Welcome to Coosawattee River Resort!!

This booklet is designed to help guide you and your contractor during construction. There are CRRA rules and regulations (in addition to county/state/federal ordinances) which you and your contractor must become familiar with in order to remain in compliance before construction starts, while construction is ongoing and at the completion of construction.

Should you have any questions about this guideline booklet, please call 706-276-1060 ext. 249 and someone will be happy to assist you.
Table of Contents

<table>
<thead>
<tr>
<th>Contents</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Article I Preamble</td>
<td>3</td>
</tr>
<tr>
<td>Article II</td>
<td>3</td>
</tr>
<tr>
<td>Section 1 Definitions</td>
<td>3,4</td>
</tr>
<tr>
<td>Article III Construction Application Procedures</td>
<td>4</td>
</tr>
<tr>
<td>Section 1 Application for ARC Building Approval</td>
<td>5</td>
</tr>
<tr>
<td>Section 2 ARC Building Approval Requirements</td>
<td>5</td>
</tr>
<tr>
<td>Section 3 ARC Setback Variance Application Requirements</td>
<td>5</td>
</tr>
<tr>
<td>Section 4 Gilmer County Building Permit</td>
<td>6</td>
</tr>
<tr>
<td>Article IV Campground Lot Use Rules and Regulations</td>
<td>6</td>
</tr>
<tr>
<td>Section 1 Fences</td>
<td>6</td>
</tr>
<tr>
<td>Section 2 Storage Buildings</td>
<td>6</td>
</tr>
<tr>
<td>Section 3 Roof Cap</td>
<td>7</td>
</tr>
<tr>
<td>Section 4 Decks</td>
<td>7</td>
</tr>
<tr>
<td>Section 5 Roof-Overs</td>
<td>7</td>
</tr>
<tr>
<td>Section 6 Parking Pads</td>
<td>8</td>
</tr>
<tr>
<td>Section 7 Patios</td>
<td>8</td>
</tr>
<tr>
<td>Section 8 Porches</td>
<td>8</td>
</tr>
<tr>
<td>Section 9 Gazebo</td>
<td>9</td>
</tr>
<tr>
<td>Section 10 Screen Room</td>
<td>9</td>
</tr>
<tr>
<td>Section 11 Four-Season Room</td>
<td>9</td>
</tr>
<tr>
<td>Article V Recreational Vehicles</td>
<td>10</td>
</tr>
<tr>
<td>Section 1 Restrictions on Recreational Vehicles</td>
<td>10</td>
</tr>
<tr>
<td>Section 2 Restrictions on Occupants of Recreational Vehicles</td>
<td>10</td>
</tr>
<tr>
<td>Article VI The Eagle’s Mountain Campground Lots</td>
<td>11</td>
</tr>
<tr>
<td>Section 1 Water Discharge</td>
<td>11</td>
</tr>
<tr>
<td>Section 2 Septic Systems</td>
<td>11</td>
</tr>
<tr>
<td>Article VII Violations of these Rules and Regulations</td>
<td>11</td>
</tr>
<tr>
<td>Section 1 Warning Letter</td>
<td>11</td>
</tr>
<tr>
<td>Section 2 Daily Fines</td>
<td>11</td>
</tr>
<tr>
<td>Section 3 By-Law Reference</td>
<td>11</td>
</tr>
<tr>
<td>Section 4 Gilmer County Enforcement</td>
<td>11</td>
</tr>
<tr>
<td>Article VIII Eagle’s Mountain Campground Construction</td>
<td>12</td>
</tr>
<tr>
<td>Section 1 Purpose of ARC</td>
<td>12</td>
</tr>
<tr>
<td>Section 2 Requirements for ARC Approval</td>
<td>12</td>
</tr>
<tr>
<td>Section 3 Obligations and Responsibilities</td>
<td>12</td>
</tr>
<tr>
<td>Article IX Impact Fee Schedule</td>
<td>14</td>
</tr>
<tr>
<td>Section 1 Additions Eagle’s Mountain Campground</td>
<td>14</td>
</tr>
<tr>
<td>Section 2 Impact Fee Chart</td>
<td>14</td>
</tr>
<tr>
<td>Article X Eagle’s Mountain Campground ARC Forms</td>
<td>14</td>
</tr>
<tr>
<td>Article XI Frequently Asked Questions</td>
<td>14</td>
</tr>
</tbody>
</table>
Article I Preamble

On or about March 20, 2010 the Coosawattee River Resort Association, Inc. ("Coosawattee") Board of Directors (the “Board”) voted to file with the Gilmer County Courts a “Notice of Extinguishment by Abandonment” with respect to the first sentence Article 17 of the Third Supplemental Declaration of Covenants, Conditions and Restrictions of the Eagle’s Mountain Resort, Inc. Filing of the Notice opened the door to construction of structures in the Eagle’s Mountain Resort Campground, subject to any other applicable covenants and Gilmer County Ordinances. The Third Supplemental states in Article 19, “Except where inconsistent with Article 16, 17, 18 and 19 herein, all campsite lots platted in accordance with Article 16, above, shall be fully subject to each and every other provision of the Declaration.”

Therefore, any construction in the Eagle’s Mountain Resort campground is subject to review by the Architectural Review Committee (ARC) as well as minimum setback requirements established in Article 7. However, the ARC may grant setback variances pursuant to Article 7. Also, Gilmer County has setback variance procedures in place. In order to facilitate aesthetically pleasing safe construction; these rules and regulations establish parameters for the use of the campground lots which must be complied with by the Eagle’s Mountain Resort Campground owners, their guests and tenants.

The authority for these Rules and Regulations in the Eagle’s Mountain Resort Campground is located in the Third Supplemental. The Third Supplemental Declaration of Covenants, Conditions and Restrictions for Eagle’s Mountain Resort, Inc. Article 18 state that the “Use of the campsite lots shall be subject to the reasonable rules and regulations of the POA.” (Emphasis added) These Campsite/Campground Rules and Regulations are enacted in addition to, and not in replacement of, the Rules and Regulations of the Coosawattee River Resort Association, Inc. having an effective date of January 27, 2007, and as amended thereafter.

