

BAXTER LAKE RECREATION AREA ASSOCIATION

SITE CONTROL COMMITTEE RULES

Updated June 2025

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NOTES:

1. **Parking:** All sites must have room to park one (1) motor vehicle on the site.
2. **Compliance:** All structures on a site must come into compliance with current site control committee rules when any changes or alterations are made to the site.
3. **Outstanding Dues:** No alteration permit will be issued to a site in arrears on dues, taxes, or assessments.

INTRODUCTION:

1. The following rules were adopted by the Board of Directors for your safety and welfare as well as the preservation of this area as a campground. They identify some specific requirements of BLRAA and the city of Rochester, which must be followed.
2. The applicant is responsible for obtaining whatever permits are required by any local, state or federal agency as required by law.
3. Neither BLRAA, the Board of Directors, nor any of its agents accept any responsibility for any construction commenced without benefit of all applicable permits.

1. Campsites:

1. Association members are prohibited from constructing or maintaining on their sites items which compromise the architectural and aesthetic integrity of the campground.
2. During Quiet Hours, exterior lighting will be limited to “accent”, “patio” or manufactured lighting which came with the RV.
3. Bright lights designed to light the entire area (such as spot or flood lights) must be shut off. Bright lighting during Quiet Hours constitutes a hazard and nuisance to other members in the campground who are trying to sleep.
4. All sites must ONLY have the E911 number visible from road. **[See Addendum #4]**

2. Common Grounds:

1. The reference “Common Grounds” include all grounds within the campground except for the sites which have been assigned to specific Association members for their exclusive use.
2. It is the responsibility of every Association member to keep the Common Grounds (i.e. Lodge, Pavilion, Beach, Bathrooms, Roadways, etc.) clean and neat.
3. The Lodge and Pavilion may be available for you to use for your functions. However, they must be reserved in advance with the Buildings and Grounds Director. Also, they must be clean when you are through and the trash barrels emptied.

3. Green Areas:

1. Green Areas are those Common Grounds which have not been and are not intended to be developed and have not been assigned for the exclusive use of any Association member.
2. Green Areas are not available for use of any kind except as approved by the Board of Directors. See General Rules for further information.

4. Cutting Trees:

1. Before cutting any trees, a BLRAA Application for Site Alterations must be completed showing the location of the trees to be cut and the reason it is necessary to remove them. This application must be submitted to the Site Control Committee and approved by that committee before any trees are cut.
2. The Site Control Committee shall maintain trees on common areas, green areas, and association-owned lots.

5. Application for Site Alteration:

1. Failure to obtain a BLRAA permit where one is required will result removal of any changes, plus a \$50 fine. Failure to remove changes will be subject to additional fines.
2. Application for a permit shall be presented to a Site Control Committee member in person or by email. A non-refundable \$10.00 application fee is required for the first permit of each season. [See Addendum #1] All approved applications shall be displayed for public view.
3. All approved applications for structures, modifications, improvements, etc. will have a final inspection by the Site Control Committee within three [3] months of completion.
4. All permits are VOID after one [1] year from date of issue, and must be resubmitted to the Site Control Committee for renewal.

6. Site Modification/Structures:

1. No structures, improvement, equipment, paraphernalia, or modification may be constructed upon a site nor shall any additions, alterations, or changes be made until plans and specifications have been submitted with a BLRAA "Application for Site Alterations" and approved in writing by the Site Control Committee appointed by the Board of Directors.
2. For any structures the plans submitted must show the nature, kind, shape, height, materials, and location of same within the site.
3. No improvements below grade.
4. In the event the Site Control Committee fails to act on your Application within 60 days after said plan and specifications have been submitted for approval, permission of the Site Control Committee will not be required.
5. Any decision of the Site Committee may be appealed to the Board of Directors within 60 days of their denial.

7. Recreational Vehicle Permitted on a site at BLRAA:

1. A Site Control Committee permit is required to put an R.V. on a site.
2. One R.V., with an RVIA or RPTIA emblem attached on the exterior of the RV is permitted on a site. [400 square feet total].
3. No Mobile Homes will be allowed in the BLRAA campground.
4. One RV per site. A tent trailer with wheels on is considered to be an RV.
5. A tent trailer with wheels permanently removed (12 months a year) is considered to be a tent.
6. All structures, including tents, shall be 3 feet from the lot line (3-3 rule).
7. Clearance between all structures, including tents, shall be 6 feet.
8. Any RV or structure violating rule seven (7) is subject to a \$25.00 fine, plus \$50.00 per day until the violation is corrected.

