

**Chincoteague Bay Trails End Association, Inc.
PO Box 240
Horntown, VA 23395
LETTER TO PROPERTY OWNERS**

Welcome to Chincoteague Bay Trails End. We are pleased that you have decided to make major improvements to your property. Prior to the start of construction, you should understand that there are certain specifications and rules with which you must comply.

The Amended Declaration of Covenants, Section V, Paragraph (a), November 29, 2002, provides no improvements may be placed upon a lot without prior approval from the Environmental Committee. No work can begin until a "Construction Permit" has been issued by the Environmental Committee.

It is the responsibility of the Property Owner to determine the boundaries of his or her property. If the Property Owner does not know exactly where the markers are, **then it is his or her responsibility to have the property professionally surveyed by a licensed Surveyor prior to staking it out.** If the site is to be a stick-built, modular, park model, room enclosure, trailer port enclosure or any construction requiring concrete footers, the lot must be surveyed by a professional surveyor and clearly marked and a copy of your septic plot drawing must be submitted with your application for permit. Chincoteague Bay Trails End Association and its Environmental Committee cannot be held responsible for any problems that occur if the property boundaries are not marked correctly. Do not submit your application for permit until your property boundaries are staked out and clearly defined with survey tape or highly visible line, and the area of proposed construction is similarly marked. No permit will be issued until this is done.

The Environmental Committee will inspect your site prior to issuing your permit and the start of construction to be sure that everything is in order. If you heed these guidelines and attached Construction Requirements, we are sure the construction process will proceed swiftly.

Environmental Committee
Chincoteague Bay Trails End Association, Inc.
Adopted by Board of Directors: December 16, 2006
Effective: January 1, 2007
Modifications Adopted by Board of Directors: October 22, 2011
Effective: November 1, 2011
Modifications Adopted by Board of Directors: February 22, 2014
Effective: March 1, 2014
Modifications Adopted by Board of Directors (Shed): June 28, 2014
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Chincoteague Bay Trails End Association
ENVIRONMENTAL COMMITTEE RULES AND REGULATIONS

Pursuant to Article V of the “Amended Declaration of Covenants of Chincoteague Bay Trails End Association, Inc. of November 29, 2002 (the Declaration)”, the following constitutes the Environmental Committee Rules and Regulations of Chincoteague Bay Trails End Association, Inc. (the “Association” or “Trails End”):

INTRODUCTION:

These Rules and Regulations apply to camping units, stick built or modular homes, room enclosures, RV port enclosures, additions, attached screen rooms, RV or car ports, screen rooms, gazebos, decks, and other improvements to be placed on lots at Trails End, including any modifications to any existing structures. Any modification to a camping unit requires a variance or permit.

You are allowed a TOTAL OF 1300 SQUARE FEET of combined living space and under roof, i.e., stick built or modular home, decks, screen room, gazebo, room enclosure, RV port enclosure, trailer port/car port, park model, and RV. In addition, you may have one shed, with an allowance of 160 square feet and 256 square feet of deck without any deduction from the 1300 square feet total. All sites within Trails End are designed for ONE camping unit, or ONE house. Property owners may have visiting camping units for a maximum of 2 weeks in a 4-week period. Owners should contact security (the gate) informing them of all occupants of the visiting camping unit and the duration of their visit. Security will issue them a placard upon arrival that must be displayed on the outside of the unit visible to the road so as to be seen by security when they are on patrol.

ALL STRUCTURES ARE ONE STORY ONLY. SEE PERMITTED CONSTRUCTION WITH DEFINITIONS AND REQUIREMENTS.

These requirements herein supersede all requirements for construction and Environmental Committee Rules and Regulations previously issued by the Association and/or Environmental Committee under the authority of the Declaration, as specified in Sections II, III, and V, and the Environmental Committee Rules and Regulations. If anything, herein conflicts with the Declaration, the Declaration shall control. Should Virginia Code or other Federal, State or county regulations require modification to these requirements, such changes will be deemed in effect immediately.

The purpose of these requirements is to make sure that all construction by Property Owners or their Contractors will be compatible with maintaining an orderly, pleasing, attractive, and enjoyable environment for the benefit of all Property Owners. Therefore, in order to accomplish that purpose, requirements for construction and applications for construction permits are given below.