Article II Definitions

Section 1

| **Composite Material** – means composite wood-like product made of a unique combination of wood and plastic fibers or a combination of concrete or cement and fiberboard. Common examples include, but are not limited to, Trex and CorrectDeck |
| **Deck** – is an open air, roofless structure |
| **Dog Run** – is a gated and locked enclosed area of space where a dog can stay without a leash. The dog run can be made of chain link fencing or other materials approved for Fences herein. The dog run can be no larger than 200 sq. ft. |
| **Earth Tone** – means any of various soft, warm, muted colors like those naturally occurring in nature and found in soil and vegetation, including, but not limited to, tan, beige, brown, green, reddish brown. |
| **Fence** – is a barrier enclosing an area or separating an area, typically consisting of Wood or Composite Material. A fence does not have to be impenetrable. |
| **Finished** – means stained, painted or otherwise weatherproofed with a weatherproof material. Only earth tone colored stains and paints are permitted. Any color other than an earth tone will be required to be painted or stained over with an earth tone or completely removed. |
| **Four Season Room** – is a roofed and walled structure protected on all sides from rain, snow, wind and other elements. A Four Season Room does not need to have electricity, heating, cooling or water, but... |
merely provides shelter from the weather. Four Season Rooms are strictly prohibited in Eagle’s Mountain Resort Campground.

Gazebo – is an open air structure with posts or beams and a roof and is not intended for sheltering recreational vehicles or to be used as a residential living space.

Patio – is a roofless paved outdoor area made of concrete, brick, individual pavers or asphalt and used primarily for recreational purposes not for parking vehicles upon. A Patio is flush with the ground surface or does not rise above more than four (4) inches.

Porch – is a roof covered structure adjacent to the Recreational Vehicle or the space to be occupied by a Recreational Vehicle.

Property Owner – see Record Owner

Recreational Vehicle (RV) – includes motor homes, conversion homes, campers, fifth wheel trailers, travel trailers, truck campers, and pop-up trailers manufactured as approved by RVIA. Converted passenger buses are not Recreational Vehicles and are specifically prohibited from entering the Eagle’s Mountain Resort Campground pursuant to the Declaration of Covenants, Conditions and Restrictions.

Roof-Cap – is a structure consisting of a roof constructed on and attached directly to the top of the RV with no visible supports extending below the top of the RV and the roof material extending out beyond the top of the RV no more than 16 inches on any side or beyond the top of any pullout. The Roof-Cap covers the top of a Recreational Vehicle.

Roof-Over – is a structure consisting of posts, beams and a roof. The Roof-Over covers the top of a recreational vehicle.

Record Owner – is the person who holds title to the Eagle’s Mountain Resort Campground Lot as evidenced by the most recently recorded deed in the Gilmer County Superior Court Land Records. Also known as a Property Owner.

Recreational Vehicle Cover – means a fitted polypropylene cover, or similar material, manufactured specifically and exclusively for the purpose of covering and protecting a Recreational Vehicle.

RVIA – Recreational Vehicles Institute of America

Screen Room – is a porch with a fine wire netting used to keep out insects and wildlife. There shall be no solid walls; only railings, banisters, spindles and flooring.

Setback – is an area adjacent to a property line where structures are prohibited. (This varies from the Gilmer County Code of Ordinances).

Storage Building –is a simple roofed and walled structure used for storage of equipment, materials and other miscellaneous items. Storage Buildings shall not exceed a maximum peak height of fourteen (14) feet from floor level. Storage Buildings shall not be inhabited by humans or animals.

Wood – means wood commonly used for building or construction purposes such as decking, siding, fencing, structural dimensioned lumber, etc. Wood is defined as the secondary xylem of trees and shrubs, lying beneath the bark and consisting largely of cellulose and lignin. This tissue, often cut and dried especially for use as building material and fuel.

Article III Construction Application Procedures

Eagle’s Mountain Resort Campground Record Owners who desire to construct ANYTHING upon their Eagle’s Mountain Campground Lot should first consult with the Coosawattee ARC/Compliance Department at 706-276-1060, extension 249 and with the Gilmer County Department of Planning and Zoning at 706-635-3406 to discuss the necessity for a permit and a setback variance.
Refer to CRRA Rules and Regulations, Section 5, B.

Section 1. Application for ARC Building Approval

Record Owners must obtain and complete an application for a Coosawattee ARC Building Application at the Security Department.

A. Setback distances are 35 feet front and rear and 10 feet from each side, provided, however; if a building setback line is shown on the recorded plat, the lines so shown on that plat will prevail. You must not assume that the setback distance begins from the middle of the road, as ARC will not accept any measurement from that point.

Section 2. ARC Building Application

1. The application shall include a survey or plat of the lot with the proposed construction positioned within 11 inches of its actual location where it is to be constructed. Surveys are more accurate than plats with hand-drawn schematics so hand-drawn schematics on plats will require a sworn written statement as to the exact location of the proposed construction.

2. The application shall also include construction plans listing the dimensions of the object to be constructed, the materials used (including all surface materials and fasteners), and any finishing materials, such as paint, stain, finish, etc.

3. The application shall also include a list of all contractors and subcontractors who will be working on the project. The Record Owner shall provide the name, address and phone number of all contractors and subcontractors for admission through the gated entrances.

4. See Impact Fee Chart (Article IX, Section 2) (included in package) for Impact Fees.

5. Any change to the original construction plans once approved by the ARC shall be submitted to the ARC for review and approval. There is no additional fee for submitting a change order application. Review and approval of the change order is subject to the Declaration of Covenants, Conditions and Restrictions, the By-Laws and these Rules and Regulations.

6. Coosawattee building applications for the Eagle’s Mountain Campground shall be for six (6) months from the date on the Coosawattee building application. If construction is not complete within the six month time period, then the Record Owner may apply for one six month extension if the extension application is filed prior to the expiration of the original application. There shall be a fee of $25.00 for the extension application. All construction must be completed within one year of the date on the Coosawattee building application.

