

Myrtle Beach RV Resort

CONSTRUCTION POLICIES

1. Lot owner(s) are required to obtain the proper Architectural Review Board (ARB) forms from the Office prior to any construction beginning.
2. Before the ARB and park management grant approval, the lot owner(s) must pull strings defining the lot boundaries. Original lot corner survey stakes must be exposed. If owner cannot locate and expose corner stakes, a survey must be done.
3. The lot owner(s) must submit the Pre-Construction Application Form (ARB-I) as well as the Plans for Construction and Plot Map Sketch Form (ARB-II) to the Office showing lot size and measurements and placement of RV, park model, storage building, deck, room addition, etc. with setbacks. Setbacks are: 5 feet on each side including any overhangs; 20 feet on the front; 10 feet on the back (**EXCEPT lots 223- 244, fronting the Cherry Grove Marsh; lots 5-29, 245-257, along SR 236; lots 30-46, 180-199, along Lake Jackson Dr.; lots 60-75, 77-88, along Lake Ham, which will be 5 feet on each side including any overhangs, 20 feet on the front and 5 foot rear yard setback**) Steps are allowed 3 feet into the front and back setbacks, but not on the sides. The ONLY thing permitted in the 5-foot setback is the heat/air unit.
Refer to Article 7, section 4, and page 11 of the Covenants for additional information.
4. The Office will submit the documentation (ARB-I & ARB-II) to the ARB/BOD for evaluation. The ARB has thirty (30) days to approve or disapprove.
5. Upon approval, the Office will give a copy of the documentation to the lot owner(s). The lot owner(s) will then take the paperwork to the City of North Myrtle Beach to obtain a city building permit. 6. Work can begin ONLY after the City of North Myrtle Beach issues a permit. The permit should be displayed on site and a copy must be filed in the Office.
7. If proper paperwork is not submitted and approved AND a city permit is not obtained, the ARB will assist the City of NMB in obtaining and enforcing a "Stop Work Order". Lot owner(s) will be responsible for any legal fees incurred due to improper construction or permitting.
8. If any changes to the original plan occur during construction, the lot owner(s) must inform the Office and obtain approval through the ARB for the revision before continuing with construction. 9. If repairing an existing structure (that already meets park and city codes) and a permit is not required, the Proof of Work Form (ARB-III) will need to be completed.
10. The ARB will check construction in progress and following completion. It will be the lot owner(s) or builder's responsibility to notify the Office as each phase is completed for inspection by ARB as
 - A. After the floor system is in place.
 - B. After the roof of new construction is completed.
 - C. Final inspection when completed. follows:
11. It is the lot owner(s) or builder's responsibility to stay in compliance with the City and MBRV. 12. The ARB is available to provide guidance and answer any questions you may have during the construction process.
13. If a disagreement should occur between the lot owner(s)/builder and the ARB during construction, the lot owner(s) may appeal to the BOD (Board of Directors) through the Office within 15 days. 14. No final inspection can occur until all construction debris is removed from the lot.

Call USIC Utility Marking Services before digging at 811 or (888) 721-7877

- **All signatures expire after ninety (90) days. If work is not completed within ninety (90) days, a new ARB application form is to be filled out.**

Myrtle Beach RV Resort

Pre-Construction Application Form (ARB-I)

In accordance with the Myrtle Beach RV Resort Declaration of Covenants, Conditions, Restrictions and Easements, recorded with the State of South Carolina and the County of Horry (Article 7.4 Architectural Control, page 11) no building, fence, wall or other structure, and no change in topography, landscaping or any other item shall be commenced, erected or maintained upon the Property, nor shall any exterior addition to or change be made until the plans and specifications showing the nature, kind, shape, height, materials, color and locations of the same shall have been submitted to and approved in writing as to the same's compliance with this Declaration, the same's harmony of the external design and location in relation to the surrounding structures and topography by the Developer.

Any construction plans must be submitted to the Architectural Review Board as follows:

- I. Owner's Name: _____ Lot # _____
II. Contractor's Name: _____
III. Plans for Construction: complete the ARB-II page (Plans for Construction and Plot Map Sketch Form)

By signing this application, the lot owner(s) grant permission for the ARB/BOD to enter property at anytime during construction for inspection (even when owner is not at location).

Note: Construction must conform to all City and Park Regulations, including set backs from property lines enforced by the City and height restrictions established by the Architectural Review Board. Any major changes in construction, after the plans are approved, must be re-submitted to the Architectural Review Board for review. The following set backs and height limitations are for your information.

1. Set Backs:

RV, Addition and Deck: Front-20ft; Side-5ft; Rear-10ft

Utility Building: Side-5ft; Rear-0

Steps and overhangs must be in accordance with NMB Code.

(EXCEPT lots 223-244, fronting the Cherry Grove Marsh; lots 5-29, 245-257, along SR 236; lots 30-46, 180-199, along Lake Jackson Dr.; lots 60-75, 77-88, along Lake Ham which will be 5 feet on each side including any overhangs, 20 feet on the front and 5 foot rear yard setback)

2. Height Limitations:

RV, Addition: Maximum height-18ft (measured vertically from the peak of the gable to the original contour of the ground (either end).

Utility Building-park approved buildings only

6x8 & 8x8 (max sq. ft.=64)-Max height 10ft

8x10, 8x12, 10x10 & 10x12 (max sq. ft. =120)-Max height 12ft (measured vertically from the peak of the gable to the original contour of the ground (either end).

IV. Estimated Start Date: _____

Estimated Completion Date: _____
(Completion shall include under skirting, trim, paint, handrails, etc.)

V. Name: _____ Phone #: _____

Signature: _____ Date: _____

All signatures expire after ninety (90) days. If work is not completed within ninety (90) days, a new ARB application form is to be filled out.

ARB Signature () Approved () Disapproved Date: _____ Sign:

_____ Print: _____ Sign:

_____ Print: _____

Floor System () Approved () Disapproved Date: _____ Sign:

_____ Print: _____ Sign:

_____ Print: _____

Roof Height & Overhang () Approved () Disapproved Date: _____ Sign:

_____ Print: _____ Sign:

_____ Print: _____

Final Inspection () Approved () Disapproved Date: _____ Sign:

_____ Print: _____ Sign:

_____ Print: _____

NO FINAL INSPECTION UNTIL ALL CONSTRUCTION DEBRIS IS REMOVED

OFFICE USE ONLY

ARB-I and ARB-II received Date: _____ ARB-I and ARB-II sent to
ARB Date: _____ ARB decision received Date: _____
Approval documentation given to Owner Date: _____ Copy of permit
received Date: _____ ARB final inspection done Date:

Park Manager Approval

_____ Date: _____

Myrtle Beach RV Resort
Plans for Construction and Plot Map Sketch Form (ARB-II)

Detailed scope of work:

Plot map sketch: (must show lot size, measurements and placement of RV, park model, storage building, deck, room addition, etc. with setbacks)