8. Additions/Add-A-Rooms:

1. All additions and Add-A-Rooms must have a Site Control Committee permit.
2. Additions shall not exceed the box length of the RV and not more than 10 feet in width.
3. On all additions with a roof over RV, the RV must be set so that the posts that support the backside of the roof will be 3 feet from the lot line.
4. Bay windows or any protruding windows on an add-A-Room are allowed as long as the 3-3-6 rule is met, unless the overall width does not exceed (10') ten feet, and the overall length does not exceed the length of the RV.
5. Exterior walls of RV are not to be removed.
6. Only pads on-grade are allowed, with nothing below the frost line.
7. A roof of any addition shall be no greater than two [2] feet high from top of plate of RV to top of ridge. A combined height of no more than 4 feet high from the top plate of the RV to the top of the ridge for RV and addition for a ten [10] feet span, with maximum of 8" eaves.
8. A roof over an RV only shall be no higher than 2 feet high from top plate of RV to top of ridge. A combined height of no more than 4 feet high from top plate of RV to top ridge for RV and addition for a 10 feet span. Roofs cannot have dormers except A-frames or skylights.
9. Landings on additions for entrance purposes shall not be larger than 4 feet in depth and not larger than the width of the door plus railings and steps.
10. All additions require a drawing showing the work to be done and materials to be used in construction.
11. One deck on an addition is permitted with up to two hundred [200] square feet maximum overall size, front or rear, or the addition side.
- 11.1 A roof over a deck is permitted but must remain totally open on all sides. No screening or partial walls ever permitted [See Addendum #5]
12. A patio at ground level is permissible. A patio may be the full area of the lot, level with grade.

12.1 A roof over a patio is permitted, off the addition only and no greater than the length of the RV. Must remain totally open on all sides, no screening or partial walls ever permitted. Only one [1] patio roof may exist on any site. **[See Addendum #6]**

13. Skirting on all RV's and additions shall be of a temporary nature.

14. All construction on a site shall be done with dimensional lumber or other approved manufactured material.

15. Wood and Pellet stoves are the responsibility of the site owner and must be inspected by the local Fire Department.

9. Renting Sites:

1. Failure to obtain a BLRAA Site Rental permit will result in an automatic \$100.00 fine and an additional \$50.00 fine per day until the requirement is met. **[See Addendum #2]**

2. Seasonal and weekend rentals/visitors require a Site Rental Agreement acquired by the site owner of record, stating the name and address of the renter/visitor, the type and size of the RV to be placed on the site, and insurance information. A \$10.00 fee must accompany any rental agreement. **[See Addendum #3]**

3. A second RV on a site is not permitted.

4. See General Rules two (2) and seventeen (17) for more information on renting.

10. Storage Sheds:

1. Wooden or vinyl storage sheds are allowed with a maximum of 144 sq. ft.; length not to exceed 16 feet. Height is measured from the bottom of the sill to the top of the ridge and cannot exceed 10 feet.

2. Only pitched roofs will be allowed on sheds. Maximum roof overhang allowed is six inches. Sheds may be sided with T1-11, clapboards, wood shingles or vinyl siding, ship-lap or similar material. Sheds constructed with wafer board must be covered with vinyl siding or other acceptable material.

3. No garage or shed type addition (for golf carts, etc.) will be allowed.

4. Metal sheds of any kind are prohibited.

5. An Application for Site Alteration must be submitted to the Site Control Committee and approved before a shed can be constructed on or moved onto a site.

6. Only one shed on a site is permitted.

7. Only pads on grade are allowed.

8. All must comply with 3-3 rule and have 6 feet between structures.

11. Screen Houses:

1. Maximum size for a screen house is 12 feet wide x 12 feet long x 10 feet high. Height is measured from the bottom of the sill to the top of the ridge.

2. Only pitched roofs will be allowed on a screen house. Maximum roof overhang is 6 inches.

3. No more than 36 inches solid side wall height, screen on all four sides, no solid entrance doors, screen door only, no permanent glass is permitted; screens may be covered with plywood or other acceptable material for the winter season. (Labor Day - Memorial Day).

4. An application for site alteration must be submitted to the Site Control Committee and approved before a screen house is constructed or moved onto a site. The application shall show the materials to be used in construction. Only on grade foundations are allowed.

