



Rubidell Resort Condominium
Association, Inc.

Doing Business As

River Bend RV Resort

Lot Improvement Guidelines

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Lot Improvement Guidelines

These guidelines have been adopted to permit the enjoyment of River Bend RV Resort by all those authorized to use it. All members will be governed by the Declaration of Condominium for Rubidell Resort Condominium, the Rules and Regulations and the following guidelines for all lot improvements. These guidelines are based on the Declaration of Condominium for Rubidell Resort Condominium Association and applicable state laws and county ordinances.

Required Permits – Jefferson County

There shall be no construction of sheds or decks without an approved permit from Jefferson County Zoning Department. Jefferson County permits are no longer required for dirt, fill, gravel, or topsoil. Please see below for listing of River Bend RV Resort required permits

Required Permits – River Bend RV Resort

There shall be no construction or installation of:

- external holding tanks
- patios
- fences
- contour improvements, to include the adding of dirt, fill, topsoil or gravel to your lot without possessing a River Bend Resort permit

To receive the necessary permits, you must abide by the following guidelines:

Important

If an existing structure sustains damage that is greater than 50% due to severe weather, etc., replacement or repair of that structure will require a new Jefferson County permit as defined by Jefferson County zoning regulations.

- If permit application does not conform to Declaration of Condominium, the permit should be denied.
- For lots located in designated floodplains elevation must be compliant with Jefferson County Zoning Guidelines. Please contact Jefferson County for exact elevation information.
- No shingles or building materials are to be disposed of on any River Bend property, or trash receptacles contracted by Rubidell Condominium Association, Inc.
- Please Note: Issuance of a Jefferson County Permit does NOT preclude the River Bend Resort Lot Improvement Guidelines

Procedure for Lot Improvements:

- Inform the park management when planning any improvements to your condo lot. Complete the applicable forms which are included in this packet. They are:
 - Sample plot plan diagram.
 - Lot line easement agreement when applicable.
 - Approved JC zoning permit which can be downloaded from the Jefferson County website when required.
 - River Bend RV Resort lot improvement permit.
 - Above ground external septic holding tank application when applicable.
- Prepare plot plan diagram and expose lot stakes.
 - NOTE: Should there be any lot line discrepancies or questions of lot stake placement with either the adjacent lot owner or the park, the owner must obtain a professional survey at the owner's expense and present an easement when necessary.
- Show front, rear and side lot line dimensions; also all existing structures and the locations and dimensions of all new proposed structures and/or lot improvements.
- Provide a list of materials to be used including colors and textures. Sheds and fencing must conform to the declaration of condominium.
- Provide [before improvement] photo of your lot with permit application.
- After park management approval, work may commence as indicated on issued permits.
- Permit(s) must be displayed and be clearly visible and readable from the road. Note: It is the owner's responsibility to display the appropriate permits.
- Inform the park management when improvements are completed and provide an [after improvements] photo of your lot for your permanent file.

Unit (Lot) Improvements:

There may be no improvements to any unit (lot) which in any manner hinders the use of another unit or the common elements of the condominium or which in any way interferes with the provision of services to any unit, or in any reduces, adds to, alters any screening or screening requirements or is within 5'0" of another unit owners lot boundary.

Only Recreational Vehicle Industry Association (RVIA) approved recreation vehicles located on a unit shall ***BE MAINTAINED IN A GOOD STATE OF REPAIR AND CONDITION AND MUST BE CONSIDERED MOBILE AND MOVABLE AT ALL TIMES.*** The park management, with respect to individual units, shall determine the acceptable state of repair and condition of any recreational vehicle or lot improvement. In the event a recreational vehicle or lot improvement is not within the guidelines as set forth herein, and after review of this decision by the board of directors, said vehicle or improvement shall be repaired or removed at the primary lot owner's expense in accordance with the declaration of condominium and/or fines imposed.

