Folks-

We’ve gotten quite a few questions from prospective land owners the past few months asking for HOA guidelines on camping. As outlined in the ETLOA Covenants, the ETLOA ***defers to Lake County land use guidelines for camping***. Please see below for Section 6.7 of the ETLOA Covenants document as it relates to camping:

***6.7. Campers and Trailers****. Use of campers and trailers shall be in compliance with the Lake County land development code. Trailers used to support permitted home construction during progress of erection shall at all times be readily moveable. Seasonal campers and trailers shall be maintained with a neat appearance and not be in need of substantial repair or be abandoned. Areas around campers and trailers shall be kept clear of overgrowth. Year-round occupancy or storage of campers or trailers on unimproved ETLOA properties is not allowed.*

While we recommend that any further questions or requests for clarification be directed to the Lake County Building & Land Use Office, we are including (below) the appropriate sections of the **Lake County Land Development Code, Section 5: Use Regulations** applicable to camping below for your convenience.

*5.2.25 Camping and Accessory Use Camping on Private Property. The following standards shall apply to camping and accessory use camping except as specifically stated below.*

*1. No more than one camping unit per parcel is allowed for accessory use camping.*

*2. No tent, trailer, residential vehicle, or other camping unit may be permanently affixed to the ground.*

*3. Camping activities shall comply with all structure setbacks for the zone district.*

*4. Sewage shall be disposed of either at an off-site facility or by means of an on- site system. In either case, the facility or system must be currently permitted or approved by the Lake County Environmental Health Department.*

*5. 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.*

*6. Camping units shall have current licensing and registration and be in operable road worthy condition, as applicable.*

*7. The lot or parcel on which camping occurs shall be maintained in a safe, clean and sanitary manner, and shall not be a nuisance or create adverse impacts to surrounding property, land or land uses.*

*8. Storage of refuse, debris or litter in an exposed or unsanitary condition, is prohibited.*

*9. It is prohibited to place any substance that pollutes, or may pollute any water body within 150 feet of a stream, lake or other water body.*

*10. Open burning, recreational fire, and portable outdoor fireplaces will be subject to the relevant International Fire Code, Section 307, as may be amended from time to time.*

*11. The address must be visible from the road.*

Please Note: In January 2017, Resolution 17-07 was passed by the county, further limiting camping on unimproved land to lots of 5 acres or more in size. References to Resolution 17-07 can be found in **Chapter 5.1: Table of Uses** (under the “Residential -Camping” category), as well as in **Chapter 9: Definitions** as follows:

*9.2 DEFINITIONS Accessory building, structure or use: A subordinate building, structure or use customarily incidental and subordinate in function to the principal building, structure or use and located on the same or an adjoining lot as the principal building, structure or use. Accessory Use Camping on Private Property: Temporary, non-commercial lodging on any private property parcel that has been subdivided and is of less than 5 acres in area and that meets the Use-Specific Standards contained in Section 5.2.25. Temporary shall mean occupancy of any tent, recreational vehicle, or any other form of temporary dwelling shall not exceed to fifteen (15) consecutive days, nor thirty (30) days in a six (6) month period. (Amended: Resolution 17-07)*

*Camping: Overnight residence for a period of one night or more on the ground, in a vehicle or in a temporary structure.*

*Camping on Private Property: Temporary, non-commercial lodging on any private property parcel of 5 acres or more in area and that meets the Use-Specific Standards contained in Section 5.2.25. Temporary shall mean that occupancy of any tent, recreational vehicle, or any other form of temporary dwelling shall not exceed to fifteen (15) consecutive days, nor thirty (30) days in a six (6) month period. (Amended: Resolution 17-07)*

*Camping Unit: A tent, tent trailer, travel trailer, camping trailer, pickup camper, motor home, and any other device or vehicular type structure for use as temporary living quarters or shelter during periods of recreation, vacation, leisure time, or travel. (Amended: Resolution 17-07)*

**Thank you!**

**ETLOA Board**