and Manufacturer must sign letter of approval before Montgomery County and BSROA Permit required. Only approved panels by a certified/licensed solar panel company may be installed. Glare from Solar Panel cannot affect any other property. Panel must be attached to roof and cannot be free standing or atop any other structure.

Summation: In no case are you allowed to add more than one room addition, one screen room, one deck, one patio, one entrance porch.

Transit Mode Transit Mode depicts when an RV is temporarily parked, non-permanent connections, on tires, and has valid North Carolina tags and registration for transportation. When an RV is not moved for more than 6 months this RV must be permanently connected to utilities, blocked, strapped, underpinned, and meet all BSROA rules and regulations. The RV must meet all setbacks which are to be clearly marked. In addition, inspected, approved, and meet all BSROA rules and regulations.

Siding is not permitted as a decorative feature on an RV.

RV Roofing The only roofing material on an RV is to be EDM Roofing.

Combination of room addition/screen room/deck: Any combination of the three may be built parallel and directly next to, abutting, touching, and attached with flashing to the primary unit. When this option is selected you cannot build any of the three anywhere else on the lot. Entrance/porch access: For safe ingress and egress, a 6 ft. x 6 ft. covered or uncovered porch may be built at the entrance of the primary unit, room addition, screen room or deck. Access steps and ramps must meet setback requirements a permit issued with BSROA and be built to Montgomery County and NC building code. Porches may not cross the tongue end. Screen room must be exterior not between room addition & primary unit.

Vehicle/Equipment storage: There can be no storage of gasoline/diesel engine vehicles (cars, boats, golf carts, yard equipment, tools, etc.) under the living area, under or on decks of any unit unless the storage area is fireproofed according to NC State Building Code. These vehicles or equipment must be removed within 30 days. All gas cans must be stored properly out of site. Any and all equipment/Vehicles must be in working order, and stored in an organized manner and lot should be look well-groomed. This includes the absent of weeds and high grass around vehicles/equipment. Covers on Vehicles and Equipment must not be ripped torn, or faded. All UTV's, Golf Carts, Boats, and Trailers must display contrasting lot #'s. Further, they must not be, rusted, weathered looking, worn out, or an eye sore

Closing Statements:

Disclaimer: Anything not contained in these BSROA Rules & Regulations and RV Setup is considered prohibited.

This Association and Owners shall follow North Carolina Statue Article V Section 5.2 and Article VIII Section

The RVIA Seal

As you shop for the right vehicle, make sure you look for the oval-shaped Recreation Vehicle Industry Association (RVIA) seal. RVIA is a national association representing RV manufacturers and parts suppliers who together produce more than 95% of all RVs manufactured in the United States.

As members of RVIA, manufacturers who display the seal must self-certify compliance with more than 500 safety specifications for electrical, plumbing, heating, fire and life safety established under the National Fire Protection Association (NFPA) Standard for Recreational Vehicles. Manufacturers are subject to periodic, unannounced plant inspections by RVIA representatives to audit their compliance. Members who fail to maintain an acceptable level of compliance can be expelled from the Association, which prohibits them from displaying the RVIA seal on their products.

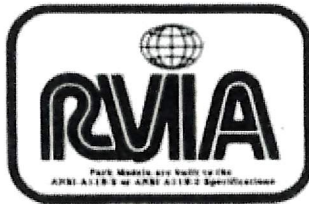
RVIA members display gold and black seals on Motorhomes; silver and black seals on Fifth-Wheel and other Travel Trailers, and white and black seals on Truck Campers and Folding Camping Trailers.

As another condition of RVIA membership, motorhome and trailer manufacturers must post a weight label in a conspicuous location in the vehicle's interior. Shoppers should locate these labels for information vital to safe operation of the vehicle. The label lists weights and ratings, including the unit's gross and unloaded weight ratings, as well as carrying capacity. The label will enable you to determine how much weight it can safely transport, including dealer-installed accessories, fuel and other engine fluids, LP gas, fresh water, passengers (for motorized RVs) and personal belongings.

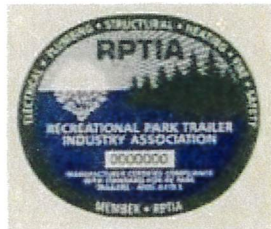
Consult the vehicle owner's manual for other valuable weight information as well as data on proper weight distribution, how to weigh the vehicle and towing guidelines.