Section 3. ARC Setback Variance Application

A. Contact Gilmer County for current variance permits and procedures. CRRA only requires an application.

B. Setbacks shall never be less than three (3) feet from all property lines.
C. Setback is defined as the minimum perpendicular/horizontal distance that any new building or structure must be located from the applicable property line.

D. Failure to obtain the proper approval and follow the rules for the 3 foot setbacks; can result in a One Thousand (1,000) dollar fine per foot of intrusion to the setback and removal of any structure by the Record Owner.

Section 4. Gilmer County Building Permit

A. Application for Gilmer County Building Permit

1. Obtain and complete an application for a Gilmer County Building Permit and Variance Application from the Gilmer County Department of Planning and Zoning.

Article IV Campground Lot Use Rules and Regulations

Section 1. Fences

A. Fences do require a Coosawattee building application with no Impact Fee. Fences do not require a Gilmer County building permit.

B. Fences do not require a Coosawattee Setback variance or a Gilmer County Setback Variance.

C. Only finished wood and composite material fences are permitted.

D. No fence may exceed six feet six inches (6'6") in height from the land when installed.

E. Only privacy fences, split rail fences, and picket fences are permitted on Eagle’s Mountain Resort Campground Lots.

F. Wire, metal, and chain link fences are strictly prohibited in the Eagle’s Mountain Resort Campground Lots.

G. Dog Runs are specifically permitted as they are defined herein. Dog Runs do require a Coosawattee building application. Dog Runs do not require a variance nor do they require a Gilmer County building permit or variance.

Section 2. Storage Buildings

A. Coosawattee requires applications for all Storage Buildings; please contact the Coosawattee Security Department to determine if a setback variance is required.

B. Gilmer County requires permits for some Storage Buildings; please contact the Gilmer County Department of Planning and Zoning to determine if a permit or setback variance is required.

C. Only one Storage Building per lot is allowed.
D. The Storage Building shall not exceed two hundred (200) square feet in size and shall not exceed a maximum peak height of fourteen (14) feet from floor level.

E. The Storage Building shall be made of Finished Wood or be an all-in-one “kit” made of metal, vinyl or wood.

F. The all Wood Storage Building shall be constructed entirely of Finished Wood, except for the roof which shall be shingled or metal.

Section 3. Roof-Cap

A. CRRA requires an application for all Roof Caps. Please contact Security Department at CRRA.

A-2 According to the CRRA BY-LAWS, Article X, Section 1(e), which states neither the Board of Directors, the ARC, or any CRRA employee, shall bear any responsibility for ensuring the structural integrity or soundness of the foregoing, shall be held liable for any injury, damages or loss of the manner or quality of approved construction or modification to any lot.

B. Roof Caps are attached directly to the camper roof, and no supports are to reach the ground.

B-1 Eaves shall not extend past camper sides more than 16 inches.

C. Check with Gilmer County to see if a permit will be required.

Section 4. Decks

A. Coosawattree requires applications for ALL Decks; please contact the Security Department to obtain an application and Setback variance.

B. Gilmer County requires permits for ALL decks; please contact the Gilmer County Department of Planning and Zoning to obtain a permit and Setback variance.

C. The deck shall be constructed of Finished Wood, Composite Material, cedar, redwood or cypress.

D. The Deck cannot be attached to the Recreational Vehicle.

Section 5. Roof-Overs

A. Coosawattree requires applications for ALL Roof-Overs; please contact the Security Department to obtain an application and setback variance.

B. Gilmer County requires applications for ALL wood Roof-Overs; please contact the Gilmer County Department of Planning and Zoning to obtain a permit and setback variance.

C. The Roof-Over structure, including, but not limited to, the posts, beams, and trusses, shall be constructed entirely of Wood, except for the roof which shall be shingled or metal.
The entire Roof-Over structure, including, but not limited to, the posts, beams, and trusses, shall be constructed of either wood or metal, except for the roof, which shall be shingled or metal of no less than 29 gauge, meeting the requirements contained in Section 5.C.1.

1. Metal Roof-Over

The posts, beams and trusses of a metal Roof-Over structure shall be a minimum of 12 gauge, certified by the manufacturer, and have a boxed A-frame roof. End caps are required and must be entirely comprised of either metal or wood (must be stained or painted). Support posts must be encased in wood or have a wood façade and must be stained or painted. Post anchorage to the ground or concrete slab shall be as specified by the manufacturer, if applicable, but in no case less than one every 10 feet of Roof-Over length. Every Roof-Over must be certified by the manufacturer to resist wind speeds up to 120 mph. The roof portion of the Roof-Over shall be metal, no less than 29 gauge, and of a color that conforms to the existing paint scheme of the main structure on the lot and not aesthetically inappropriate or unappealing in its surroundings. Unpainted roofs are not permitted. All colors must be approved by the Architectural Review Committee.

A set of engineering drawings and/or manufacturer’s specifications may be required.

D. There shall be no more than one (1) Roof-Over per lot.

E. Roof-Overs may be open or screened. Roof-Overs may also have walls, railings, bannisters and spindles (up to 42 inches high from the inside floor or ground) as long as the open or screened area above the lower wall is greater than 50% of the total area of the entire wall.

F. Corners and support areas consisting of beams, columns or structural walls (not to exceed 36 inches wide may also be finished in the same material as the lower wall as long as the total screen or open area of said wall is greater than 50% of the entire area of said wall.

G. The material used for walls must be D-Log siding or Lap siding consisting of pine, cedar, or other composite wood material. Metal panels, plastic or resin products, or plywood T-111 are not acceptable.

H. All Roof-Over structures must be constructed to allow easy installation and removal of RV without disassembling the structure. End caps or gables (required on all new roof-overs or porches) may be removed to facilitate installing or removing the RV.

