

White Birch Lakes Recreational Association

Title: Camping Guidelines	Date: 4/14/2012; Revised 2/11/2017; Revised 12/9/2017
Policy	Category Member/Guest
Procedure	Attachment No WBLRA #16
Approved by: WBLRA Board of Directors	Policy Page 2

NEW FOR 2018 – LIMIT ON NUMBER OF CAMPERS ON VACANT LOTS

In September, 2017, Lincoln Township passed a Revised Zoning Ordinance. Section 20.8 addresses Recreational Vehicles as Temporary Dwellings on Vacant Lots, in other words, Camping. Section 20.8 deals with several aspects of camping on vacant lots, however the regulation that will impact WBLRA campers the most is found in Paragraph B, Standards, Subsections 2 Lot Area and 4 Number. Subsection 2, Lot Area states “There shall be no required minimum lot area for the parking of the *first* recreational vehicle on the lot. The lot shall have a minimum area of one and one-half {1.5} acres for the parking of a *second* recreational vehicle.” Subsection 4, Number states “The maximum number of recreational vehicles on the lot shall not exceed two (2), subject to the lot area restriction of subsection (2) above. In addition, Subsection 7. Occupants The recreational vehicle shall be occupied by the vehicle owner and/or person residing at the same permanent address as the vehicle owner. This revision covers the entirety of Lincoln Township and not just White Birch Lakes.

Since it is expected that Lincoln Township will actively enforce this new ordinance, it is suggested that you acquire a copy of the ordinance from Lincoln Township in person or on their website and familiarize yourself with the new regulations. Your Board of Directors worked very diligently to create a new zoning district, R-2A, for WBLRA, which will shield us from capricious changes by subsequent Township Boards

1. The Township Camping Season is May 1st through October 31st. In order to reconcile our C & R's with the Township Ordinance, the Board will issue a Blanket Permit to allow camping in WBLRA from May 1st through October 31st each year.
2. **VACANT LOTS SHALL NOT BE USED FOR STORAGE OF RECREATIONAL VEHICLES, CAMPERS, TRAILERS, OR OTHER CAMPING ACCESSORIES FROM NOVEMBER 1ST THROUGH THE NEXT MAY 1ST.**
3. Off season camping permits, will NOT be issued for the purpose of storage of recreational vehicles, campers, trailers or other camping accessories.

IN ORDER TO USE YOUR LOT FOR CAMPING, THE FOLLOWING GUIDELINES APPLY:

- 1. Your campsite must be setback 100 feet from WBLRA roads.**
- 2. Newly approved or improved driveways must use a Metal culvert (not plastic) according to Lincoln Township Ordinance.**
- 3. Fire pits are required for every camping site and must consist of any of the following: stone, brick, concrete blocks, steel rim (with tire removed) or any other noncombustible material traditionally used to "contain" or "keep" a campfire in a controlled and confined area.**
- 4. Fire pits must be constructed at least 25 feet from any structure, property line or camping unit.**
- 5. You must have an approved means to contain (hold) and transport sewage if your Lot is not equipped with an approved Health Department septic tank and drain field. A portable toilet or an RV holding tank or tote tank will maintain compliance.**
- 6. Tent camping is permitted. However, tents cannot be left unattended for more than 48 hours.**
- 7. Campers must agree to comply with all REQUIREMENTS pertaining to camping and to keep their lot CLEAN and free of debris.**
- 8. WBLRA must comply with, and is obligated to enforce the Circuit Court order of January 28, 2014. Any violations may result in legal action to maintain compliance with the court order. Any legal expenses and fees incurred in enforcing the Court Order will be assessed to the non-complying lot owner.**

Additional conditions for Campground and Storage Lot

- 1. Campers must agree to comply with all REQUIREMENTS pertaining to camping and to keep their camp site CLEAN and free of debris.**
- 2. Campers that are in the campground or storage lot will waive any claim for damage and understand that all camping units must be removed by any expiration date.**
- 3. Removal of units from the storage area will occur due to any lack of compliance with your signed annual Storage Agreement.**

These rules and regulations do not supersede any other rules and regulations imposed by any Court Order or Township, County, State of Michigan or Federal Laws and Regulations. Compliance with requirements of any Court of Law, Township, County, State or Federal Law and Regulations is the sole responsibility of the Property Owner.

WBLRA Board of Directors reserves the right add to, remove or amend the above Requirements and Guidelines as necessary to comply with changes in our Covenants and Restrictions, Court Orders or changes in Township, County, State or Federal laws, ordinances or statutes.