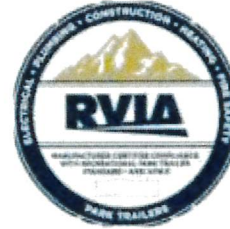
Labels- Acceptable Examples of Recreational Park Trailer (Park Model) Labels for Temporary use.



RVIA Park Model Label (oldest units)

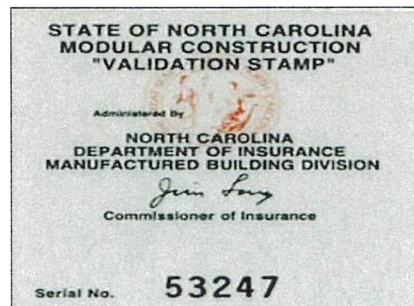


RPTIA Park Model Label (older units)



RVIA Recreational Park Trailer Label (new units)

Labels- Required for Permanent Installations



NC Modular Construction Validating Stamp

Exhibit B

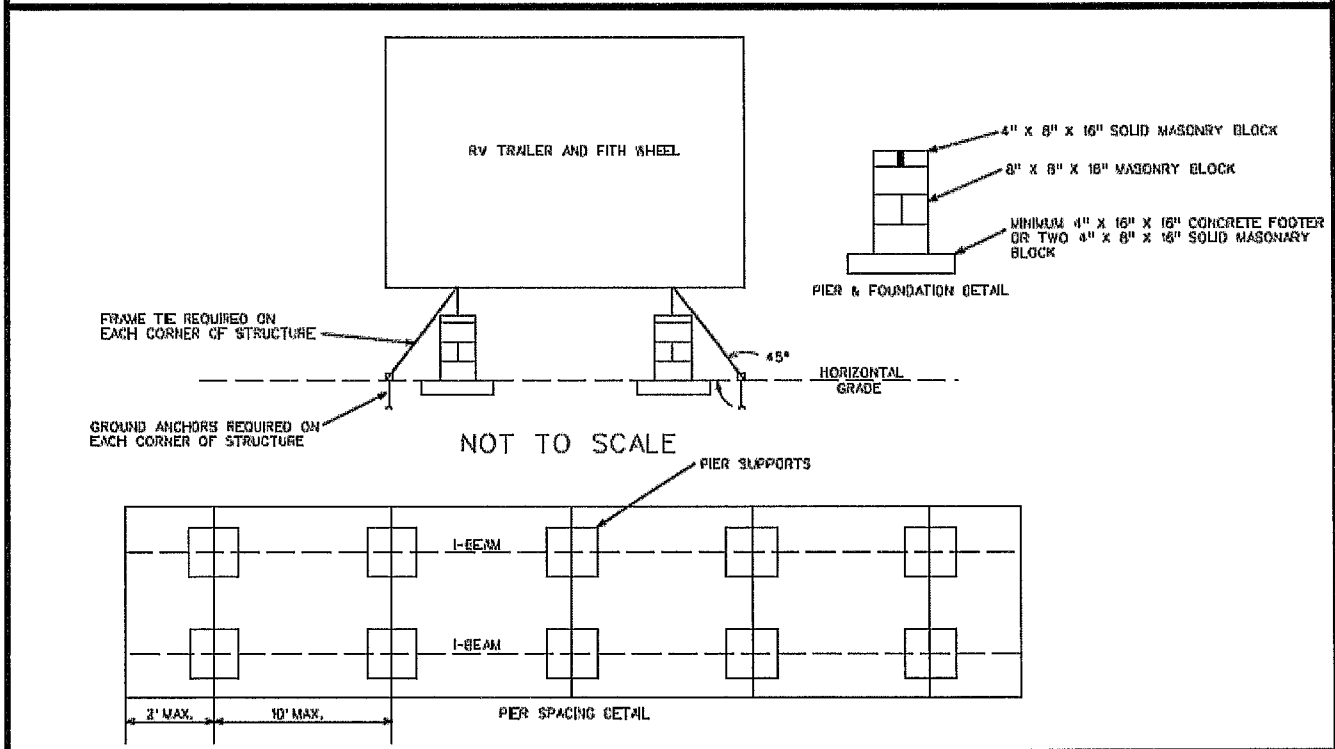
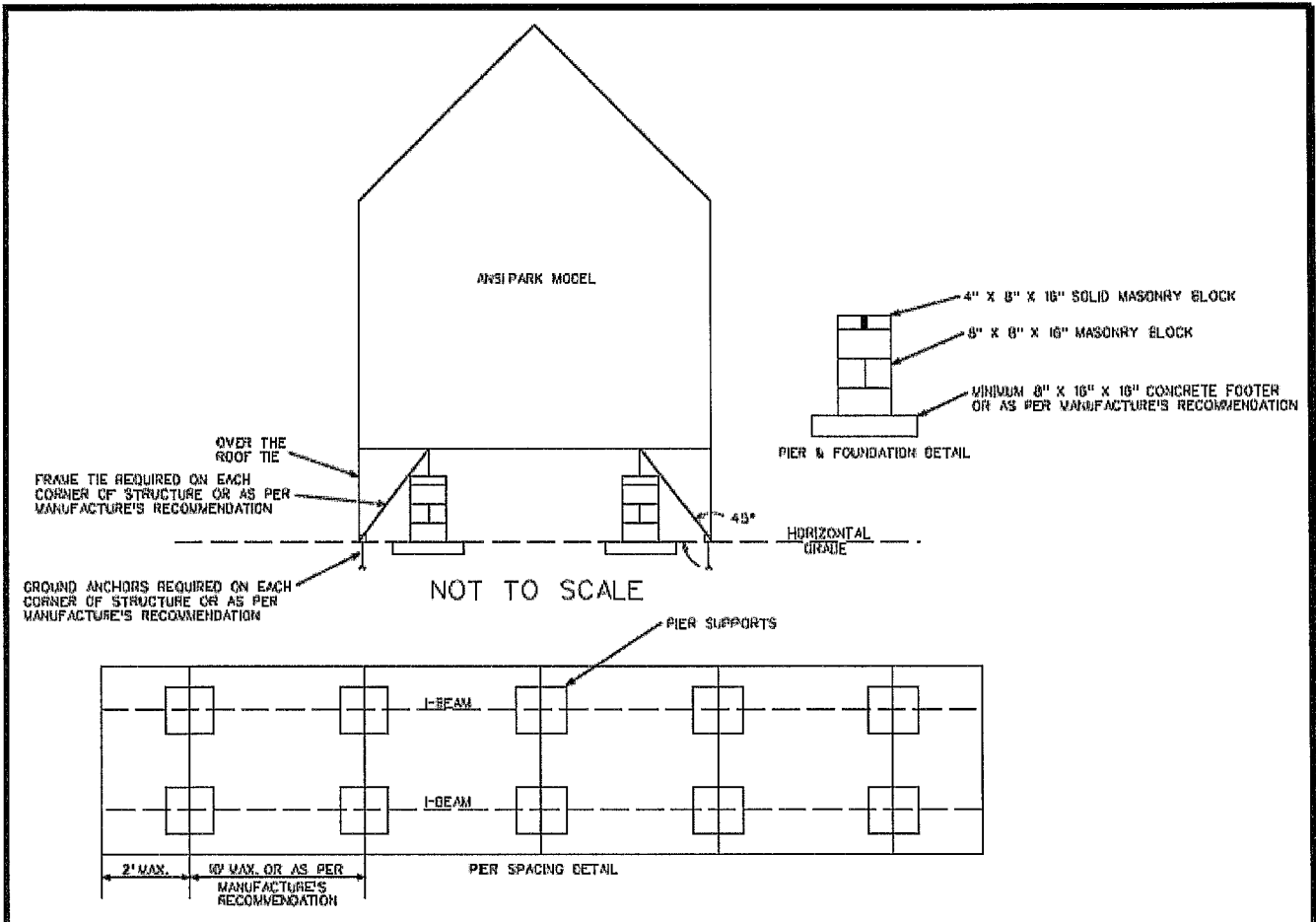