I. All structures must be painted or stained in accordance with CRRA Guidelines.

J. A Roof-Over may never be modified to become a “four season room”.

Section 6. Parking Pads

A. Parking Pads do require a Coosawattee building application.

B. Parking Pads do not require a Gilmer County building permit.

C. Parking Pads do not require a Coosawattee Setback variance or a Gilmer County Setback variance.
D. The Parking Pad shall be made of concrete, brick, individual pavers or asphalt.

Section 7. Patios
A. Patios do require a Coosawattee building application.
B. Patios do not require a Gilmer County building permit.
C. Patios do not require a Coosawattee Setback variance or a Gilmer County Setback variance.
D. Patios shall be made of concrete, brick, individual pavers or asphalt.

Section 8. Porches
A. Coosawattee requires applications for ALL Porches; please contact the Security Department to obtain an application and a setback variance.
B. Gilmer County requires permits for ALL porches; please contact the Gilmer County Department of Planning and Zoning to obtain a permit and setback variance.
C. The Porch shall be made of wood or composite material.
D. The Porch must be adjacent to, meaning no more than six (6) inches from, the Recreational Vehicle or the space to be occupied by the Recreational Vehicle.
E. The Porch shall be finished, unless it is made of composite material, cedar, redwood or cypress.
F. The Porch roof shall be shingled or metal.
G. Porches may be open or screened. Porches may also have walls, railings, bannisters and spindles (up to 42 inches high as measured from the top of the inside floor) as long as the open or screened area above the lower porch wall is greater than 50% of the total area of the entire wall including the corner and support areas listed in H. Below.
H. Corners and support areas consisting of beams, columns or structural walls (not to exceed 36 inches wide) may also be finished in the same material as the lower wall as long as the total screen or open area of said wall is greater than 50% of the entire area of said wall.
I. A porch may never be modified to become a “four season room”.

Section 9. Gazebo
A. Coosawattee requires applications for ALL Gazebos; please contact the Security Department to obtain an application and Setback variance.
B. Gilmer County requires applications for some Gazebos; please contact the Gilmer County Department of Planning and Zoning to determine if a permit or setback variance is required.
C. There shall be no more than one (1) Gazebo per Lot and it shall not exceed 150 square feet in size.

D. The Gazebo shall be constructed of Wood or Composite Material.

E. The Gazebo shall be Finished, unless it is made of Composite Material, cedar, redwood or cypress.

F. The Gazebo roof shall be shingled or metal.

Section 10. Screen Room

A. Coosawattee requires applications for ALL Screen Rooms; please contact the Security Department to obtain an application and Setback variance.

B. Gilmer County requires permits for ALL Screen Rooms; please contact the Gilmer County Department of Planning and Zoning to obtain a permit and Setback Variance.

C. No applications are required from Coosawattee or Gilmer County to hang screen on an already existing Porch.

D. There shall be no more than one (1) Screen Room per Lot.

E. The Screen Room shall be made of Finished Wood or Composite Material, cedar, redwood or cypress.

F. The Screen Room roof shall be shingled or metal.

G. The Screen Room screening shall be metal wire, fiberglass or other synthetic fiber mesh.

H. Hanging of plastic sheeting is strictly prohibited.

Section 11. Four-Season Room

A. Four-Season Rooms are strictly prohibited in the Eagle’s Mountain Resort Campground by the Gilmer County Ordinances and this type of room will not be able to obtain the proper Gilmer County permits.

Article V Recreational Vehicles

Section 1. Restrictions on Recreational Vehicles

A. Only one (1) Recreational Vehicle meeting the Recreational Vehicle Industry Association (RVIA) standards is permitted upon each Lot.

B. Converted passenger buses are not Recreational Vehicles and are specifically prohibited from entering the Eagle’s Mountain Resort Campground pursuant to the Declaration of Covenants, Conditions, and Restrictions.

C. Recreational Vehicles shall be a maximum of eight (8) feet wide X forty two (42) feet long, excluding slide outs and extensions.
D. Recreational Vehicles entering the Eagle’s Mountain Resort Campground must be no more than fifteen (15) years old.

E. Recreational Vehicles entering the Eagle’s Mountain Resort Campground must be properly registered and titled according to Georgia law.

F. Recreational Vehicles are strictly prohibited from connecting directly to the electrical supply panel by using permanent, hard-wired connection. Such connection shall only be by the use of an adequately sized, outdoor use, extension cord.

**Section 2. Restrictions on Occupants of Recreational Vehicles**

A. All tenants of Record Owners of Eagle’s Mountain Resort Campground Lots must register with the Coosawattee River Resort Association, Inc. Property Owner’s Association Office located at 634 Beaver Lake Drive, Ellijay, Georgia 30540. Registration can be accomplished by contacting the Coosawattee property owners association office at 706-276-1060. All guests must comply with the published gate access policies of Coosawattee in effect.

B. Anyone not listed as an official guest or tenant of an Eagle’s Mountain Resort Campground Record Owner may be requested to leave the Coosawattee River Resort or be removed by the Gilmer County Sheriff for trespass.

**Article VI. The Eagle’s Mountain Resort Campground Lots**

**Section 1.**

A. It is strictly prohibited to discharge gray water (from sinks and washing machines) and discharge black water (sewage) onto or into the ground or surface streams. Any improper discharge of grey or black water will immediately be reported to the Gilmer County Department of Environmental Health.

**Section 2.**

A. Coosawattee River Resort Association, Inc. owns the Lots upon which the septic systems are located. The systems are the mutual responsibility of each of the Record Owners connected to each septic system. Therefore, should repairs or pumping be necessary for any one septic system, each of the Record Owners shall share equally in the cost of said repairs or pumping. Coosawattee, as the Record Owner of the Lot where the septic systems are located, will order the repairs or pumping as needed and distribute a copy of the original bill for the repairs or pumping along with a prorated portion of the bill that is each Record Owner’s responsibility. Coosawattee reserves the right to, at any time, with or without notice to the Record Owner, completely shut down any and all of the septic systems in the Eagle’s Mountain Resort Campground should it be ordered to do so by any government agency including but not limited to the Georgia Department of Environmental Health. Failure by the Record Owner to pay his or her share of the repair or pumping bill may result in legal action if approved by the Coosawattee Board of Directors if the bill remains unpaid for a period of thirty (30) days or more.