All construction requires Environmental Committee approval. All construction of living space, any changes to existing structures or construction plans and all other construction exceeding 200 square feet will require a CBTEA permit and may require an Accomack County permit as well.

PLEASE NOTE: A MINIMUM OF TWO WEEKS should be allowed for approval of a permit application after

review by the Committee. The Committee meets the 1st Saturday of each month, please check the published schedule for changes.

IF THE BOUNDARIES AND PROPOSED CONSTRUCTION ARE NOT STAKED OUT AND CLEARLY DEFINED WITH STRING WHEN INSPECTED, A RE-INSPECTION FEE OF TWENTY DOLLARS (\$20.00) WILL BE CHARGED. THIS WILL ALSO CAUSE A DELAY IN APPROVING YOUR PERMIT.

Regardless of whether references herein are made to “members”, “property owners”, “contractors”, “tenants”, or some other person or entity, these Rules and Regulations shall apply to all persons or entities undertaking or planning or proposing to undertake construction or improvements on lots within Trails End, as well as anyone acting on their behalf. These Rules and Regulations shall apply to all construction and improvements or planned or proposed construction or improvements on lots within Trails End.

The above “LETTER TO PROPERTY OWNERS” shall be deemed a part of these Rules and Regulations, but to the extent the “LETTER TO PROPERTY OWNERS” conflicts with any other provision of these Rules and Regulations, said other provision shall control. The Trails End Environmental Committee’s interpretation and application of these Rules and Regulations shall be binding and conclusive, subject to any review by the Trails End Board of Directors. If any provision of these Rules and Regulations is deemed illegal or invalid, the remaining provisions of these Rules and Regulations shall remain in full force and effect.

SECTION 1: CONSTRUCTION APPLICATION AND PERMIT PARAMETERS

Prior to initiating any construction or improvements--including any change to an existing structure, regardless of size--within Trails End, members must follow and comply with the following steps:

- Submit an Application to the Environmental Committee
- Obtain Approval of said Application from Environmental Committee
- Obtain a Permit or necessary approval from Accomack County (Accomack County generally will require proof of approval from the Trails End Environmental Committee before issuing a County Permit; moreover, all electrical work must be inspected by the County electrical inspector as required by Virginia Law)
- Present the Approved Trails End application and the County Permit to the Trails End Association office to receive a "Trails End Construction Permit" as appropriate
- **A Trails End Construction Permit and County Permit must be displayed predominantly, in full view from the street, at the lot where the construction or improvement will take place. These permits must remain posted until the construction or improvements are completed, and all inspections have been completed. Failure to post any/all permits required will result in a re-inspection and additional Twenty Dollar (\$20.00) charge, also causing a delay in your final approval.**

The types of construction and improvements that are permitted and which are subject to the foregoing steps are set forth in Section 2 below; no other construction or improvements are permitted. Additional details for complying with these steps are set forth below:

A. INITIAL APPLICATION TO BE SUBMITTED TO THE ENVIRONMENTAL COMMITTEE

The Declaration, in Section V, Paragraph (a), provides that **no improvement or construction be permitted upon a Trails End lot without prior approval from the Environmental Committee.** Therefore, a WRITTEN APPLICATION for same, together with the specified fee (see Section 5) must be submitted to the Association Office for review by the Environmental Committee.

Applications must be submitted prior to starting work. For decks, sheds and gazebos, permit approval can take up to two weeks. For permanent structures, such as cottages, room enclosures and screen rooms, the applications will be reviewed by the entire committee and could take up to 30 days. The application must contain the following information within the following parameters (and all construction and improvements must comply with the following parameters):

- Outside measurements--length, width, height of walls, and highest point of roof.
- Maximum height from ground floor to wall top plate is 8 feet
- Maximum height of structure from floor to roof peak is 14.5 feet
- Maximum allowable roof pitch is 5/12
- No flat roofs are permitted. Minimum overhang is 6 inches with a maximum of 24 inches. Overhangs are not to be enclosed in any way so as to become part of the building's interior.
- Clearance between grade level and underside of structure foundation can be no more than 32 inches unless the County requires more.
- Types of building materials that will be used in all parts of structure, including roofing, siding, doors, and windows. Exterior finish, such as wood, vinyl siding, etc.
- Metal roofing material is allowed if of 20-year warranty or better is used and specification sheet must be submitted with application. Metal siding of the same quality and warranty (20 year) may be used on the exterior of stick-built cottages and/or sheds. Metal siding shall also be allowed on a metal RV/Carport in which case if walls are extended below the top of the beams, they may use

the same grade material as the roof.