Exhibit C

ON SITE-PARK TRAILER TIEDOWN INSTALLATION

ALL TIEDOWN STRAPS, SEALS, TIEDOWN ANCHORS AND CONNECTING HARDWARE MUST BE CERTIFIED BY A PROFESSIONAL ENGINEER OR A RECOGNIZED TESTING LABORATORY TO ADEQUATELY SUPPORT A 3150 POUND ALLOWABLE LOAD MIN. (ULTIMATE LOAD 4725 POUNDS MIN.) AND/OR TO COMPLY WITH ASTM D3953-91. ALL GROUND ANCHORS MUST BE CERTIFIED BY A PROFESSIONAL ENGINEER OR A RECOGNIZED TESTING LABORATORY TO ADEQUATELY SUPPORT A 4000 POUND ALLOWABLE LOAD MIN. (ULTIMATE LOAD 6000 POUNDS MIN.) WHEN LOADED BOTH PARALLEL WITH THE ANCHOR SHAFT AND PERPENDICULAR TO THE ANCHOR SHAFT. THE GROUND ANCHORS MUST BE IN THEIR FULL DEPTH IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS (e.g. APPROVED FOR INSTALLATION IN SOIL TYPE WHICH EXISTS AT THE SITE ETC.) AND MUST EXTEND BELOW THE FROST LINE AND BE AT LEAST 12 INCHES ABOVE THE WATER TABLE. ALL GROUND ANCHORS CONNECTED TO THE SIDEWALL FRAME TIEDOWNS MUST BE PROVIDED WITH STABILIZER PLATES TO MINIMIZE HORIZONTAL MOVEMENT.