**Article VII Violations of these Rules and Regulations**

**Section 1.**
A. Violations of these Rules and Regulations will result in a warning letter being mailed to the Record Owner of the Campground Lot via certified mail and first class mail. Tenants and/or occupants of the Lot will receive notice of violations in addition to the Record Owner. Record Owners will have ten (10) days from the date of mailing the warning letter to correct the violation or Coosawattee will issue a $50.00 citation to be handled by the Compliance Committee pursuant to the Coosawattee By-Laws. In addition, if the violation is not corrected within ten (10) days from the date of mailing the warning letter, Coosawattee will contact the Gilmer County Department of Planning and Zoning to investigate any claims Gilmer County may have against the Record Owner.

B. Violations of these Rules and Regulations that are not corrected within the ten (10) day mailing of the warning letter shall also have a daily fine of $25.00, which will accrue starting with the eleventh (11) day for as long as the violation continues. This fine shall be in addition to the original fine of $50.00 levied upon their account.

C. For Rules and Regulations enforcement procedures, please see the Coosawattee By-Laws, Article VI Rule Making and Enforcement, et. Seq.

D. Please note that Gilmer County has separate and distinct enforcement procedures and obligations which are not elaborated upon herein as they are controlled by the Gilmer County Ordinances.

Article VIII Eagle’s Mountain Campground Construction

Section 1. Purpose of Architectural Review Committee

A. The primary purpose of the Architectural Review Committee (ARC) is to ensure that each owner’s property values are protected and enhanced by ensuring compliance with all CRRA Covenants, Conditions and Restrictions, Bylaws and all Rules and Regulations. In order to maintain architectural and aesthetic harmony and compatibility among all lots, structures, and improvements within CRRA, the architectural standards will be applied to reflect that lots and dwellings constructed and/or to be constructed are of varying sizes, values, and topographies depending on the lots location. This means that improvements and modifications suitable for one lot may be inappropriate for another lot. Therefore, the ARC will adopt as appropriate varying standards, sizes, values and layouts of lots and improvements thereon.

Section 2. Requirements for ARC Approval

A. See Eagle’s Mountain Campground Rules and Regulations II Article III, Construction Application Procedures within this document.

Section 3. Obligations and Responsibilities

A. The property owner and/or the primary contractor each have obligations and responsibilities to fulfill before, during and after construction. This section will attempt to point out some of these items but there may be others not mentioned which must be fulfilled. Also refer to CRRA Rules and Regulations, Section 5.
B. The property owner and/or primary contractor is required to provide various documents to ARC for its review and approval and to sign various ARC forms before any construction begins. Copies of these forms are in Article X Section 4 and are for your use. Additional copies are available at the Roads and Grounds office and are available online at the CRRA website.

C. The property owner and/or primary contractor is responsible for keeping the work site cleaned up as required by the Covenants. ARC recommends a weekly cleanup. Federal and State laws require the removal of waste/debris material from the worksite. DO NOT BURN OR BURY ANY WASTE MATERIAL ON SITE. You must take all waste material to an appropriate disposal site. Failure to comply will result in assessments being issued.

D. You must obtain a burn permit from the Georgia Forestry Department and report that number to the CRRA Security Department. All fires must be attended while a fire is burning or smoldering. There must be sufficient water available or other sufficient methods of extinguishing the fire must be available. Fires must be completely out before leaving the fire unattended. Also refer to CRRA Rules and Regulations Section 6.

E. The property owner and/or the primary contractor will be held responsible for the conduct of and damages caused by their employees, their sub-contractors and employees of subcontractors, as well as any person delivering materials to the work site while these people are on CRRA common property. The CRRA recognizes these people as your guests and expects them to adhere to all CRRA Rules and Regulations. Failure to do so may result in entry refusal.

F. All persons involved in your construction must be listed on your CRRA Primary Contractor Personnel List. After approval, the Primary Contractor Personnel List will be distributed to the gate to allow entry.

G. Outside construction activity is prohibited before 7:30 am and after 8:00 pm weekdays and before 8:00 am and after 4:00 pm on Saturdays. Bulldozers, Bob Cats, backhoes and other large construction equipment are NOT allowed to be operated on the following Holidays: New Year’s Day, Easter Sunday, Memorial Day, Independence Day (4th of July), Labor Day, Thanksgiving Day, Christmas Day and ALL Sundays. Emergency situations are exceptions. Other restrictions are listed in the CRRA Rules and Regulations, Section II.

H. Contractors and Building Materials and Delivery Vehicles.

Gate access devices will be made available to all construction, contractor, service, delivery and commercial vehicles with an approved application and payment of the fee set by the Coosawattee River Resort Association Board of Directors. Each vehicle in this category may obtain a Gate Access Device in order to enter the property. This permit can be acquired on an annual basis only, renewable on a calendar year (365 days) basis. (Example: the device is purchased on September 15, 2005 and is valid until September 14, 2006). The cost for the yearly pass will initially be $45.00 which will include $20.00 for the gate access device and the first year’s registration fee of $25.00. In order to obtain an annual pass, the owner, or a representative of the owner, must present a completed application, a valid vehicle registration and proof of auto insurance as required by the State of Georgia. Payment for the tag must be made by cash, credit card or check prior to the activation of the tag. Tags must be applied to the
vehicle under the supervision of, or by a member of Public Safety or Roads and Grounds Department(s). Owners will not be allowed to take an un-affixed tag with them.

Annual renewal of the device must occur for the device to remain operational. The Owner of the device will be required to pay a $25.00 annual renewal fee.

Replacement tags are available for a fee of $20.00 for tags that are damaged; a portion of the previous tag must be returned to the office for replacement or the full annual amount will be charged.

