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# Rules and Regulations

## Appendix A - SITE CHANGES AND ALTERATIONS

(Approved at Apr/27/2013 AGM, Approved at Apr/26/2014 AGM)

### 1. PROCEDURE

- a. The site Owner submits to the Directors the application form, “Alterations or Additions to Site”, with the description and measurements details for the planned changes.  
**Required building, gas or electrical permits will also be noted on the form.**
- b. The Directors review the request and provide feedback. One of the major reasons for this review is to ensure all code, Park rules and neighbour concerns are covered. A 30 day process period is required but the Directors are committed to processing the request as quickly as possible.
- c. The site Owner will obtain the required permits from the BC Safety Authority and/or the Town of Osoyoos as necessary and provide copies of them to the Directors.
- d. The Directors will retain a copy of the application form, “Alterations or Additions to Site”, and a copy of any permits in the Paradise Park office files.
- e. On completion of the above the Owner will be given approval and then work can start.

### 2. SITE – DEFINITION AND DESCRIPTION

#### a. Changes to site

Plans for any changes to the site shall be submitted to the Directors for approval prior to proceeding.

This includes the removal of trees or tree limbs, construction of decks, patios, barbeques and sheds. All changes or alterations must not extend past the property line, this includes the planting of trees or hedges, the construction of decks, patios, or sheds.  
Notwithstanding the foregoing, the list shall not be considered all inclusive.

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#### 2. SITE – DEFINITION AND DESCRIPTION (Con't)

##### b. Specifications for Structural Changes

- i. **Sheds:** One shed may be constructed for storage purposes only. It shall not be supplied with water, toilet/shower or stove.
  - maximum size = 80 square feet (7.43sq m)
  - shed must be a minimum of 18 inches (.046m) from road property boundary
  - roof peak height = 8 ft (2.44m) maximum
- ii. **Decking:** (Note- a new deck will require Town of Osoyoos Building Permit Dept. review)
  - maximum width = 12 feet (3.66m) with a minimum side clearance to property boundary line of not less than 1.5 feet. (.45m)
  - roofs to be flat awning style or gable style
- iii. **Arizona Rooms:** (Note- a new Arizona room will require Town of Osoyoos Building Permit Dept. review) Additional room on deck.
  - maximum width = 10 feet (3.66m)
  - maximum length = 10 feet (3.66m)
- iv. **Patios** shall be constructed of gravel, crushed rock, bricks or concrete blocks no larger than 2 feet (.60) metres by 2 feet (.60) metres.
- v. **Trailer Pads** must be black topped or paving stones.
- vi. **Fences** are not permitted.

##### c. Electrical Wiring:

Plans for any additional wiring (ie sheds, Arizona rooms) shall be approved by the Directors prior to installation. BC Electrical Safety Regulations require this work to be authorized by a permit and the work performed by qualified persons with inspections as deemed necessary by the BC Safety Authority. Owner's are responsible to ensure that these installations are compliant with the BC Safety Standards Act and local building requirements. Additional electrical wiring and/or outlets SHALL NOT EXCEED the sites 30 amps capacity.

The electrical systems in RVs and park model trailers are approved at the time of manufacture. Any additions or changes to these systems will also need to follow the BC Electrical Safety regulations.

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#### 2. SITE – DEFINITION AND DESCRIPTION (Con't)

d. **Site Cleanliness/Tidiness (Maintenance):**

Each member shall keep the site they occupy safe, clean and free of litter and debris at all times.

#### 3. RECREATIONAL VEHICLES

a. **Definition:** RV's shall include motor-homes, campers, 5th wheels and travel trailers. Both RV's and park model trailers are approved for use in the Park. All units must be self-contained.

b. **Approval:** To ensure necessary compliance in the following areas i.e. length, sewage system, proposed positioning on site, compatibility with site and the park (ie. tree configuration, landscape etc.) all RV's and park model trailers to be situated on sites shall be approved by the Directors prior to positioning.

c. **R.V. Standards:** Maximum length (including hitch) shall be (44) forty four feet (13.41m). The width shall not exceed (12) twelve feet (3.66m) for RVs with double tip outs and (14) fourteen feet (4.27m) for RVs with triple tip outs.

RV and park model trailer dimensions must be suitable for the size of the site.

d. **Positioning:** RV's and park model trailers must be positioned on the site to ensure accessibility to location of sewer and electrical hook-up. 1.5 feet (.46m) shall be allowed between the unit including push outs, tip outs and boundary fences and site lines.

e. **Wastes:** All waste water and sewage shall be ducted by means of enclosed sewage connections. Site Owners must ensure that the drainage system is odour-free.

f. **Skirting:** Skirting is permitted provided it can be removed easily. Plans shall be submitted to the Directors for approval prior to any work.

g. **Propane:** Propane is considered a serious hazard, especially in a tight RV park like ours.

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#### 3. RECREATIONAL VEHICLES (Con't)

RV propane systems are built to a specific code, CAN/CSA A277 & Z240.4, and as long as they remain unchanged (including remaining with the onboard propane tanks) they can be serviced by an RV Technician with a propane gas certification. Modifying an RV propane system requires a gas permit.

If an RV or park model trailer is connected to an external ground mounted propane tank then they fall under the CAN/CSA B149.1-10 & B149.2-10 codes and the following applies:

- i. A gas permit is required to connect a propane tank. Work is to be done by a licensed gas contractor with a qualified A or B fitter.
- ii. One (1) propane tank with a maximum capacity of two hundred and seventy five (275) pounds (125kg) is allowed.
- iii. The external tank must be at least 3 feet away from any opening windows.
- iv. The external tank must be at least 10 feet away from any ignition source (ie furnace, hot water heater, electrical boxes/plugs, etc).
- v. The external tank must be placed in a location free from potential damage (ie from vehicles) or provided with protection from potential damage.
- vi. The connection from the external tank to the trailer is typically a copper tubing (type L) but it can also be black pipe. Type K copper tubing is required if the tubing is buried. Note, hose connections are not allowed.
- vii. When connecting an external tank to an RV that had an existing factory mounted propane tank/regulator system care must be taken to disconnect and cap any unused components.
- viii. A twin stage regulator with a relief is required on an external tank installation. It must be mounted above the maximum propane level in the tank. The regulator must be mounted in a location that allows for safe venting, it cannot be mounted in an enclosed location (ie under a skirted trailer) or close to an ignition source. (Note- RV style regulators are 2 stage and are usually only equipped with a vent and therefore do not meet code requirements when connected to an external propane tank.

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#### 3. RECREATIONAL VEHICLES (Con't)

- h. **Awnings:** Standard RV canvas or rollup awnings are permitted. Aluminium awnings are permitted providing they do not extend above the roof of the RV and do not seriously impede the removal of the RV. Plans shall be submitted for aluminium awnings to the Directors for approval and will require Town of Osoyoos Building Permit Dept. review prior to work starting.
- i. **Air-conditioners:** Park model air-conditioning units are permitted but need to be positioned to minimize the disturbance to the neighbours from the noise and air flow. This is another item that needs to be approved by the Director prior to installation.
- j. **Parking:** Each site needs to ensure that there is at least one adequately sized parking spot. A 10 feet wide by 20 feet long parking spot is considered adequate to fit most vehicles and is therefore expected. (Note, this does not apply to sites: 58 to 70, 10 & 17 as they park on the road in front of their sites)