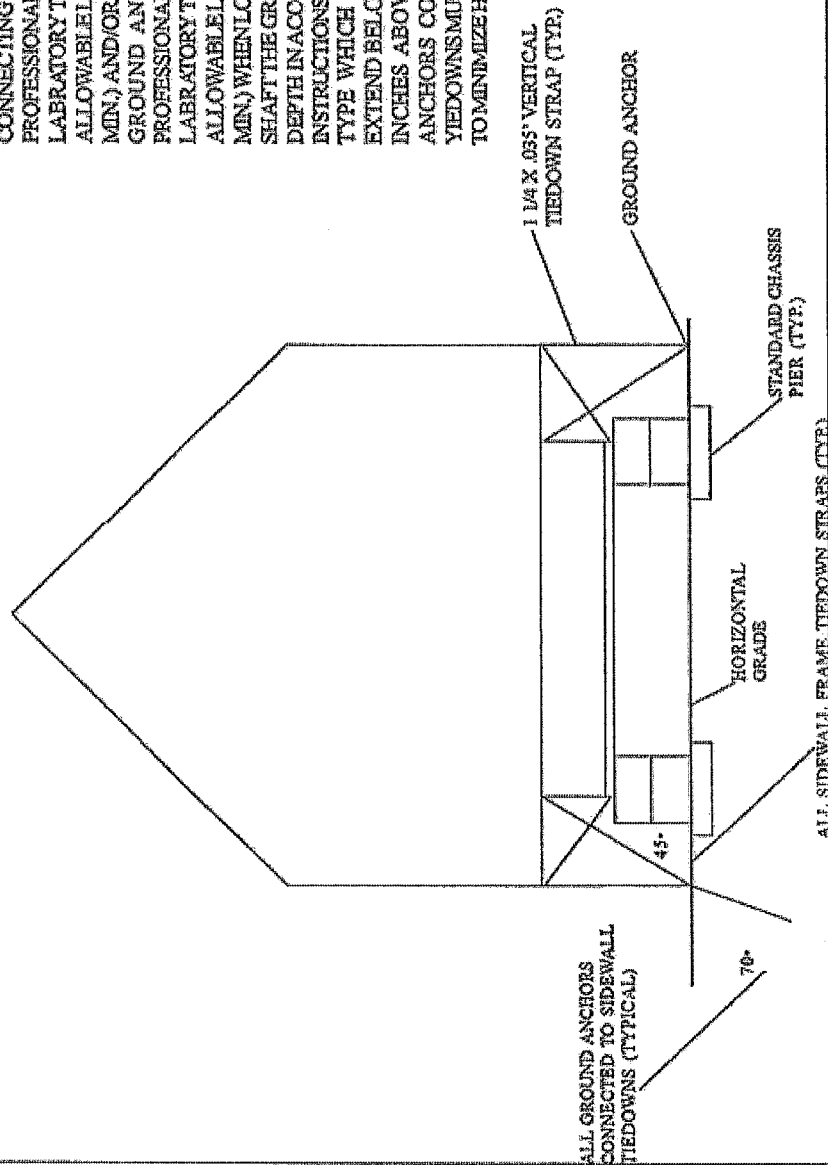


Exhibit D

Roof Peek

- 14'8" Off Foundation
- 2 ft Off Camper

Attachment 3