Possession of an affixed tag will allow entrance to the gates as follows:

   All gates, Monday through Friday, 7:30 am to 6 pm; Saturday 8 am to 4 pm. Sunday, Gate Activation Devices distributed through this policy will not be active. Any other time, access MAY be granted to the property under current policy restrictions.

The Coosawattee River Resort Association may revoke any and all gate access devices issued under this policy at any time with a pro-rated refund of the annual registration/renewal amount paid.

The Coosawattee River Resort Association has the right to refuse any application for any reason.

The Coosawattee River Resort Association has, at its option, the right to void the gate device, without refund, for any violation of the Association’s Rules and Regulations.

**Article IX Impact Fee Schedule**

The Board of Directors adopted the following schedule in March 15, 2014 which is effective March 15, 2014.

**Section 1 Impact Fee Schedule Eagle’s Mountain Resort Campground**

   A. Fence, Dog Run, Permanent Walkway, Steps, Handicap Ramp – No Impact Fee

   B. Patio, Roof-Cap, Parking Pad, Roof- Over Existing Deck, Enclose Existing Space, Deck Extension - $25.00 Impact Fee

   C. Screen Room, Gazebo, Porches, Retaining Wall, Roof-Over, Deck, Storage Shed, Carport, Driveway/Land Disturbance - $100.00 Impact Fee

**Article X Eagle’s Mountain Resort Campground ARC Forms.**

1. Included with this construction guideline package are all the necessary forms you need to complete your construction activity and remain in compliance.

   A. Impact Fee Chart for any additions in Eagle’s Mountain Campground

   B. CRRA Checklist for ARC Review Approval

   C. CRRA, Inc. Eagle’s Mountain Resort Campground Sworn Statement in lieu of Survey

   D. CRRA Application for ARC Approval

   E. Building Approval
Article XI Frequently Asked Questions (FAQ)

The following are provided to give guidance on many of the most common questions that arise when something is going to be constructed within CRR. If your question is not covered, then please contact the ARC/Compliance Department at 706-276-1060, X249 or the ARC at one of its meetings.

1. If I am repairing or maintaining my existing Recreational Vehicle or existing storage shed or existing fence, do I need an application?

   Answer – No. According to the CRRA Rules and Regulations, Section 5, B., customary repairs and maintenance to existing structures are allowed without an approval. It would be a good idea to have photographic proof of the existence of the existing structure to document the fact of repairs should a total replacement be needed. When in doubt, contact the Security Department at 706-276-1060, X249 or the ARC at one of its meetings.

2. Where do I pay my application and Impact fees?

   Answer – You pay these fees at the Security Department, located on the middle area of the POA building.

3. Who is responsible for the workers conduct?

   Answer – You, as the Property Owner are responsible for all actions of the workers who are on CRRA property. In addition to any costs for damages caused you may be responsible for monetary fines.

4. Can I put a modular home or a mobile home or a manufactured home or an industrialized home or a prefabricated house on my Lot?

   Answer – No, you cannot. Refer to CRRA Rules and Regulations, Section 6, A.

5. Who, specifically, do I contact within CRRA for answers to questions?

   Answer: The ARC/Compliance Department at 706-276-1060, x-249

6. Where do I get ARC Forms?

   Answer: The ARC Forms are available within this document, at the Security Office, on the Coosawattee web site at http://coosawattee.net/governing-documents/

7. Where do I get a plat or survey of my property?
Answer: You can hire a registered land surveyor to perform a new survey of your property or you can go to the Courthouse in downtown Ellijay and visit the Gilmer County Clerk of Courts office where they will copy (at a small charge) your plat.

8. Why do I have to pay an Impact Fee?

Answer: The Impact fee was established by the CRRA Board of Directors to provide payment for the damage to roads and infrastructure.

8. What are Setbacks?

Answer: The minimum perpendicular/horizontal distance that any new building or structure must be located from the applicable property line. Refer to Article III, Section 1. A. of this document for the specific requirements.

9. Why do I need an approval to do something on the property I own?

Answer: The short answer is you bought property in a Homeowners Association and agreed to abide by the Covenants, Bylaws and Rules and Regulations.

10. Where is Gilmer County Planning and Zoning located?

Answer: The office is at 10 Broad Street, Ellijay directly across from the Courthouse.

11. How long is my approval good for?

Answer: An approval is good for 6 months.

12. Can an extension be received for this approval time limit if the construction cannot be completed within the time limit?

Answer: An extension can be requested from ARC. A 3 month extension may be allowed. Refer to Article III, Section 2, Item 6 for details.

13. If I have a current existing driveway or walkway that is paved with either concrete or asphalt, do I need a application for repairs or resurfacing?

Answer: No, as this is not new construction but is considered maintenance or repair so long as the original materials are used. If asphalt is being replaced with concrete, then a new application is required.

