

# Emory Creek Lot Owner's Co-operative Association

## Campground Regulations

Spring 2017

### General

1. All members and their guests must sign the register upon arrival.
2. There shall be a quiet period from 11:00 pm to 9:00 am every day of the week with the exception of approved Co-op special events.
3. Members and their guests shall refrain from loud music and excessive noise at all times.
4. Discharge of firearms and weapons of any kind is strictly prohibited.
5. All pets shall be kept leashed and not allowed to become a nuisance or annoyance to the neighbourhood. Pet owners shall be responsible for the cleaning up of any mess created by their pet.
6. All members and all guests of a member remaining overnight shall do so only:
  - a) On the member's site, **or**
  - b) Another member's site, assuming permission has been given in writing or communicated to the directors or the caretaker, **or**
  - c) Such other location as the directors may grant.

Under no circumstances may overnight accommodation be had, whether open air, tent, trailer, RV, motor home, camper or other vehicle, on the common areas of the Co-op, including, but not limited to, roadways, parking areas, fields and playgrounds.

### Fire Regulations

7. No open fires shall be permitted except in approved incinerators, barbecue facilities, fire pits or containers as approved by the Directors, subject to local fire regulations. The Co-op will follow the provincial regulations for campfire/open fire bans on public lands. Discretion will be given for candles in fire pits. During provincial campfire/open fire bans on all properties, public and private, no discretion shall be given for any type of open flame.

In recognition of the seriousness of the offence, failure to immediately comply with the open fire ban will result in a one month suspension and \$500.00 fine. A second offence will result in a three month suspension and additional \$500.00 fine. A third offence will result in a six month suspension followed by a vote of the membership for expulsion of the member.

### Regulations on the Usage and Improvement of Member Sites

8. No permanent structures may be built on A level. No permanent structures may be built on any other level except for one storage shed per site, which shall be no larger than sixty-four (64) square feet, outside measurements; no higher than eight (8) feet, outside measurements.

No storage sheds shall be constructed or renovated to be used as overnight accommodation for members, their families and guests. Reminder... All sheds must be approved with Site Change Form as per Regulation #14, and conform to approved colours as per Regulation 18.

9. Woodsheds must be attached to the main shed, on any side. A roof overhang of the woodshed can be no more than three (3) feet out and open on all three (3) sides. Other non-permanent, removable structures for firewood storage should be:
  - a) Breathable (ie allows for air flow).
  - b) A simple framework of wood on three sides, open at the front (sample drawing is available), or a pre-fabricated metal firewood storage rack
  - c) Choices for cover are: open at the top, a flat roof, sloped roof, tarped roof or metal roof.
10. With the exception of the Caretaker's residence, no recreational trailer size shall exceed the guidelines of the Fraser Valley Regional District.
11. In addition to the Regional District's size restrictions, the current lot setbacks must be met. Current lot setbacks are described in *Schedule 1: Placement of Trailers and Structures on sites at ECLOC: Guidelines and Restrictions*, found at the end of this document.
12. Ground patios and trailer pads shall be constructed of gravel, patio blocks, crushed rock or wood.
13. Raised decks, of any construction, are not permitted under current Fraser Valley Regional District bylaws.
14. Any changes to the site (including but not limited to: permanent above ground wiring, any underground wiring, removal of trees, erection of fences, construction of decks, patios, snow roofs, or sheds, alterations to cabins, repairs or updates to existing structures or ground cover) shall be subject to the member obtaining approval of the Directors through the "Application for Site Change" form. In the case of covered decks, patios, trailer covers, or alterations to cabins, a building permit from the Fraser Valley Regional District is mandatory.
15. Fences shall not exceed four (4) feet in height and be constructed of approved materials.
16. Every site must have their site number posted in clear view.
17. No signs of any kind shall be erected without the consent of the Directors (excluding site number and family name signs).
18. All structures, including signs, sheds, cabins, decks/patios, fences or snow/wood sheds that are painted must be painted or stained in subdued shades of brown, grey or green. Trim color (white) is allowed but shall not exceed 5% of the painted structure. Painted/stained structures must be properly maintained.
19. New tarps and replacement of old tarps must be within the approved colors of browns, greys or greens.
20. It is the responsibility of the member to keep their site safe, clean and free from litter and debris at all times. As per Rule 19.03 it must be maintained in such manner as not to cause a fire hazard or nuisance. All natural (ie. winter) tree debris must be removed by June 15<sup>th</sup>.
21. There shall be no more than one recreational habitat per site, with the exception of a guest's recreational vehicle being permitted for a maximum of two weeks stay. "Recreational habitat" will include recreational vehicles, park models and cabins.
22. No vehicles may be stored on the site without the written permission and consent from the Directors.
23. Members are responsible for insuring any structures on their sites whether permanent or portable, from loss of use or damage. Example: Sheds, Ramada's or any other structures.
24. Portable/Temporary Shelters shall be permitted on a member's lot. A definition of portable shelters as follows; "A device that is designed and manufactured to accommodate temporary shelter against rain or sun. It shall have a manufacturers CSA certification mark, it will not be a makeshift structure and it needs to be conducive to the co-op's ambience." **Reminder** ... a site change form is required if it is going to be used throughout the year. Note...these shelters are not designed to cover a trailer.