Typical Roof Construction for Categories I & II RV's

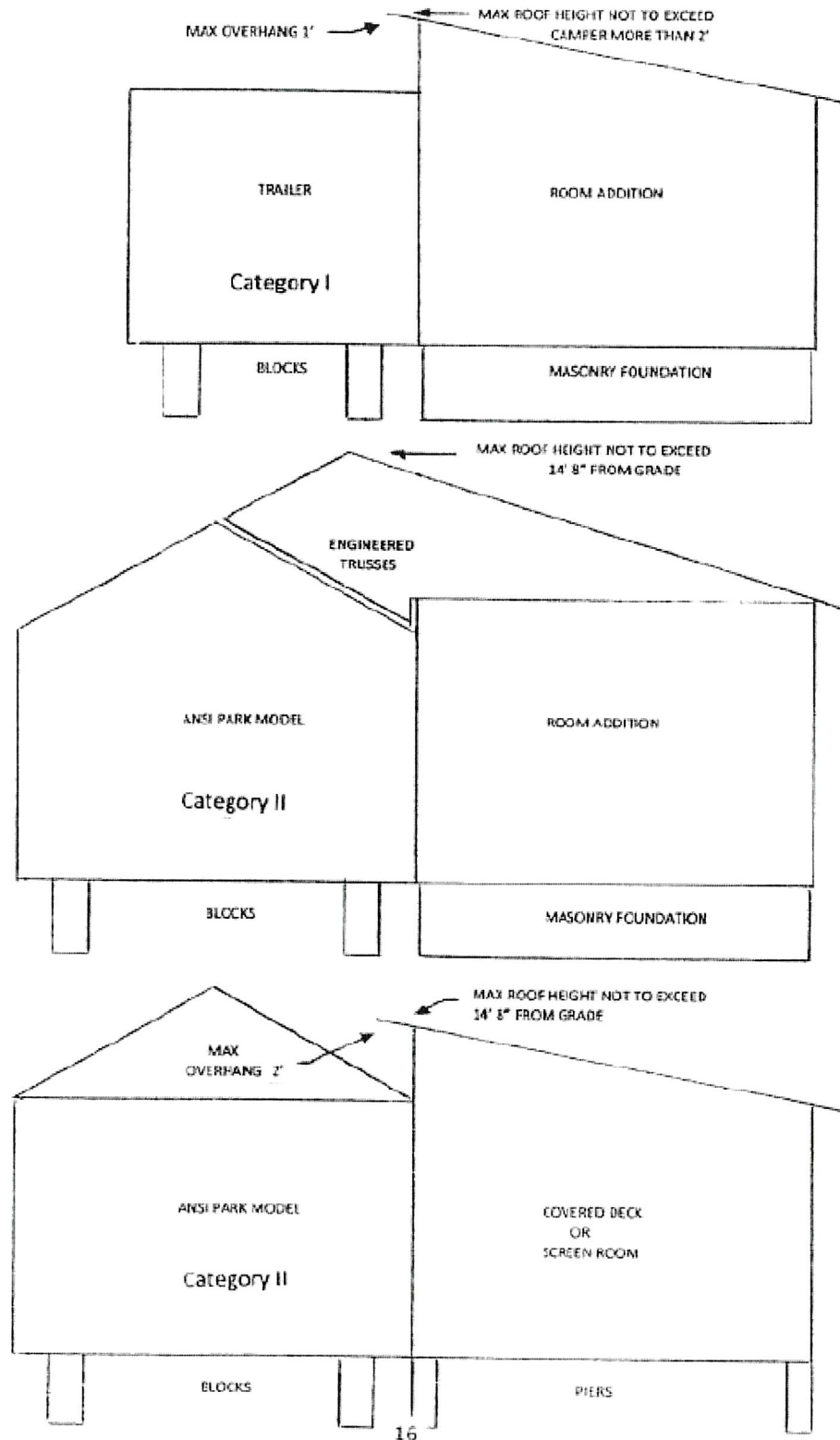
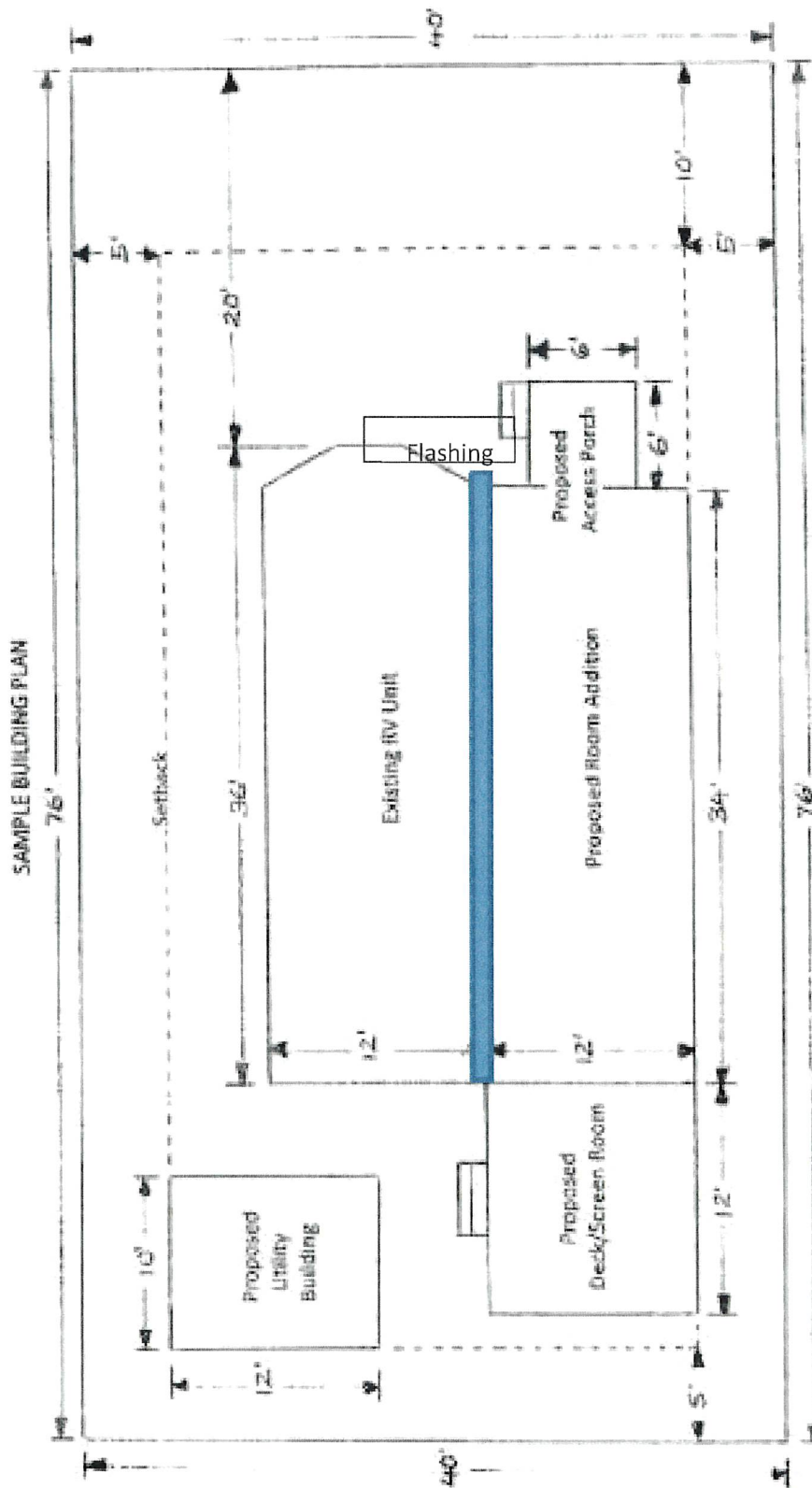