14. If the driveway or walkway above is going to be extended, do I need an application?

Answer: Yes, as this is considered New Construction. Follow the steps for ARC approval.
<table>
<thead>
<tr>
<th>Project - Residential / EMC</th>
<th>Impact Fee</th>
<th>Approval By</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fence</td>
<td>0</td>
<td>Improved process</td>
</tr>
<tr>
<td>Dog Run</td>
<td>0</td>
<td>Improved process</td>
</tr>
<tr>
<td>Permanent Walkway</td>
<td>0</td>
<td>Improved process</td>
</tr>
<tr>
<td>Patio</td>
<td>$25</td>
<td>Improved process</td>
</tr>
<tr>
<td>Roof-Cap</td>
<td>$25</td>
<td>Improved process</td>
</tr>
<tr>
<td>Parking Pad</td>
<td>$25</td>
<td>Improved process</td>
</tr>
<tr>
<td>Roof over existing Deck</td>
<td>$25</td>
<td>Improved process</td>
</tr>
<tr>
<td>Enclose existing space</td>
<td>$25</td>
<td>Improved process</td>
</tr>
<tr>
<td>Steps</td>
<td>0</td>
<td>Improved process</td>
</tr>
<tr>
<td>Handicap Ramp (ramp only)</td>
<td>0</td>
<td>Improved process</td>
</tr>
<tr>
<td>Four-Season Room</td>
<td>$100</td>
<td>Improved process</td>
</tr>
<tr>
<td>Screen Room</td>
<td>$100</td>
<td>Improved process</td>
</tr>
<tr>
<td>Gazebo</td>
<td>$100</td>
<td>Improved process</td>
</tr>
<tr>
<td>Porches</td>
<td>$100</td>
<td>Improved process</td>
</tr>
<tr>
<td>Retaining Wall</td>
<td>$100</td>
<td>Improved process</td>
</tr>
<tr>
<td>Deck</td>
<td>$100</td>
<td>Improved process</td>
</tr>
<tr>
<td>Deck Extension</td>
<td>$25</td>
<td>Improved process</td>
</tr>
<tr>
<td>Storage Shed</td>
<td>$100</td>
<td>Improved process</td>
</tr>
<tr>
<td>Driveway/Land Disturbance</td>
<td>$100</td>
<td>Improved process</td>
</tr>
<tr>
<td>Roof-Over</td>
<td>$100</td>
<td>ARC</td>
</tr>
<tr>
<td>Garage</td>
<td>$100</td>
<td>ARC</td>
</tr>
<tr>
<td>Carport</td>
<td>$100</td>
<td>ARC</td>
</tr>
<tr>
<td>New House</td>
<td>$850</td>
<td>ARC</td>
</tr>
</tbody>
</table>

All projects not listed will go to ARC
CRRA Checklist for Architectural Review Approval

1. Completed CRRA building/land disturbance approval application.

2. Gilmer County variance/building/land disturbance permit, if required.
   (Call 706-635-3406)

3. One site survey/plat drawn to scale, with proposed construction positioned within 11” of its actual location where it is to be constructed. Surveys are more accurate than plats with hand-drawn schematics so hand-drawn schematics on plats will require a sworn written statement as to the exact location of the proposed construction. (see page 12)

4. One set of plans drawn to scale with dimensions of the object to be constructed, the materials used (including all surface materials and fasteners), and any finishing materials, such as paint, stain, finish, etc...

5. Impact fees for additions (Residential and Eagle Mountain Campground)
   A. Total Amount Due ____________

6. All required forms completed, signed, and returned

7. A. Lot registered in correct owner’s name.

8. List of workers to be provided and updated as changes occur.

<table>
<thead>
<tr>
<th>Property Owner's printed name</th>
<th>Authorized Signature, CRRA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Owner's Signature</td>
<td>Date</td>
</tr>
</tbody>
</table>

Subdivision/Lot Number
Coosawattee River Resort Association, Inc.  
Eagle’s Mountain Resort Campground  
Sworn Statement in lieu of Survey

I, the Undersigned, am an owner of real property located within the Eagle’s Mountain Resort Campground of the Coosawattee River Resort. I understand and acknowledge that my property is subject to the Eagle’s Mountain Resort, Inc. Declaration of Covenants, Conditions and Restrictions and all of the Supplementals of record filed in Deed Book 138, Page 448; Deed Book 143, Page 721; Deed Book 168, Page 340; and Deed Book 172, Page 474, (collectively referred to hereafter as the “Covenants”) of the Gilmer County Superior Court Land Records, Georgia.

I also understand and acknowledge that the Coosawattee River Resort Association, Inc. (“Coosawattee”) has filed a Notice of Extinguishment by Abandonment of the first sentence of Article 17 of the Third Supplemental Declaration of Covenants, Conditions and Restrictions, located in Deed Book _____, Page _____, of the Gilmer County Superior Court Land Records, Georgia, thereby permitting structures in the Eagle’s Mountain Resort Campground so long as those structures satisfy the other Covenants, such as the thirty-five (35’) foot front and rear setbacks; and the ten (10’) foot side setbacks established in Article 7 of the Covenants.

I also understand and acknowledge that due to the size of my campground lot it is necessary for me to apply for a setback variance with both Coosawattee and the Gilmer County Zoning and Planning Department.

In lieu of having a survey prepared of my lot for Coosawattee River Resort Association, Inc. to delineate the exact lot lines, I hereby sign this statement swearing that I will take personal responsibility for locating any and all structures within my property boundaries. Additionally, I swear and affirm that I will construct any and all structures approved by the Coosawattee River Resort Association, Inc. Architectural Review Committee and Gilmer County within eleven inches (11”) of the location I described on the plat reproduction submitted to the Architectural Review Committee. Lastly, I understand that Gilmer County may require a survey for a Gilmer County building permit and/or setback variance.

Dated: ______________________________

__________________________________  __________________________________
Printed Name of Owner  Name of Second Owner

__________________________________  __________________________________
Signature of Owner  Signature of Second Owner

Lot Number: Eagle’s Mountain Resort Campground Lot C-______
CRRA
APPLICATION FOR ARC APPROVAL

The Architectural Review Committee (ARC) meets the second and fourth Thursday of each month. All applications must be submitted by noon on the Wednesday prior to the meeting date for projects requiring committee approval.

Date of submission of plans: _______________________________

Subdivision: Eagle’s Mountain Campground

Lot number(s): _________________________________

PRINTED Property Owner’s Name/Address/Phone number

_____________________________________________________________________________

_____________________________________________________________________________

PRINTED Primary Contractor’s Name/Address/Phone number

_____________________________________________________________________________

_____________________________________________________________________________

Describe the type of Construction/ Renovation/ other work to be performed.

_____________________________________________________________________________

_____________________________________________________________________________

_____________________________________________________________________________

Have you received the correct subdivision Covenants along with CRRA’s By-Laws and CRRA’s Rules and Regulations? ___________ Yes _________________ No

Signature of property owner ___________________________ Date signed ___________________________
Your application for a CRRA building approval for the above location has been reviewed by the CRRA Architectural Review Committee and has been:

Approved and assigned Approval # ________________________________.
This approval will expire on ________________.