- A lot layout plan showing the following:
 - The shape of the lot with the lot line dimensions
 - All existing structures and their dimensions and locations
 - The dimensions, locations, and ground space (footprint area) of the proposed improvements, construction and/or structures that are subject of the application
 - The description and location of any proposed new landscaping
 - All plans must include parking space for two vehicles
- The following improvements, structures or proposed construction require TWO SETS OF DETAILED DRAWINGS TO SCALE ON GRAPH PAPER, PAPER, OR MANUFACTURERS BLUEPRINTS. STICK BUILT OR MODULAR HOME, ROOM ENCLOSURE AND TRAILER PORT ENCLOSURE plus the plot plan showing all proposed and existing structures.
- Any other pertinent information specifically requested by the Environmental Committee.

B. APPROVAL OF APPLICATION DESCRIBED IN SECTION 1(A)

If the submitting member is in good standing and the Application submitted under Section 1(A) above complies with these Environmental Rules and Regulations, the Declaration and all other Association governing documents and applicable law, the Environmental Committee shall mark or otherwise designate said Application as approved. Said approval shall be good for one year. If the submitting member is not in good standing or if the Application submitted under Section 1(A) above does not comply with these Environmental Rules and Regulations, the Declaration and all other Association governing documents and applicable law, the Environmental Committee may mark or otherwise designate said Application as declined. Any Member with present violations of the Chincoteague Bay Trails End Building Regulations, Covenants or By-Laws will not be issued a building permit. Any Member NOT IN GOOD STANDING will not be issued a permit until he/she is in good standing. **911 Addresses must be posted with reflective numbers, clearly visible at the street, prior to approval of application—this is a public safety issue.**

C. ACCOMACK BUILDING PERMIT

New or existing construction, more than 256 square feet requires an Accomack County Building Permit. It is understood that requirements change, and members shall be responsible for learning those requirements and acting in accordance. Property Owners will not apply for an Accomack County Building Permit without first applying for and having evidence of approval of an application to the Trails End Environmental Committee (see Section 1(A) and 1(B) above).

D. TRAILS END “CONSTRUCTION PERMIT”

A member must obtain a valid Trails End “Construction Permit” before commencing construction or improvements on any lot in Trails End. In order to receive a Construction Permit, a member must present to the Association Office the approval for the initial application from the Environmental Committee (see Sections 1(A) and 1(B) above), as well as an applicable Accomack County Building Permit (see Section 1(C) above). For any time period during which construction or improvements are to be undertaken,

members must maintain a valid Construction Permit for same. Construction Permits are valid for 12 months from the date of issuance and may be extended for an additional six (6) months upon request by the member and at the discretion of the Environmental Committee. If the construction or improvements have not been commenced by end of said six-month extension, the member must begin the process described herein anew, beginning with Section 1(A) above. All construction and improvements must be completed within 18 months from the date of issuance of Trails End permit.

E. POSTING OF PERMITS

Prior to and during the entire time period of construction or improvement, members must post a valid and applicable Construction Permit and Accomack County Building permit on the subject lot in such a manner as to have it PLAINLY VISABLE FROM THE STREET.

NO WORK SHALL BE DONE BEFORE THE PERMITS ARE POSTED. PERMITS MUST REMAIN POSTED UNTIL THE CONSTRUCTION IS COMPLETED AND INSPECTION OF THE COMPLETED STRUCTURE HAS BEEN MADE BY THE ACCOMACK COUNTY INSPECTOR AND THE FINAL INSPECTION BY THE ENVIRONMENTAL COMMITTEE.