Exhibit E



Lot #: _____
 Name: _____
 Date: _____

Room Addition – Masonry foundation, siding to match unit, roof height to specific unit regulations
Utility Building – Set on blocks, roof height not to exceed 11' from floor of building
Deck/Screen Room – Built on piers, treated lumber
Access Porch – Built on piers, treated lumber

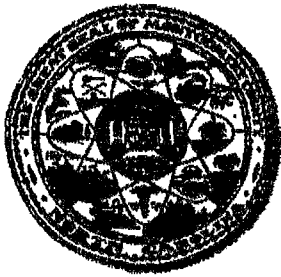


Exhibit F
**Montgomery County Central Permitting
Planning and Zoning Department**

444 North Main Street • Troy, North Carolina 27371
Phone • (910) 572-3304 Fax • (910) 576-0043

Badin Shores Zoning Permit Checklist

All structures within the Badin Shores R/V Resort require application and approval of a zoning permit. This includes, but is not limited to: storage buildings, decks, screen rooms, patios, room additions, or carports. In addition, zoning permits are required to commence any use of an existing structure or structures, regardless of previous use.

It is generally recommended, but not required, to apply for a Badin Shores R/V Permit when moving a new RV or Park Model to a lot. There is no charge for this permit. Modular units require proper building and zoning permits.