**IF this Approval includes Driveway or Culvert Installation, PLEASE NOTE!!!** Refer to CRRA ARC Form “Driveway Transition and Culvert Installation” for culvert installation and driveway transition details and call 706-276-1060 ext.236 with any questions.

It is responsibility of the Property Owner to follow up on County and State requirements for all projects. If at any time a Stop Work Order is issued by any County or State Agencies, or if a Gilmer County Building Permit for this project expires, this CRRA Approval thereby becomes null and void and an automatic CRRA Stop Work Order is placed upon the property until such time as a resolution is reached with the applicable County or State Agency and / or the Gilmer County Building Permit reinstated.

*We are pleased that you have chosen Coosawattee River Resort as your construction site. Questions, call CRRA ARC at 706-276-1060 ext. 249*

**Architectural Review Committee**

<table>
<thead>
<tr>
<th>Arc Chair – Steven Creech</th>
<th>Arc Member – Dave Elmore</th>
<th>Arc Member – Bill Bancroft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arc Member – Von Redman</td>
<td>Arc Member – Maddie Mullis</td>
<td>Arc Member – Deb Sundberg</td>
</tr>
<tr>
<td></td>
<td>Arc Member – Trevor Davison</td>
<td></td>
</tr>
</tbody>
</table>

**Expedited Approval Process**

| Security Manager – April Clayton | Admin Assistant – Courtney Harter-Ray |

21
Driveway cut-ins and all culverts MUST be completed, inspected and approved by CRRA before any additional site preparation or work is started. CRRA owns and maintains all roads within the property and reserves the right to determine the acceptability of any and all connections from private property. CRRA property owners or their contractors shall furnish and install metal culverts where CRRA deems them to be necessary on CRAA property or utility/drainage easements. Please contact the CRRA office at 706-276-1060 ext. 236 when you are ready for your driveway and culvert installation and inspection. Only the CRRA Director of Maintenance, the CRRA ARC or their designee can determine the size, length and actual location of your culvert and acceptability of driveway transition. Failure to comply with this requirement will result in an immediate stop work order and may require repositioning or re-grading of a driveway and removal of a culvert which has been installed without CRRA approval. There will be two (2) inspections at no charge; there will be a $50 administration fee, per inspection, for any and all further inspections.  

Note!!!  Drawings are not to scale

All driveways must transition to be flush with the CRRA roadway whether they are paved or unpaved. Rip/rap rock must be included (as shown) to reduce erosion and to prevent silt being deposited into the ditch. In addition, all driveway construction where it encroaches upon CRRA roadways must comply with all applicable environmental and erosion control laws and regulation promulgated by Gilmer County and/or any other regulatory agencies. By-Laws Article X, Section 1 (e) neither the Board of Directors nor the ARC shall bear any responsibility for ensuring the structural integrity of soundness of approved construction or modifications,. Neither the Board of Directors, the ARC nor member of any of the foregoing shall be held liable for any injury, damages or loss arising out of the manner or quality of approved construction on or modification to any lot.
CRRA
PRIMARY CONTRACTOR PERSONNEL LIST

For your convenience, this form is provided so we can notify the CRRA Main Gate and Monitoring Station that construction personnel will begin requesting entry to your work site. All construction and delivery vehicles must know the subdivision, lot number and owner’s name for admittance into the property. If your personnel’s names are not on this list or if you have not otherwise provided the person’s name to the Main Gate or Monitoring Station, entry will be denied. Once submitted, this form will allow your construction personnel to enter CRRA quickly. It is your responsibility to keep this personnel list as current as possible and to notify CRRA immediately of any changes.

Please be sure all information is correct and fill in all blanks.

<table>
<thead>
<tr>
<th>Subdivision &amp; lot number</th>
<th>CRRA ARC Approval Number</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Property owner’s name and phone number (please print clearly)

Property’s street / 911 address (include adequate directions from entry gate)

Primary contractor’s name (please print clearly)

Primary contractor’s business address (please print clearly)  Phone number

List the names of your employees, subcontractors and their employees. Also include material suppliers’ names. Use other side for more names.

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

23
ARC Campground Final Inspection

Date Requested: __________  CRRA Approval #:________________

Lot owner’s name: ________________  Phone Number: ________________

Eagle Mountain Campground Lot#: ________________

Project: ________________________________

Directions: _______________________________________________________

**Compliance:**  Project Final Inspected Date: ______________

1. Any outstanding Compliance issues or citations?  Yes □ No □

2. All construction debris removed?  Yes □ No □

3. Setbacks verified?  Yes □ No □  N/A □
   
   F_____  B_____  LS _____ RS_____

Action to be taken, if any: _____________________________________________

_____________________________________________________________________

Inspected by: ____________  Pictures attached: _________

**Roads & Grounds:**

1. Any damages to common ground?  Yes □  No □
   
   Passed:□  Declined:□

Called with results: Date: ________________  Initials: ________________

Action to be taken, if any: _____________________________________________

_____________________________________________________________________

Date Released to Master File: ________________  Initials: ________________

_____________________________________________________________________

Lot owner or general contractor signature

____________________________________________

Lot owner or general contractor printed name
Coosawattee River Resort Association, Inc. By Laws Article X. Section 1. (E)

Limitation of Liability. Review and approval of any application pursuant to this Article may be made on any basis, including solely the basis of aesthetic considerations, and neither the Board of Directors nor the Architectural Review Committee shall bear any responsibility for ensuring the structural integrity or soundness of approved construction or modifications, nor for ensuring compliance with building codes and other governmental requirements. Neither the Association, the Board of Directors, the Architectural Review Committee, or member of any of the foregoing shall be held liable for any injury, damages or loss arising out of the manner or quality of approved construction on or modification to any Lot. The ARC review is for aesthetic purposes only and the committee has no responsibility related to county or state approval.

________________________________________
Property Owner’s Signature