SECTION 2: PERMITTED CONSTRUCTION WITH DEFINITIONS AND REQUIREMENTS

The following types of Construction and Improvements are defined for Trails End lots:

- STICK BUILT OR MODULAR HOMES
- ATTACHED ADDITIONS, PARK MODEL/PARK MODEL RV AND OTHER RECREATIONAL VEHICLES
- DETACHED SCREEN ROOM, GAZEBO, PORCH, ROOM ENCLOSURES
- STORAGE SHEDS
- DECKS
- RV/CAR PORT
- RV CONCRETE PAD
- PAVED SURFACES
- INSTALLATION OF SEPTIC SYSTEM
- DOG KENNELS
- FENCES
- MISCELLANEOUS

All construction and improvements listed above must comply with Section 1 and terms and requirements set forth below. NO CONSTRUCTION OR PLACEMENT OF ACCESSORY BUILDING MAY BE LOCATED WITHIN 4 FEET OF AN EMERGENCY EGRESS WINDOW OR DOOR OF A CAMPING UNIT.

A. STICK-BUILT OR MODULAR HOME

DUE TO DESIGN SPECIFICATIONS AND CHANGES TO MANUFACTURING, STEEL FRAMES ARE ALLOWED FOR MODULAR HOMES ONLY. THIS CHANGE IS APPROVED BY THE CURRENT STATE AND ACCOMACK COUNTY BUILDING CODES. MODULAR HOMES OLDER THAN FIVE (5) YEARS ARE ADDRESSED IN A LATER SECTION FOR ENVIRONMENTAL COMMITTEE APPROVAL. NO PREFABRICATED HOUSING WITH STEEL FRAMES AND/OR WHEELS INCLUDING SINGLE-WIDE MOBILE HOMES, DOUBLE-WIDE MOBILE HOMES, AND OFFICE TRAILERS WILL BE PERMITTED.

Stick-built or Modular homes must be built in accordance with Accomack County Building codes. Only standard building materials, doors, and hardware shall be used. Metal roofing material is allowed if 20-year warranty or better is used and specification sheet is submitted with application. The maximum wall height from ground floor to wall top plate is 8 feet maximum. ONE STORY CONSTRUCTION ONLY PERMITTED. NO SIDE WALLS PERMITTED ABOVE FIRST FLOOR TOP PLATE. Maximum height from ground floor to roof peak is 14.5 feet. Roof pitch of no greater than 5/12. A-style roof (Δ) only, no dormers are permitted. No flat roofs permitted. Combined living space and under roof space exclusive of 160 square feet for shed and 256 square feet for deck cannot exceed combined total of 1300 square feet. ATTACHED SCREEN ROOM, DECKS, PORCHES MAY BE INCLUDED AT THE TIME OF APPLICATION. (NOTE: Each must have a separate application.) MAXIMUM OF TWO BEDROOMS ALLOWED.

- Foundations cannot exceed 32 inches from ground level to underside of structure frame unless Accomack County requires more.
- Foundations are allowed according to Accomack County specifications.
- Electrical wiring, switches, convenience outlets, fixtures, and power supply cables must meet the Electrical Code of Virginia. Note: All electrical work must be inspected by the Accomack County Electrical Inspector as required by Virginia law.
- Electrical and propane heaters meeting Accomack County Building Code will be permitted, however, un-vented heaters, wood or coal burning stoves, fireplaces or un-vented furnaces of any type are prohibited. Furnaces and stoves that are factory equipped with safety oxygen sensor AND outside air supply vent and are approved for such use in the manufacturer's instructions are permitted in permanent construction.
- Stick-built or modular homes CANNOT be located on any part of lot reserved under the Declarations of Covenants, Section II Paragraph (d), or Section VIII of the Declaration, i.e., 15 feet from front lot line, 15 feet from back line, 5 feet from the side lot lines, 24 feet from the mean high water line of any body of water.
- Stick-built or modular homes cannot be located over any septic tank or drain fields.

B. UNATTACHED ROOM ENCLOSURE, ADDITION, UNATTACHED SCREEN ROOM, ATTACHED PORCH AND RV PORT ROOM ENCLOSURES

Room enclosures, additions, attached screen rooms (means no glass windows), attached porch, and RV port room enclosures: Must be built in accordance with Accomack County Building codes and must have an Accomack County permit. No pre-manufactured metal buildings shall be allowed. Only standard building materials, doors, and hardware shall be used. Metal roof and siding material with a minimum 20-year warranty is allowed. A manufacturer's specification sheet for metal roofing and siding must be submitted with permit request.