In order to issue a Badin Shores zoning permit, the Planning & Zoning Department will need the following information:

- ☐ Assigned 911 Address (if applicable).
- ☐ Approved R/V Resort Permit from the Badin Shores Association
- ☐ Site Plan
 - A site plan drafted by a licensed surveyor in the State of North Carolina must be submitted. This plan must detail all existing and proposed structures in reference to their distances to property lines. Setback measurements are taken from eaves, overhangs, decks, or any other protrusion of the building. Site plans must note where the measurements are taken from.
- ☐ Building Plan or Sketch of Proposed Structure.
 - In some situations, lots may need to be recombined. Structures are not allowed to cross property lines, even in cases where the lots are owned by the individual. Accessory structures are not permitted on lots without a primary structure.
 - Note that property maps created by a surveyor, commonly referred to as a "plat" are not sufficient to recombine lots. A deed of recombination must also be registered.
- ☐ No permit shall be issued unless a certified labeled recreational vehicle unit is on the lot.
 - All park models must be certified ANSI stamped units. ANSI Park Models may not exceed 400 square feet, and may not be built on a permanent foundation.
 - RV Modular units must be built to North Carolina Building Code by a certified modular company. RV Modular units may not exceed 400 square feet.

SETBACK REGULATIONS

- ☐ Front yard setback – 10 feet from any road-right-of way
- ☐ Side yard setback – 5 feet
- ☐ Rear yard setback – 5 feet
- ☐ Corner lots – 10 foot setback from the non-addressed street right-of-way.

For any new construction, the entire lot, including all buildings and accessory uses, that are not grandfathered, must be brought into compliance and meet current setbacks before a building or zoning permit will be issued.

Any structure built or placed in the Badin Shores R/V Resort prior to August 9, 2003 is grandfathered.

EXHIBIT G

 BADIN SHORES RESORT	Badin Shores Resort Owners' Association Inc. 1 Clubhouse Drive New London, NC 28127 Mailing Address: PO Box 219 Richfield, NC 28137 Office: 336-461-3833 Fax: 336-461-3800 Website: www.badinshores.org
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EXHIBIT H: BSROA CONSTRUCTION / ROAD USE PERMIT

Date: _____ Lot # _____ Owner Name: _____ Phone# / Email: _____

All applicants requesting a building permit must also obtain a disposal/road use permit. Before disposing of any construction materials, you are required to check in with the on-duty gatekeeper prior to using the dumpster. If your project requires a Montgomery County permit, first obtain a temporary BSR permit to provide to the county. Then, submit the county permit to the office to receive your final BSR permit.

- This permit is valid only for the lot listed on the application.
- The permit is valid for 6 months and expires 5 days after project completion.
- Upon completion, return the permit to the office with the recorded completion date.

Required Documentation for BSR Permit Approval:

1. **Property Survey** – Must indicate property setbacks and be completed within the last 1 year.
2. **Blueprints or Drawings** – A detailed plan outlining the proposed construction or modifications.
3. **Optional:** Photos of the property prior to construction.

All construction materials must be removed from the lot or stored out of sight within 5 days of project completion. Rates are as follows: Circle all that apply, payment due upon submission.

New Modular (Get a temporary BSR permit for county; submit county permit to office for final permit)	\$200.00
Modular with Basement (Get a temporary BSR permit for county; submit county permit to office for final permit)	\$250.00
Fencing	\$50.00
Room Addition (Get a temporary BSR permit for county; submit county permit to office for final permit)	\$125.00
Retaining Wall (Get a temporary BSR permit for county; submit county permit to office for final permit)	\$50.00
Covered Deck (Get a temporary BSR permit for county; submit county permit to office for final permit)	\$125.00
Tree Removal	No Charge
Concrete Pour	\$50.00
Deck Only (Get a temporary BSR permit for county; submit county permit to office for final permit)	\$75.00
Storage building New/Pre-Fab (Get a temporary BSR permit for county; submit county permit to office for final permit)	\$50.00
Roof over existing deck (Get a temporary BSR permit for county; submit county permit to office for final permit)	\$50.00
Excavation/Fill	\$50.00
Inspection New or Used Camper/Park Model	\$25.00
Other:	

Permit holder is responsible for removal from Resort all construction debris. Anyone caught improperly disposing of debris on any Resort property will be subject to a \$100.00 fine for Improper Dumping. Homeowner understands the Park is not responsible to replace concrete or landscaping poured or placed over water/sewer lines.