Unit Placement:

- All recreational vehicles/trailers shall be placed on the original pad with the original hitch, as mounted by the manufacturer, facing the road.
- Only one camping unit is allowed on a lot.
- A camping unit must be considered movable within in 45 minutes. River Bend maintenance or the park manager will determine if the camping unit is not in compliance with the River Bend RV Resort rules and regulations, state law or Jefferson County zoning rules.
 - Note: Jefferson County will be notified of non-compliant units.
- For purposes of safety, no recreational vehicle shall be closer that 5'0" from any property line adjoining another lot (common areas excluded).
 - This excludes tip outs/slide outs. It is the "foot print" of the RV must be 5' from lot line.
 - As of 2012 Air conditioning/furnace units/stationary propane tanks must also be 5' from lot line
- Motor homes shall be in good working condition (drivable) and must be acceptable in appearance.
- The pad which a recreational vehicle is to be placed on may be constructed of stone, gravel, blacktop or concrete.

NOTE: If a lot owner decides to sell their condo lot, and a violation exists, the owner shall correct the violation(s) prior to the sale. Please refer to the attached “selling your Cond Lot Guideline” for detailed instructions.

NOTE: If a lot owner decides to remove or replace their existing recreational vehicle or trailer and a violation exists, the violation must be corrected in order to comply.

Original Pad:

If or when the location of the original pad is in dispute or, for whatever reason, undeterminable, the original pad will be considered to be eight and one half (8 ½) feet (102 inches) wide, with the right most edge being five (5) feet from the right most lot line, (looking at the lot from the road), and from the road to five (5) feet from the back most lot line when bordering another Individual Unit, or to the back most lot line when bordering a common area as defined by the Declaration of Condominium Article(s) VI, B.16 & C.4.

Parking areas may be constructed of same materials but may not exceed 1000 sq. feet and in areas adjacent to common roads the elevation must be 1 inch lower, to aid winter plowing.

Above Ground External Septic Holding Tanks:

Please complete the application for above ground external septic holding tank attached to this material. All above ground external septic holding tanks must meet the park’s specifications and may be inspected by the park’s management once the installation has been completed. All above ground external septic holding tanks may be subjected to an annual inspection by the park management.

Note: New units to connect to an existing tank must complete a new application. No underground septic holding tanks are allowed as defined by DNR regulation.

Note: Gray/black water dumping is strictly prohibited and will be subject to fines.

Storage Sheds:

All storage sheds require a Jefferson County Permit. Please contact Jefferson County to obtain the appropriate permit. Sheds shall be approved by of the park management as to their size, width and exterior design and shall be constructed as follows:

- **DESIGN:** All sheds must be of a barn like structure with a gable roof.
- **COLOR:** All sheds shall be “barn red” with white trim and have green or green/white roof shingles.
- **SIZE:** Exterior shall be 8’ x 8’, 8’ x 10’ or 8’ x 12’ and no more than 114 inches (9 and ½ feet) in height; measured inside from the floor to the peak of the roof. May not exceed 100 square feet.
- **PLACEMENT:** No shed shall be closer that 5’0” from any property line adjoining another lot (common areas excluded) and no closer than 3’0” from the road. Before any shed may be set on any lot, the owner shall mark a setback line on the ground by means of spray paint or four stakes and a string line.
- **SHED FOUNDATIONS:** Unless otherwise specified by Jefferson County, for sheds located in floodplains, foundations shall be no more than 24 inches high and built on railroad ties or concrete type blocks. Any other foundations must be pre-approved by park management.
- **NUMBER of SHEDS ALLOWED:** Only one (1) shed per lot as defined by the declaration of condominium, Article VI, C, 9.

Decks:

All decks must have a Jefferson County Permit. Please contact Jefferson County to obtain the appropriate permit. Maximum surface area shall not exceed 400 sq. feet. Decks shall be constructed of wood or other appropriate deck material such as composite material and must abut to but not attach to or impair the moving of any recreational vehicle.

Contour Improvements and Lot Density:

After placement of recreational vehicle, sheds, decks, patios and parking areas, there must be an area of no less than 20% grass on the lot as defined in the Declarations of Condominium.

Fences:

Permanent fences shall be allowed along unit boundaries but must be split rail type. They do not require a Jefferson County permit but does require a River Bend RV Resort permit. They shall not exceed four feet in height and have no more than two horizontal rails. Placement should be no closer than 3'0" from the road. Fences are allowed on the lot line.

Dog-ear style fences are allowed to hide wood piles only. For wood piles, fences may not exceed 4'0" in height. For safety concerns and at the request of the LP gas vendors, fencing will not be allowed around LP tanks.