Unattached enclosures may be built next to your trailer EXHAUST VENTS (FURNACE OR WATER HEATER) must vent through exterior walls and may not be blocked. The maximum height from ground floor to wall top plate is 8 feet. ONE STORY CONSTRUCTION ONLY, MAXIMUM HEIGHT OF STRUCTURE MAY BE NO MORE THAN 14.5 FEET FROM FLOOR TO ROOF PEAK. A-Frame or shed style roof are permitted. Roof pitch of no greater than 5/12. No flat roofs or barn style roofs are allowed. ROOM/RV PORT ENCLOSURES ARE NOT TO BE DESIGNED AS SMALL HOMES. NO KITCHENS ARE PERMITTED--RV UNIT REQUIRED ON SITE AT ALL TIMES FOR USE.

Your combined total living and under roof space (construction or improvements) cannot exceed 1300 square feet, exclusive of 160 square feet for shed and 256 square feet for deck.

- Foundations are allowed according to county specifications.
- Electrical wiring, switches, convenience outlets, fixtures, and power supply cables must meet the Electrical Code of Virginia. NOTE--All electrical work must be inspected by the County electrical inspector as required by Virginia law.
- Electrical and propane heaters meeting Virginia Code will be permitted in enclosures, however, un-vented heaters, wood or coal burning stoves, fireplaces, or un-vented furnaces of any type are prohibited unless factory equipped with safety oxygen sensors and are approved for such use in the manufacturer's instructions. Exhaust vents for heaters in enclosures or from trailers MUST NOT BE CLOSED and must meet Accomack Codes.
- Room/trailer port enclosure, addition, attached screen room, or attached porch CANNOT be located on any part of a lot reserved under the Declaration of Covenants, Section II, Paragraph (d), or Section VIII, i.e., 15 feet from the front line, 15 feet from the rear lot line, 5 feet from the side lines, 24 feet from the mean high water mark of any body of water.
- All construction or placement must be located in accordance with Virginia Department of Health Regulations.

C. PARK MODEL, PARK MODEL RV, AND OTHER RECREATIONAL VEHICLES

Maximum Allowed Size -12 feet wide by 40 feet long

1. Park Model:

- All park models are considered permanent site placement and must meet all foundation requirements per Accomack County. A septic system installed by a licensed installer in accordance with Virginia Department of Health is required. **Your lot must be surveyed. A copy of survey and septic plot drawing must be submitted with the application discussed in Section 1(A) above.**
- Park models exceeding 10 years of age will NOT be permitted to be brought into Trails End or relocated to another lot in Trails End unless the prospective purchaser hires a certified home inspector at their expense to inspect the unit. The inspection report along with detailed photos must be presented to the Environmental Committee with a variance request to determine if the unit is acceptable prior to the location of the unit on any lot. The Committee reserves the right to deny any unit that does not conform to current standards. Pre-Owned Park Models must be clean and free of mold, vegetation, and insects when entering Trails End, or placed on any lot in Trails End.
- Park models CANNOT be located on any part of a lot reserved under the Declaration of Covenants, Section II, Paragraph (d), or Section VIII, i.e., 15 feet from the front line, 15 feet from the rear line, 5 feet from side lot lines, 24 feet from the mean high water line of any body of water.
- PARK MODELS CANNOT BE LOCATED OVER SEPTIC TANKS OR DRAIN FIELDS. ONLY ONE UNIT IS PERMITTED PER LOT.

2. Park Model RVs and Other Recreational Vehicles:

These units are self-contained, movable units that are not considered permanent placements and do not

require the installation of a septic system. All camping units brought into Chincoteague Bay Trails End Association, Inc., for permanent or semi-permanent seasonal placement must apply for a placement within 2 weeks. Any unit requiring a trailer placement exceeding 10 years of age must have an exterior visual inspection by the Environmental Committee and if deemed to be unsightly, or unsafe, and may not be placed in Trails End. The property perimeter must be strung out, as well as proposed placement area including slide outs be strung out prior to submitting application and inspection. Setbacks mentioned below.

Other recreational vehicles include self-contained units, i.e., travel trailers, fifth wheels, pop-ups, and motor homes. These units are movable and do not require the installation of a septic system. The above-mentioned units may be located anywhere on the property as long as the entire unit including all tip-outs and slide-outs when engaged are within the required setbacks of 5 feet from side lines and 15 feet from front and rear lines. All units must be measured from the rear of the box to the longest point on the front of the box. A trailer placement form must be submitted for approval prior to establishing final placement.