5. All must comply with 3-3 rule and have 6 feet between structures.

12. Retaining Walls:

1. Retaining walls require an application for site alteration approved by the Site Control Committee and shall show the height, length, materials to be used in construction (R.R. Ties, Stone, Garden Pavers, etc.), how the wall is to be tied back (if applicable), drainage and back fill to be used.

2. Any wall over 4 feet high requires an engineering plan.

3. A Site Control Committee permit is required to put fill, stone, etc. on a site.

13. Portable Shelters:

1. You are permitted to erect a manufactured, portable shelter for the winter storage of golf carts, lawn furniture, etc., no earlier than Columbus Day and it must be removed no later than the following Memorial Day. To do so, you MUST obtain approval of the Site Committee on an Application for Site Alteration form PRIOR TO erecting the shelter.

2. The shelter must conform to the 3x3 setback rule.

14. Fireplaces:

1. Fireplaces shall be 3 feet from lot line and 10 feet from any structure.

2. Inside fire box shall be no larger than 2 feet x 2 feet.

3. See General Rule number four (4) for more information

15. Gravel and Stone:

1. A permit is required to put gravel on a site.

2. The gravel may not exceed the boundary of the lot nor infringe on any buffer zone.

3. No permit is needed to put stone on a site.

16. Holding Area/Storage:

1. Any vehicle parked in the holding area must have the owner's site number clearly visible on the dashboard.

2. Any vehicle parked for longer than 5 days must have a permit from the Site Control Committee.

3. Items may be stored in the Holding Area for up to thirty (30) days by requesting a permit from the Site Control Committee.

4. One additional thirty (30) day extension may be allowed upon request.

5. Items must be removed from the holding area after the permit expires.

6. Site Control Committee has responsibility for policing the Holding Area

7. There is a \$50.00 fee for any vehicle parked in the Pavilion parking area over the winter months. Please Site Committee Chairperson for details.

8. There is a \$10.00 fee for any boat trailer to be parked in the boat trailer lot over the summer. Please see Site Committee Chairperson for details

17. Snowplowing:

1. Only marker stakes with reflectors are permitted at the front of sites.

2. No rope fences or equivalent are permitted.

18. Forbidden:

1. Outside refrigerators

2. Fences

3. Washing machines

4. Open fires in enclosed areas

5. More than one RV on a site, more than one shed on a site

6. Tree houses

7. Unregistered, un-inspected motor vehicles

8. Permanent supports or foundations below frost line

9. Permanent dog pen, runs or cages

10. Hot tubs

19. Rule Clarifications:

1. 3-3 rule is clarified that any structure (trailer, shed, fireplace, deck, add-a-room, screen house etc.) shall be 3 feet from any boundary line on all sides of lot. This would mean that each lot would have a minimum clearance between combustible structures of 6 feet or more from one lot to another (min. 3 feet on one lot and min. 3 feet on next lot)

2. Additions will not exceed the box length of the trailer and width cannot exceed 10 feet.

3. Tip Outs, Slide Outs, Bump Outs, Bay Windows, must comply with the 3-3 ruling. Tip out, slide out, bump outs, bay windows must be 3 feet from the boundary line when fully extended and must meet all site rules in regards to other structures, fireplaces, sheds, etc.

20. Buffer Zones:

1. Buffer Zones are the area between our land and abutters. Lots are defined on BLRAA plot plan and each lot is defined with footage.

Physical Address	One Baxter Lake Drive	Rochester, NH 03867
Mailing Address	PO Box 1492	Rochester, NH 03867
	Revised June 2025	

2. Outlying lots that abut other land owner's land cannot exceed their lot measurements beyond plan footage.

3. Regarding reorganizing and non-conformance- The Site Control Committee will not approve any site alteration permits until non-conformance of this boundary dispute has been corrected.

4. It is also noted that Baxter Lake Recreational Area Association will not be responsible for any actions addressed by this dispute and will be the sole responsibility of that lot owner if any legal actions are taken by the abutter.

REMINDER:

1. All sites must have room to park 1 motor vehicle on site.

2. All structures on site must come into conformance with present site control committee rules when any changes, additions, or alterations are made on site.

Addendum #1 Motion passed. 8 for, 0 against November 2011 BOD meeting

Addendum #2 Motion passed. 6 for, 1 against April 2013 BOD meeting

Addendum #3 Motion passed. 7 for, 0 against April 2013 BOD meeting

Addendum #4 Motion passed. 8 for, 0 against May 2013 BOD meeting

Addendum #5 Motion passed. 7 for, 1 against June 2013 BOD meeting

Addendum #6 Motion passed. 8 for, 0 against September 2013 BOD meeting