Plants, Trees and Shrubs:

Plants, trees and shrubs may be planted on any unit and do not require a Jefferson County Permit. Said plantings shall not create a nuisance or infringe on any adjoining unit or common elements.

Gardens:

All gardens shall be kept in a neat and orderly fashion. Gardens are not to exceed 10 sq. feet.

Fire Pits:

Fire pits for campfires are not to exceed 4 square feet in diameter. Campfires may not be more than three feet in height. Campfires are allowed only in designated fire rings located at least 20 feet from LP tanks.

Resort management may prohibit the building of fires at any time when a fire hazard exists. It is recommended that lots with little usable areas for fire pits use portable fire pits for obvious safety reasons.

External Lighting:

Permanent external lighting is allowed, however permanent external lighting shall not create a nuisance to any other unit owner or occupants.

Enforcement:

FAILURE TO COMPLY WITH PROCEDURES SET FORTH HEREIN WILL RESULT IN REMOVAL OF IMPROVEMENTS AT THE COST TO THE OWNER AND/OR FINES IMPOSED.

Any negative decision in regards to River Bend Resort Permits may be appealed directly to the Board of Directors, by way of written request prior to regularly scheduled meeting.



Lot Plan Diagram

Owner Name: _____ Lot #: _____

Owner Name: _____ Lot#: _____

Please provide a detailed description and diagram of proposed improvements below and provide a picture of lot:

Lot # and Signature of Lot Owner

Date

Lot # and Signature of Lot Owner

Date

Signature of Park Representative

Date



Application for Above Ground External Septic Holding Tank

Date of Application: _____

Lot Number & Street Name: _____

Lot Owner Name & Billing Address: _____

Lot Owner Telephone Number(s): _____

Contractor Name & Address: _____

Contractor Telephone Number(s): _____

Wisconsin Plumber or Servicing License Number: _____

Manufacturer of Tank: _____ Tank Capacity _____

Wisconsin Department of Commerce Product File Number: _____

All tanks must be installed and/or inspected by either a licensed plumber or a holder of a Servicing License issued Pursuant to S. 145.20, Wisconsin Statutes, and Ch. NR 113 Wisconsin Administrative code. All servicing and disposal of the contents from these tanks must be in accordance with the above listed regulations.

Application for Above Ground External Septic Holding Tank

Owner Attestation: I am the owner of the above listed lot and have received and read the Lot Improvement Guidelines for the Rubidell Resort Condominium Association. I understand that I must file all the required documentation and receive approval from the Rubidell Resort Condominium Association before commencing any work. Said work will be performed in a professional manner and will comply with all park specifications as well as all State, City, Local Building and Fire Codes.

Signature of Lot Owner Date

Signature of Park Representative Date



Application for Lot Improvements

Date of Application: _____ Lot Number & Street: _____

Name: _____

Lot Owner Name & Billing Address: _____

Lot Owner Telephone Number(s): _____

Contractor Name & Address: _____

Contractor Telephone Number(s): _____

Note: If contractor is not used, please indicate self

Please Indicate Type of Improvement Proposed
(Check All That Apply)

<input type="checkbox"/> Gravel	<input type="checkbox"/> Concrete	<input type="checkbox"/> Dirt/Top Soil	<input checked="" type="checkbox"/> Deck*	<input type="checkbox"/> Asphalt
<input checked="" type="checkbox"/> Shed *	<input type="checkbox"/> Fence	<input type="checkbox"/> Holding Tank**	<input type="checkbox"/>	<input type="checkbox"/>

***Note:** Some of above listed improvements will require a Jefferson County Zoning and Land Use Permit and may not qualify due to registered floodplain designation. Please check with Jefferson County before proceeding.

**Above ground septic holding tank installation requires a separate application and approval.

Application for Lot Improvements

Owner Attestation: I am the owner of the above listed lot and have received and read the Lot Improvement Guidelines for the Rubidell Resort Condominium Association. I understand that I must file all required documentation and receive approval from the Rubidell Resort Condominium Association before commencing any work. Said work will be performed in a professional manner and will comply with **all park specifications** as well as all State, City, Local Building and Fire Codes.

Signature of Lot Owner

Date

Signature of Park Representative

Date