D. DETACHED SCREEN ROOM, GAZEBO -

A detached Screen Room/Gazebo with or without a porch is defined as an accessory building, less than 300 square feet. If a porch is attached to the structure, it will be included in the 300 square foot allowance. They are pre-built, or stick-built with or without screened walls, and include a roof. They may be winterized with glass or plexiglass panes. The square footage of any screen room, or gazebo, is included in the total 1300 square feet. The roof is to have no more than 24 inches of overhang on each side.

- At no time may the gazebo/screen room or detached porch be located within a minimum of 5 feet from heating unit or exhaust, or 4 feet from the emergency egress of a camping unit.
- All construction must be built according to County Building Codes. Screen rooms/Gazebos cannot be located over septic or drain fields unless they are classified as moveable. If not attached 4"x8"x16" or 8"x8"x16" concrete blocks may be used. No concrete floors, solid foundations, or appearance thereof will be permitted.
- Screen rooms must have screens not less than ½ the height of the side walls. No windows are permitted in screen rooms.
- The maximum height of the structure shall be 8 feet from floor to wall top plate, plus a roof pitch of 5/12. If the screen room is placed next to the RV, the height is measured from the trailer floor. If placed away from RV, the height is measured from the floor. Electrical wiring, switches, convenience outlets, fixtures, and power supply cables must meet the Electrical Code of Virginia. The electrical inspector as required by Virginia Law must inspect all electrical work. Screen rooms cannot be located on any part of a lot reserved under the Declaration of Covenants, Section II, Paragraph (d), and Section VIII, i.e., 15 feet from the front line, 15 feet from the rear lot line, 5 feet from the side lot lines, 24 feet from the mean high water line of any body of water.
- Prefabricated or stick-built shed and screen room/gazebo combination buildings are permitted. The shed portion may be located 1 foot from rear property line and 5 feet from side property lines if the structure can be moved manually or by towing. The screen room/gazebo portion must remain within the setback requirements of 5 feet from each sideline, and 15 feet from front and rear property lines as indicated for screen rooms/gazebos above. If total square footage of structure is over 200 square feet, then it must be located at minimum 5 feet from side and rear property lines.

E. STORAGE SHED (Two Choices)

Please contact Accomack County Building and Zoning regarding the current codes regarding shed construction.

Preformed plastic or vinyl lockers and garden storage units less than 20 square feet do not require a permit for placement but must be secured against wind and storms using anchors.

1. 1stChoice Standard size shed:

- Any storage shed up to 200 square feet may be constructed to any dimensions--length, and width, as long as the structure is 200 square feet or less. Shed, if under 200 square feet, and able to be moved, may be placed one foot from rear property line. The maximum height from floor to wall top plate is 8 feet. Maximum height from floor to roof peak is 12 feet.
- 160 square feet shed with no deduction from maximum allowed footage.
- Only standard building materials shall be used. The maximum overhang may not exceed one foot on any side. The overhang may not be enclosed inside in any way. The maximum height from floor to wall top plate is no more than 8 feet with a pitch of 4/12 to a maximum of 5/12. Shed and barn-style roofs are permitted.
- At no time may a shed be located within 4 feet of an emergency egress window or door of a camping unit.

2. 2ndChoice Oversized Shed:

- Any storage shed over 200 square feet and up to 300 square feet. The maximum height from floor to wall top plate is 8 feet. Maximum height from floor to roof peak is 14.5 feet; roof pitch permitted is no more than 5/12. Submitted plans must show that living space in loft is not possible. The maximum roof overhang may not be more than one foot on any side.
- Only standard materials shall be used. No metal sheds. All square footage over 160 square feet shall be deducted from allowed 1300 total allowable square feet, to a maximum total of 140 square feet on shed selected. In no event will a shed exceed 300 square feet. Any structure exceeding 256 square feet requires an Accomack County Building Permit.
- The floor base shall be constructed as per Accomack County Building Code. If not on a permanent foundation and under 256 square feet, it may be located 5 feet from rear property line and 5 feet from side property lines.
- Otherwise it must not be located on any part of a lot reserved under the Declaration of Covenants, Section II, Paragraph (d), and Section VIII, I.e., 15 feet from rear lot line, 15 feet from front lot line, 5 feet from side lines, and a minimum of 24 feet from mean high water line of any body of water or following Accomack County RPA guidelines.
- Only ONE shed allowed per lot.
- If you are replacing an existing shed, the other shed must be removed from the lot within 30 days. NO EXCEPTIONS
- No second story sheds will be permitted.
- Storage sheds cannot be used as living quarters.
- No metal sheds are permitted.
- No plastic, vinyl or poly sheds greater than 20 square feet are permitted and must be secured by anchors.
- All structures over 256 square feet require an Accomack County permit.
- The property owner must contact Accomack County regarding foundation requirements.