## Traffic, Roadways and Common Areas

25. No vehicles or trailers shall be parked on roadways.
26. The speed limit on all roads shall be eight (8) kilometres per hour.
27.
  - a) All vehicles of any kind shall have adequate mufflers.
  - b) Licensed vehicles are only permitted on designated roadways and/or parking areas. Unlicensed vehicles (including but not limited to motorcycles, ATVs and go-carts) are not permitted to be ridden or driven on any part of the grounds of the Association.
28. The use of helmets while cycling on all lanes and common areas of the Co-op property is mandatory, in accordance with current Provincial law.
29. The operation of Golf Carts is not permitted on Co-op property.

## Regulations Regarding Site Services (Sewer, Water, Electrical, Garbage)

### Electrical

30. Any person(s) caught tampering with an electrical meter, breaker panel or service stanchion will be subject to a fine of \$500.00. A second offence will bring immediate expulsion from the Co-op.
31. All sites must conform to the Canadian Electrical Code (CEC), and sites not conforming to these specifications or found to be otherwise electrically unsafe will be disconnected.
32. Electrical meters, breaker panels and stanchions must remain accessible for service or inspection at all times.

### Sewer

33. Any recreational vehicle parked on a site that is not serviced by an approved sewer system shall obtain approval from the Directors as to proper discharge procedures of waste fluids. Septic discharge into or onto the ground is strictly prohibited.

### Potable Water System

34. No person shall alter, repair, relocate or tamper with the potable water system in any manner without the prior approval of **both** the Directors (as evidenced by a completed and signed Site Change form) and the current Certified Small Water System Operator for ECLOCA.
  - a) All materials used in the potable water system will be specified or in some cases provided by the Small Water Systems Operator for ECLOCA. When any change is made to the connection(s) between the potable water system and a member's site, including a new or additional connection, the materials used shall be at the member's expense.
  - b) Any work performed on the potable water system shall be overseen by the Small Water System Operator for ECLOCA and the Small Water System Operator for ECLOCA shall not restore water pressure to the site until they are fully satisfied that the work is completed in accordance with, and meets the safety and integrity requirements of, the current Municipal, Provincial and Federal regulations (as appropriate).
  - c) All connections to the potable water service must be equipped with an anti-siphon or vacuum breaker device. The Co-op will supply the first such device; for additional direct connections to the potable water service the anti-siphon or vacuum breaker device will be at the member's expense.

## Garbage and Waste Disposal

35. All members must comply with the Department of Fisheries and Wildlife Regulations. This includes no depositing of foreign matter, dangerous goods, toxic chemicals and other non biodegradable products otherwise hazardous to fish and wildlife.
36. All refuse shall be placed in containers approved by the Association.
37. Slash from trees, sawdust or debris of any kind must be placed in a collection area as designated by the Directors. Debris of any kind cannot be piled on Association property, the fifteen (15) foot buffer zone or on the Highway's right-of-way.