Owner / Date _____

Committee Member 1 / Date _____

Committee Member 2 / Date _____

BSROA / Date _____

V: 4/30/25

EXHIBIT H
BSROA CONSTRUCTION / ROAD USE PERMIT



Badin Shores Resort Owners' Association Inc.
1 Clubhouse Drive
New London, NC 28127

Mailing Address: PO Box 219 Richfield, NC 28137
Office: 888-461-8888 Fax: 726-461-3600
Website: www.badinshores.org

EXHIBIT G: BSROA BUILDING PERMIT

Call 811 and Resort Office for locations of All Water, Sewer, Electrical, Gas lines including any and all utility lines, must be located and marked before permit request. BSR Official has 21 days to approve or disapprove permit. The following **MUST** be attached to permit.

1. A copy of the survey (which must be less than 1 year old and include the property setbacks).
2. Blueprints, pictures, and/or drawings of planned construction / modifications
3. Optional: Photographs of the property's sides, front, and back.

Park approval required prior to requesting Montgomery County Building Permit. This permit must be prominently displayed at the front of property.

Requested by: _____ Phone #: _____ Lot #: _____

911 Address: _____

Primary Contractor or homeowner doing work: _____ Phone #: _____

Work Start Date: _____ Work Completion Date: _____

Additional Notes:

Describe building permit requesting:

I understand that I must build in compliance with BSROA Building Guidelines and Montgomery County Codes, Rules and Regulations, and RV Setup and with building permits issued by BSROA and Montgomery County Inspections Department. I understand that if I do not build according to the permits issued, I am subject to having to remove any and all construction debris and fined \$100 per day.

Signature of Owner/Contractor

Date

☐ Application is approved by Park Manager OR Designee

Resort Manager / Date

Building Committee Member 1 Approval / Date

Building Committee Member 2 Approval / Date

☐ Application disapproved by Resort Manager or Designee for the following reason:

V: 4/30/25

Exhibit I



Badin Shores Resort RV Entrance Inspection Checklist

Date: _____ Lot # _____ Owner Name: _____

Phone # (____) _____ - _____ Physical Address: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Year Manufactured: _____ Model: _____ Length: _____

RV Type- **Circle One:** Modular Park Model RV/ Camper

Category	Yes	No
Outside walls of the unit are clean, free of discoloration, streaks, mold, and cracks		
Siding intact; no missing pieces		
Painting required before entry		
Undercarriage free from rust		
Underside insulation hanging; repair needed before entry		
Roof in good condition		
Vents not waffled, warped, or discolored		
Windows cracking, in need of repair before entry		
Window weather stripping/ caulking in need of repair before entry		
Seams have good caulking		
Steps in good condition		
Screens intact; good condition		
Signs of leaks, must be repaired before entry		
(RV/ Camper only) heating unit working		
CO2 detector in working condition (test function)		
RVIA/ ANSI labeling attached to unit (North Carolina approved only)		

- ☐ Unit passes inspection.
- ☐ Items indicated below for repair must be completed and the unit reinspected before entry:

Inspector Signature: _____

Homeowner Signature: _____

Exhibit J



**BADIN SHORES
RESORT**

BSROA Lot Checklist

This checklist must be completed within 30 days

Date: _____ Lot # _____ Owner Name: _____

Phone # _____ Address _____

City _____ State _____ Zip _____

Visible Storage under deck	Yes	No
Walls of unit Clean Free of Discoloration/ Streaks/ Mold/ Cracks	Yes	No
Siding intact, missing pieces	Yes	No
Painting Required	Yes	No
Pressure Cleaning Required	Yes	No
Underpinning Required	Yes	No
Tarps or Temporary Roofing Replaced with Approved roofing	Yes	No
Vents not waffled, warped discolored	Yes	No
Windows cracked or need replacement	Yes	No
Window coverings must look uniform and neat from the street	Yes	No
Lot # and 911 address on unit	Yes	No
Lot# on Boat, Trailer, UTV, Golf Cart	Yes	No
Golf Cart /UTV Inspected	Yes	No
Vehicles to be removed	Yes	No
Boats and RV have current Registration and Tag	Yes	No
Retaining Wall in Good condition	Yes	No
Unit Blocked, Tied Down, Anchored	Yes	No
Construction Material to be removed	Yes	No
Exposed Trash/ Debris on lot	Yes	No
Storage Lockers only one visible	Yes	No
Decks, Walkways, Fences, Rails need painting	Yes	No
Trees to be trimmed and all dead branches and trees to be remove	Yes	No
Shrubs to be maintained, trimmed to give a groomed appearance	Yes	No

Manager: _____ Date: _____

Office 336-461-3833

Fax 336-461-3800

Email office@badinshores.org