F. DECKS

Members are permitted 256 square feet of deck space with no deduction on the allowed 1300 square feet. Members may erect decks larger than 256 square feet, but all square footage over 256 shall be deducted from the 1300 square feet of living space permitted. A deck is a platform built between ground level and the floor level of a camping unit or dwelling with NO ROOF. (Covering a deck changes the definition to an enclosure or porch and will be included in your allowed 1300 square feet.) All decks exceeding 256 square feet will require an Accomack County Permit prior to issuance of a Trails End Construction Permit, even if the deck is considered movable or “floating”. If built off the ground, an open railing must be attached according to current County Building Codes. Decks cannot be located above the floor level of the camping unit or structure. Decks attached to structures containing living quarters must have an Accomack County Permit. Decks must be of exterior construction material and if built at ground level, there can be no plans to eventually enclose it into part of the allowed enclosure. **Please check current building codes with Accomack County Building Official for foundation requirements or if plans are to enclose said deck.**

G. RV/CAR PORT

Stick built or pre-manufactured RV and Car Ports must meet all county building codes. Maximum height from ground to roof peak is 18 feet. The port cannot exceed 1300 square feet of living and under roof space. The port must meet all setback requirements. The gable end walls of an RV/Car port cannot be closed at any time with any material, either temporary or permanent.

- Pre-manufactured metal ports may have closed gable ends. The closed gable end must not extend below the top of the posts/beam. The two broad or non-gable sides may be closed to the ground. Gable end and broad side details must be included with the permit application. The gable end walls cannot be closed at any time with any material either temporary or permanent.
- Stick-built ports may have closed gable ends. Stick-built ports must have a 5/12 roof pitch. The gable ends must not extend below the wall top plate. The two broad sides may be closed to the ground. Gable end and broad side details must be included with the permit application. The gable end walls cannot be closed at any time with any material, either temporary or permanent. Stick-built ports may be converted to an enclosure at a later time with proper Trails End and Accomack County permits.

H. RV CONCRETE PAD (concrete only)

An RV concrete Pad is allowed under a camping unit only. Only one Pad is allowed per lot. The pad can extend no more than 6 inches beyond the wheels of the camping unit. Maximum can be no more than 9 feet by 41 feet. The Committee requires a minimum concrete mixture of 3500 psi, reinforced, 6 inches thick minimum, with expansion joints every 10 feet. The pad can extend no more than 4 inches above the ground.

- RV Concrete pads CANNOT be located over any septic tank or drain fields.
- RV Concrete pads are intended for recreation vehicles only and CANNOT be used for vehicle parking or buildings.
- RV Concrete pads CANNOT be located on any part of a lot reserved under the amended Declaration of Covenants dated November 29, 2002, Section II, Paragraph (d), or Section VIII, I.e., 15 feet from

front lot line, 15 feet from rear lot line, 5 feet from side lot lines, 24 feet from mean high water line of any body of water.

I. PAVED SURFACES--INCLUDING BUT NOT LIMITED TO DRIVEWAYS, PARKING AREAS AND PATIOS

Paved surfaces of impervious materials, including, but not limited to concrete, asphalt, tar and chip, and mortared paving stones, are not permitted. This applies to all areas of all lots in Trails End except where otherwise permitted by the Environmental Rules (RV Concrete Pads). It is the specific intent to not have paved, impervious surfaces which will impede the absorption of rainwater and/or cause runoff.

J. INSTALLATION OF SEPTIC SYSTEM

Property Owners must notify the office when installing a septic system on their lot. A Trails End Construction permit is not required and there is no fee; however, **a copy of the septic drawing from the contractor is required to be filed in the Office.**

- All septic systems of any design are required to be installed by a licensed installer in accordance with Virginia Department of Health regulations.

