

Redhill Forest Camping Regulation

Approved on 12/16/2021

A Redhill Forest camping application must be submitted and approved prior to any camping can begin and must be submitted for every camping season. Camping on a lot in Redhill Forest must comply with all Park County Land Use Regulations, Camping Regulations, and Camping Ordinances.

- A. Purpose:** This document is designed to govern in conjunction with Park County Land Use and Camping Regulations. These regulations are necessary to ensure that camping is conducted in a fashion that protects the public health and safety, and ensures compatibility with surrounding parcels, as well as to ensure adequate safety and emergency services can be provided.
- B. Requirements:** Property owners wishing to camp on their property must comply with the following conditions.
1. Camping on vacant lots as well as lots with a residence must comply with Park County Land Use Regulations, Camping Regulations, and Camping Ordinances. When there is conflict between these regulations and those issued by Park County the stricter regulation/rule will apply.
 2. Camping is restricted to property owner only. Renting or leasing is strictly prohibited including short term rental of a camping unit whether it is placed on a vacant lot or a lot with a single family residence.
 3. Using a camping unit as a primary residence and/or full time camping is strictly prohibited.
 4. Using a shed and/or a structure as a camping unit or residence for either short term or long term use including day camping that does not have a certificate of occupancy issued by Park County is strictly prohibited.
 5. No more than two camping units per lot are allowed. A camping unit is defined as a tent, tent trailer, pop-up trailer, camping trailer, fifth wheel trailer or a drivable camper or RV. No home built trailers, tiny homes, estate models or park models are allowed to be used as a camper.
 6. Camping activities shall comply with all residential setback requirements as specified in the Architectural Control Committee (ACC) Regulations
 7. Black and Gray water shall be disposed of using an on-site system septic system or off-site facility. In either case, the facility or system must be currently permitted or approved by Park County. Disposing or dumping of Black or Gray water in an area that is not an approved waste facility is strictly prohibited by State and Federal Regulations and will not be tolerated.
 8. Trash shall be managed on-site, and removed from the site regularly during camping and upon completion of camping. Bear resistant containers are highly recommended.
 9. Camping units shall have current licensing and registration and be in operable road worthy condition, as applicable.
 10. All camping units must be placed on an improved surface or pad. All pads will require an approval by Redhill Forest Architectural Control Committee before any camping will be allowed.
 11. The lot where the camping unit is placed must have an improved driveway that is in compliance with Park County regulations. No dirt or natural driveways will be allowed. All driveways will require an approval by Redhill Forest Architectural Control Committee before any camping will be allowed.
 12. Posted address is required in accordance with all Park County and Fire District Requirements.
 13. A camping application must be submitted to the Architectural Control Committee including all supporting documentation prior to any camping activity. The review process may take up to 30 days. Plan accordingly.

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- C. Redhill Forest Dump Station:** Redhill Forest currently has a dump station located to the South of the mailboxes. This dump station will be secured and a single key will be issued per Lot who have an approved Camping Application if requested. The cost for each key will be \$45.00. Use of the dump station is restricted to Redhill Forest property owners with an approved Camping Application. Dumping of trash, hazardous waste or any other items that may cause damage to the system will not be tolerated.
- D. Violations and Penalties:** Any violation of this regulation may be enforced separately, concurrently or together. Each day of violation of this regulation as well as a violation of each item within this regulation will be considered a separate violation.
1. **First Violation:** The property owner will have 15 calendar days to make the necessary corrections to be in compliance with the regulations.
 2. **Second Offense:** Second offense by the property owner whether committed on the same lot as the first violation will be fined not less than \$150.00 per violation.
 3. **Third Offense:** Third offense by the property owner whether committed on the same lot as the first violation will be fined not less than \$500.00 per violation.
 4. **Fourth Offense:** Fourth or any subsequent offense by the property owner whether committed on the same lot as the first violation will be fined not less than \$1,000.00 per violation.

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REDHILL FOREST CAMPING APPLICATION

Date received by ACC: _____ Page 1 of _____ total pages
 Please type or print legibly. Write the lot # on the top right corner of all attachments

Lot #:	Lot Size:	Application Date:		
Owner Name:				
Redhill Lot Address:				
Lot Owner Mailing Address:				
Home Phone:		Cell Phone:		
Email Address:				
			Yes	No
1.	Have you attached an image or picture of the proposed camping unit?			
2.	Have you attached a copy of a site plan showing driveway location, camping pad, and all setbacks?			
3.	Is the camping unit insured, have valid license plates and registration?			
4.	Have you obtained the necessary Park County Camping Permit? Attach a copy of that permit.			
5.	Are you current with all Redhill Forest Assessments?			
6.	How will you be providing power to your unit?			
7.	How will you be providing potable water to your unit?			
15.	How will you be disposing of your black and gray water?			
Owner Signature:				
ARCHITECTURAL CONTROL COMMITTEE		Date Approved	Date Denied	
Reasons for Denial/Conditions for Approval:				