## Co-op Wide Regulations

38. There shall be no trespassing by Association members, their families, or their guests on Association common property not designated for such use, such as the Buffer Zone on E-Level and the sides of hills between levels.
39. No recreational vehicle may be left unattended on A Level during the period from October 15 to June 15 of each year. Recreational vehicles may be moved to the appropriate storage area on E level beginning September 15, and must be removed from said area by July 1st.
40. Any member who, without permission of the Directors, wilfully cuts down, de-limbs or damages any tree to the extent that it must be cut down, or directs or employs others to do so, will be subject to a minimum fine of \$50.00 to a maximum of \$500.00, at the discretion of the Directors for each tree cut down, de-limbed or damaged to such extent. This rule applies to any tree within the boundaries of the Association property with a trunk diameter of four (4) inches or more, measured one (1) foot up from the base of the tree.
41. Any member who moves, defaces or in any way alters the site "property line marker" shall be subject to a minimum fine of \$500.00 or expelled from Association membership.
42. Hot Tubs are not permitted on Co-op property.
43. ECLOCA shall be indemnified and held harmless against claims by any member or member's associates, friends, family or hired contractors that are injured while working or assisting with work on a member's site while under direction of the member. ECLOCA strongly recommends that all members carry adequate insurance coverage for all guests, family members and hired contractors visiting and/or working on their sites.

### Schedule 1:

#### Placement of trailers and structures on sites at ECLOCA: Guidelines and Restrictions

##### Preamble.

The regulations listed below are an attempt by the Directors to provide guidance in the placement of trailers and other structures, based upon their understanding of the most current governmental regulations, and with the intention of not unfairly inconveniencing any member while at the same time ensuring compliance with those regulations.

It must be noted that the rules, regulations and bylaws of the Regional District and the Provincial and Federal governments overrule any Co-op regulation. That is, while the Co-op may allow a structure or placement, a governmental authority may not, and in such a case, the structure or placement is not allowed.

Also, there may be occasions where Regional District, Provincial or Federal regulations may implicitly or explicitly allow a structure or placement, but the Co-op rules do not. Again, in such a case, the structure or placement is not allowed.

## Regulations:

1. No permanent structure<sup>1</sup> or trailer may be placed within 10 feet of any roadway allowance.
2. All trailers must be situated such that they can be removed in an emergency within 10 minutes.
3. No permanent structure may be placed within 5 feet of a lot line where that lot line is common to two lots.
  - a. An exception may be granted by the Directors for cases where both lots are owned by the same member.
  - b. Should such an exception be granted, neither share associated with either lot shall be made available for sale or transfer until the structure is brought into compliance.
4. All permanent structures and trailers on a site must be separated by at least 10 feet.<sup>2</sup>
5. All trailers must be placed at least 5 feet from the lot line

The Directors may grant a temporary variance, allowing a trailer to be placed closer to the lot line than 5 feet, should **all** of the following conditions be met;

- a. The trailer is 10 feet from any structure or trailer on the adjoining site
- b. The trailer is 10 feet from any structure on the member's site
- c. The trailer remains entirely moveable.<sup>3</sup>
- d. All other structures on the site are situated so that if the trailer does have to be moved to a location at least 5 feet from the property line, there is still 10 feet between trailers and structures, as specified in item 4 above.<sup>4</sup>

## Summary:

It is obvious that the Regional District's new regulations mean that there is considerably less freedom in the placement of trailers. Before purchasing a new trailer or modifying any existing structure, considerable time should be spent with a tape measure in consideration of the implications. There are some trailers that simply will not fit within the Regional District's regulations on certain sites, and others that will require the modification or removal of existing structures before being permitted.

## Notes:

Most permanent structures require a permit from the Regional District and all changes or additions also require the completion of a Site Change Application and approval of the Directors.

Members are entirely responsible for compliance with Regional District bylaws, are strongly encouraged to perform due diligence before planning a change and are required to have all necessary permits in place before beginning any work.

<sup>1</sup> As defined by the Fraser Valley Regional District.

<sup>2</sup> The measurement shall be made parallel to the ground, between lines perpendicular to the points of closest proximity.

<sup>3</sup> No ramada's, patios or other obstruction may be placed on or around the trailer that might prevent the trailer from being immediately moved to 5 feet from the lot line, should such movement be required.

<sup>4</sup> That is, should the temporary variance be revoked, the only action required to bring the site into compliance is the movement of the trailer.