



## ***River Pines R V Resort***

P.O. Box 98 New Richmond, OH 45157

### **CONSTRUCTION – Revised 2024**

**Must be Approved by the Board of Trustees or a Fine WILL be issued.**

1. For any construction, moving electric pedestals or tree planting on your lot. Complete the construction form and turn it in to the board for approval. All construction forms must be turned in 21 days prior to the start of your project for approval.
2. Building of sheds, fences and decks must be completed in a timely manner. No owner may build, construct, or install any item within the park property without an approved construction form signed by three members of the board. Any violation of this will result in immediate removal of the project item. ALL construction projects are subject to New Richmond zoning and FEMA regulations. ALL sheds, decks & fences require a permit through New Richmond. Wiring of sheds & carports require a permit from the Clermont County Building Department.
3. Fences are not to be taller than 4 feet tall, if going to be placed within 5 feet of the street, the fence must be removable in case of flooding and to allow your neighbor to get their camper in/out.
4. Privacy fences must be no taller than 6 feet with a 12-inch flow through at the bottom. Fences shall be no longer than 32 feet in length. All privacy fences or other construction MUST be approved by the Board of Trustees building committee & have NR permit BEFORE construction begins. Note: All privacy fences should be 5 feet from the street.
5. All storage sheds must be made of wood or plastic construction. Plastic sheds must be made by a commercial manufacture and cannot be of homemade construction. Plastic sheds must be vented and anchored same as woodsheds. Plastic flooring on plastic sheds will require extra anchoring to prevent floating. All sheds, wood or plastic, must not exceed 100 Square Feet total space with side walls no taller than 8 Feet high. Metal manufactured sheds are not permitted. ALL sheds must follow New Richmond zoning and FEMA regulations for anchoring and venting, with a permit from New Richmond.
6. Campers must be 15 feet apart side to side recreational vehicle to recreational vehicle per Ohio Administrative Code 3701-26-04 (a)
7. Auxiliary buildings owned by someone else must be 5 feet apart from campers per Ohio Administrative Code 3701-26-04 I (9) <https://codes.ohio.gov/ohio-administrative-code/chapter-3701-26>
8. Carports must be installed by a professional company and anchored. They must not have sides that descend from the gutter lines more than three feet and the gables can be closed in flush with the sides. No permanent structures or additions are permitted to be attached to campers, decks or sheds at River Pines RV Resort
9. All above ground utilities are the responsibility of lot the owner.
10. No lean-to type construction are permitted on any decks, porch, concrete areas and patios unless it is a metal awning/carport manufactured by a company approved by the Board of Trustees Building Committee and anchored per FEMA and New Richmond regulation.
11. Wooden roofs/shelters can be built with the approval of the board. Owners must submit the construction form, detailed drawings including dimensions, exact placement and construction material information. Roofs must be metal or a rubber composite material. No shingled roofs on the camper are permitted. The board will review and sign off the same as other construction projects. If an owner builds a structure without full approval of three members of the board, they can be made to remove the structure, or the board can remove it at the owner's expense
12. Rooms attached to campers must be a manufactured type by an authorized RV Dealer.
13. Homemade buses and campers are not permitted to be used as a camper.



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***Please utilize the space below to draw a representation of your project. (ie. Location of camper, fence, etc. and draw proposed shed, fence, deck etc.) Forms should be submitted through the black box in the clubhouse, e-mail to [riverpinesrvresort@gmail.com](mailto:riverpinesrvresort@gmail.com) or mail to PO Box 98 New Richmond, OH 45157***

Draw your lot, the placement of your camper and shed etc., and proposed project:

Name:	Lot#	Phone#	Email:	
Signature of Board Member for Approval				
Date:				

Once approved, please send a copy of the approved form with your permit application to the Village of New Richmond, where applicable, so they are aware we have agreed to the project.