

# BASIC GUIDE PARK MODEL INSTALLATION

## Leisure Time RV Park Subdivision

This guide is provided to help you understand park model installation requirements in Leisure Time RV Park. It is an owners responsibility to meet all requirements in the Leisure Time Covenants, Conditions & Restrictions (CC&Rs) & the City of Cascade Code.

The following Article (when read in its entirety) explains what is allowed by the park in conjunction with the City of Cascade Codes & Regulations. Additional park requirements will apply; setbacks, water sewer hookups, etc.

CC&R---Article II---General Covenants, Conditions and Property Use Restrictions

Reference Amendment dated July 2001---2.5 Permanent Buildings Restricted

Excerpt: .....”In addition, all structures added on to a recreational vehicle, or otherwise constructed upon a lot, other than a storage building subject to 2.24 herein, **shall be no higher than sixteen (16’) feet in elevation, measured from the average ground level at the base of the structure to its highest point, except that park model trailers shall be allowed to have a factory built loft.”**

### **Steps needed before installation:**

- 1) Complete a Leisure Time Pre-Approval Exterior Permit Application (no cost)
- 2) Contact City of Cascade Building Inspector, Darryl Shepard, for basic requirements that must be met before any installation. Some requirements are listed below.
  - a) Flood Dept. Permit (a cost)
  - b) Elevation Certificate completed by an engineer (a cost). This will determine how high off the ground your Park Model must be based on the lot location in the park.

This information can be found in the Flood Damage Prevention Regulations on the City Hall website.

It is the Leisure Time lot owners responsibility to Contact the Leisure Time Board ([leisuretimervparkboard@gmail.com](mailto:leisuretimervparkboard@gmail.com)). A Leisure Time Permit is required. That permit will be issued but is subject to the owner receiving subsequent City Building Inspector approval and presenting all that documentation to the Board before any prep work or installation is done.

The Board of Directors has no control over the City Code & Flood Elevations that pertain to individual lots. The process can not be avoided. Owners bare full responsibility for following the requirements.