K. DOG KENNELS

Dog kennels are permitted and must meet the following specifications:

- No larger than 10'x20'
- Chain link, vinyl coated wire, vinyl or powder coated fencing only
- Cannot exceed 74 inches in height
- Must be placed within setbacks of 15 feet from front and rear lot lines and 5 feet from side lot lines.
- May only be used for dogs and cats
- Cannot be used for storage purposes
- Only one kennel per lot.

L. FENCES

Fences are NOT permitted on lots within Trails End. A fence is defined as an obstruction placed on or within the setbacks of a lot and exceeding 24 inches in height. One standard panel of privacy fence, not to exceed 6'x8' is permitted. The maximum allowable height is 72". The panel must meet all setback requirements with a minimum of 5 feet from the side lot lines and 5 feet from the front and 1 foot from the rear property lines.

M. Miscellaneous

- Swimming pools with a capacity of over 250 gallons, and/or a wall height of greater than 12 inches are not permitted in any area of Trails End.
- Personal hot tubs/spas are not permitted in any area of Trails End.

- Lawn care and camping equipment must be secured against wind and storms when the Property Owner is not on site.
- Children’s play equipment must be kept within the property lines and meet all setbacks.
- No tree houses permitted within Chincoteague Bay Trails End Association, Inc., as they pose a risk of injury and property damage in high winds.
- Campfire Wood Huts no larger than 5 feet wide, 10 feet long and 6 feet high are permitted. No more than 3 sides may be enclosed, and they are to be used for storage of campfire wood only.

SECTION 3: DELIVERY OF PRE-BUILT STRUCTURES

All deliveries of pre-built storage sheds, gazebos, park model trailers, or any other pre-built or manufactured structure shall be scheduled with the Association Office Monday through Friday between the hours of 8:00 AM and 4:00 PM by calling 757-824-3428. The office must be notified at least 24 hours prior to delivery to allow the office personnel sufficient time to verify that an approved permit for the structure is on file, and so that Security will have personnel available to escort the delivery vehicle to the proper lot. The office will provide a copy of the authorized permit to the property owner to give the delivery company as verification that delivery is authorized. Security will also be given notification of all authorized deliveries.

SECTION 4: INSPECTIONS

- It is the responsibility of the Property Owner to request inspections by the Accomack County Building Inspectors.
- You must notify Accomack County and the Office when you have completed your construction, so the Accomack County Building Inspectors and Trails End Environmental Committee can give the final inspections. Do not remove your permit until the Environmental Committee representatives have signed the completed form and completed an exterior and interior (where applicable) visual inspection to verify compliance with submitted plans, drawings and CBTEA governing documents.
- All Trails End construction applications, permits, and final inspections will contain signatures from two Environmental Committee members. If construction required an Accomack County permit, a Certificate of Occupancy will be required for a final inspection by the Environmental Committee.
- **An assessment of \$20 will be applied to your account if a final inspection is not scheduled prior to the expiration of the permit.**

SECTION 5: FEES

The fee for any construction or improvements will be one quarter of one percent ($\frac{1}{4}$ of 1%) of the estimated cost of proposed improvement or the minimum for each improvement as listed below:

MINIMUM FEE

STICK-BUILT, PARK MODEL, OR MODULAR HOME-- $\frac{1}{4}$ OF 1 % ESTIMATED COST

ROOM ENCLOSURE OR ADDITION-- $\frac{1}{4}$ OF 1% EST. COST OR \$10 MINIMUM

DETACHED SCREEN ROOM/GAZEBO--\$10 MINIMUM

SHED--\$10 MINIMUM

DECK (NO ROOF)--\$10 MINIMUM

TRAILER/CAR PORT--\$10 MINIMUM

CONCRETE PAD FOR RV--\$10 MINIMUM

ROOF ON DECK--\$10 MINIMUM

SECTION 6: VARIANCES AND APPEALS

VARIANCES: Requests for variances from the construction requirements in Section 2 must be accompanied by a written explanation of the need for the variance and will be reviewed by the Environmental Committee before a permit is issued. Variances must conform to item V (e) under Declaration of Covenants.

APPEALS: Property Owners may appeal decisions of the Environmental Committee to the Board of Directors within 30 days of the Committee's decision.

NOTE: If your property is not properly marked out on the first inspection, a twenty-dollar (\$20) charge may apply for re-inspections.