

## **Christmas Mountain Campground Association PRV Architectural Guidelines**

The Christmas Mountain Campground Association (the “**Association**”) has adopted these architectural guidelines (“**PRV Architectural Guidelines**”) for all Permanent Recreational Vehicles (“**PRV**”) and PRV Campsites (“**Sites**”) within the Christmas Mountain Campground (“**Campground**”) and at the Christmas Mountain Village Resort. These PRV Architectural Guidelines will enable all PRV owners (“**Owners**”) to realize maximum enjoyment from the use of their Site while preserving and protecting the aesthetic integrity of the Campground.

Your cooperation in observing these architectural guidelines is appreciated and required. Campground management has the authority and discretion, at all times, to enforce these architectural guidelines. Any Owner who violates these architectural guidelines will be subject to remedies as permitted by the PRV Rules and Regulations adopted by the Association’s Board of Directors on April 19, 2023 (the “**PRV Rules and Regulations**”), the Declaration of Covenants, Conditions and Restrictions for Christmas Mountain Campground (Fifth Amendment) (the “**Declaration**”), the By-Laws of the Christmas Mountain Campground Association, and applicable law, and such Owner shall be responsible for any damages caused by such violation. Capitalized terms used but not defined herein shall have the meanings ascribed to such terms in the Declaration.

### **GOVERNANCE**

Pursuant to the Declaration, Section 12, Paragraph 12.5.5:

“No Permanent R. V. Member shall place, construct, or cause to be placed or constructed on such Member’s Campsite or on the Campground any building, structure or improvement, whether temporary or permanent, without first obtaining the written consent of the Association and the Christmas Mountain Village Property Owner’s Association (“**POA**”).”

These PRV Architectural Guidelines are meant to supplement and to be used in conjunction with the information and regulations set forth in the PRV Rules and Regulations.

### **DEFINITIONS**

“**Accessory Building**” means a structure on a Site that is appurtenant to the Principal Building.

“**Additions**” means items added to a Site, such as parking pads, rooms, decks, patios, porches, and steps.

“**Free Area**” means the portion of a Site (typically but not exclusively containing grass, flower areas, shrubs, or trees) that allows rainfall to soak into the ground and minimize run off.

“**Principal Building**” means the base Recreational Vehicle (“**RV**”) and any Additions placed on, under, or immediately next to the base RV.

“**Vehicle Parking Area**” means an asphalt or concrete pad placed on the Site for the purpose of parking vehicles other than the RV but does not include any asphalt or concrete placed under the RV or asphalt or concrete connecting the RV to its Vehicle Parking Area, which are considered part of the Principal Building.

### **GUIDELINES**

#### *Site Configuration*

- Site configuration (including the ratio of the area of the Principal Building to the area of the Free Area) must meet all Town of Dellona regulations and requirements.

- The Principal Building cannot be higher than fifteen (15) feet above the bottom of the RV frame. No side wall of the Principal Building can be higher than twelve (12) inches above the original height of the Principal Building side wall.
- The Principal Building must be a minimum of ten (10) feet away from another Principal Building, as measured from the outside edge of one Principal Building to the outside edge of another Principal Building, excluding slide outs.

#### *Accessory Buildings*

- A maximum of one (1) Accessory Building is allowed per Site and may not to exceed 168 square feet.
- Height of the Accessory Building cannot exceed twelve (12) feet.
- The Accessory Building must have a set back of at least ten (10) feet from the Site boundary; any set back reduction allowances require written approval, which may be withheld in the sole discretion of the Association.

#### *Vehicle Parking Area*

- The Vehicle Parking Area on each Site may not exceed 480 square feet.
- The Vehicle Parking Area must have a set back of at least ten (10) feet from the Site boundary; any set back reduction allowances require written approval, which may be withheld in the sole discretion of the Association.
- The Vehicle Parking Area should allow for all vehicles to be parked without extending into the roadway or otherwise beyond the Site boundary. A minimum of two wheels for each vehicle (other than golf carts) must be within the Vehicle Parking Area.
- Carports are prohibited.

#### *General*

- In addition to these PRV Architectural Guidelines, all Owners shall adhere to the statutes, regulations, and ordinances of the Town of Dellona and the State of Wisconsin.
- The Association's Board of Directors may amend or repeal these PRV Architectural Guidelines, in whole or in any part, at any time without prior notice and in its sole discretion by a vote of the Board.
- Fences are prohibited. The only allowance will be the addition of one post located at the corner of the Site and a cross member from the post to the ground at a 45 degree angle.
- Trees under five (5) feet tall can be removed or added to the Site, within reason, without written approval. All other tree removals and/or additions require written approval.
- Minor digging in connection with approved Site modifications and/or Additions is permitted at the Owner's sole risk, provided that the Owner shall contact Diggers Hotline (1-800-242-8511) prior to performing any such digging for location of any buried utilities.
- Owner shall be solely responsible for any and all loss, damage, or injury to persons or property arising out of or in connection with any Site modifications and/or Additions, regardless of whether approved by the Association or the Architectural Review Committee ("ARC"), and regardless of whether such loss, damage, or injury is due to unforeseen or unusual circumstances.

## SUBMISSION

- All Site modifications and/or Additions must be detailed on the approved PRV Architectural Review Committee Request Form ("**Request Form**") and submitted for review and approval of the ARC. The Request Form must include:
  - A detailed plan showing the lot lines, as confirmed by Sauk County, with the dimensions and placement of all proposed modifications.
  - All existing manholes.
  - Electrical, water, and sewer connections to the RV.
  - Sketches of the proposed changes to any Principal Building that would change the height of the Principal Building.
  - Permits issued by the Town of Dellona, if applicable.
  - Such other information as the ARC may reasonably require.
- Submission requests will be reviewed by the ARC on a bi-monthly (every other month) basis. ARC meeting dates will be disseminated to all PRV owners in advance in addition to being posted on property. All requests must be submitted at least twenty (20) days prior to each meeting date to be considered. Following ARC review, each request must be reviewed for approval by both the Association Board of Directors and POA Board of Directors, which process may typically take up to forty-five (45) days. The ARC's review and approval of a Request Form shall be solely for the benefit of the Association and the Campground and shall not constitute an endorsement of any particular safety precautions or construction means, methods, techniques, or procedures, nor shall it create any liability on the part of the ARC, the Association, the Campground, or any of their affiliates for errors, inconsistencies, or omissions in any approved documents.
- Regardless of whether two contiguous lots are owned by the same person, all written approvals will be considered separate and independent.
- All modifications and/or additions are the sole responsibility of the Owner.
- As a condition to approving each Request Form involving work to be performed by a contractor, the ARC may, in its sole discretion, require proof of insurance with such coverages and in such amounts as ARC shall determine to be appropriate and naming the Association and the Campground as additional insureds.
- All ARC requests can be submitted via email to [CMV.HOA@bluegreenvacations.com](mailto:CMV.HOA@bluegreenvacations.com) or mailed/delivered to Christmas Mountain Village (S944 Christmas Mountain Road, Wisconsin Dells, WI 53965).
- No modification and/or additions can be made without an approved Request Form on file.
- Pursuant to the Declaration, Section 12, Paragraph 12.5.5: "Any such building, structure, or improvement built or placed within the Campground without such written consent shall be removed by the Member responsible for its construction or placement within three (3) days following notice from the Association. In the event that the Member responsible fails to remove such building, structure or improvement within three (3) days of notice, the Association may remove the same and the cost of removal shall be billed to the Member and, if not immediately repaid, shall be added to the Member's assessment, with interest from the date billed until paid."