

Black water storage tanks

The board was asked to address the large capacity gray/black water storage and transport tanks throughout the park.

CC&Rs state:

ARTICLE VI: USE RESTRICTIONS

7. Sewage. No sewage, accumulated garbage, or liquid or solid waste-disposal system, or tank of any type shall be permitted on a site, except by approval of committee.

Members of the board recognize that some have invested in these units and it is unfortunate for those who have. However, there have been numerous complaints lodged about these units.

When reviewing this matter, in addition to the CC&Rs, the board also considered the following:

- The numerous amount of complaints.
- Hygiene, orders and storage.
- Health departments expressed dissatisfaction.
- Water is 8.4lbs. per gallon of water. A 200-gallon capacity tank would weigh approximately 1,680 lbs.
- Tanks larger than 100 gallons in many cases will exceed vehicle and trailer capacities. It would be only a matter of time before there will be a sewage spill.
- High volume of sewage going into the system at one time, may increase septic pumping services and much longer dumping time.

After addressing this matter, the board issued approval for sewage containers which meet the following criteria:

- No transparent materials. Tanks must be colored plastic or painted surface (a small area may be left unpainted for tank capacity monitoring).
- Container cannot be larger than 100 gallons, 50 gallons is recommended.
- Sewage cannot be stored in the container.
- Container must be stored discreetly; if the transport container cannot fit under your RV, the transport container cannot be stored at the side of RV if unit can be observed by your neighbor or from the road. It is suggested to have a tarp over the large containers.

The county's health inspector was assured storage and transport of large sewage quantities would not be allowed. Unfortunately, there cannot be any exceptions or grandfathered cases offered.

Though regrettable for those who have purchased equipment, the park cannot lose its ability to transport black water, the value and enjoyment of the park will rapidly diminish. It is important that these standards are met.

Bear Lake RV Park
HOA Board