

**Skookum Rendezvous RV Condominium
(rules & regulations)**

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SKOOKUM RENDEZVOUS RV RESORT

Summary of Rules & Regulations (R&R's) Revised September 2013

The following Rules & Regulations (R&R's) have been adopted by the Skookum Board of Directors and apply to all persons on the premises, whether as owners, residents, family members, tenants, occupants, guests, agents, visitors, employees or contractors.

In establishing and maintaining these R&R's, the Board shall make every reasonable effort to ensure that they do not unnecessarily affect the Owner's or Resident's right to the enjoyment and reasonable use of their property and common areas. The Board shall also make every reasonable effort to apply these R&R's on a fair, consistent and impartial basis.

It should be remembered that these R&R's do not replace the Skookum Condominium Declaration, the Bylaws or the Condominium Act (RCW Chapter 64.34) which the Association uses as its primary governing documents. All three documents are in force. In case of conflict between these documents, the order of priority is as follows: (1) Condominium Act (2) Skookum Declarations (3) Skookum Bylaws (4) These R&R's. Likewise, in the event that anything in these R&R's contradicts current local, State or Federal law, the law will prevail.

Owners and their guests or tenants are responsible for obeying all rules of the Resort, including those posted in the Lodge, at the boat launch, at the pool, in the spa area and elsewhere in the Common Areas of the Resort. Your cooperation is expected and appreciated.

These Rules & Regulations may be modified, repealed or amended from time to time by a resolution of the Board of Directors when deemed necessary or desirable in the best interest of the Association.

Enforcement Process

The first line of action in keeping our Resort beautiful and pleasant is you, the Lot Owner. If you have concerns on any issue, you are encouraged to speak to the offending Lot Owner directly in hopes of resolving any issues. If this is not successful, please complete an **Action Request Form (ARF)**, available in the office, and your complaint will be investigated. This form must be signed but your name will not be disclosed.

Completed forms may be returned to the Manager/BOD.

Enforcement Policy

Typically, first time offenders of the R&R's will receive a verbal warning as a gentle reminder. This warning gives the owner, tenant or guest an opportunity to become educated with our Rules & Regulations and to rectify the situation that prompted the warning. If the situation is not rectified immediately, the verbal warning will be followed by a written warning. Repeated or ongoing offences will result in fines to the lot owner. **A schedule of fines appears at the end of this document.**

SROA Rules & Regulations

Lot Improvements

The Declarations and other documents specify the type, placement and appearance of RVs, park models, sheds, fences, decks, and other improvements to lots. The Architectural Review Committee must approve all improvements to a Lot, including the RV to be placed therein, prior to placement. In addition, trees may not be removed from any Lot without the prior approval of the Architectural Review Committee.

Please refer to Declaration Article 9 for further information.

Lot Maintenance & Landscaping

Each owner is responsible for maintenance, repair and replacement of the Owner's lot, including the RV, single family home, shed, private yard area, driveway, hedge, fence, rockery and any other improvements in and to the lot.

In addition, each owner is responsible for the maintenance, and repair of the entire yard within the Owner's lot including, without limitation, the requirements for fertilizers, re-planting, weed control and all other aspects of landscaping care and maintenance. Each Owner shall maintain their lot to the edge of the paved street.

Feeding of the wildlife is limited to a maximum of one seed bird per lot. Hummingbird feeders are not restricted.

Please refer to Declaration Article 12 for further information and requirements.

Supervision of Children

1. Parents or guardians are responsible for the behavior and safety of the children in their charge at all times.
2. Children under the age of 12 must be accompanied by an adult (18 years or older) at all times.
3. Children under the age of 6 are not permitted in the hot tub for safety reasons.

4. The sauna, exercise room and the pool table in the Lodge may be used by children age 16 and older only. Children age 16 and 17 using these amenities must be accompanied by an adult (18 years or older).

Pets

1. Pets are not allowed to run free. Pets, including cats, may be walked on the streets and other landscaped common areas if they are on a leash. Pets, with the exception of service dogs, are not permitted in the Lodge or any other social or recreational building.

2. Pet owners shall be responsible for any and all droppings and the removal thereof. Furthermore, pets shall not be permitted to interfere with the reasonable comfort, privacy or safety of the Resort residents.

3. Pets are required to be kept inside the Owner's home, RV or within the Owner's fenced yard. Pets may be kept in a fenced outdoor portion of a lot provided that the area is completely fenced and the pets do not disturb other residents of the Resort. Pets not in the Owner's fenced yard are not permitted to be left on a leash outside unattended.

4. The owner of an animal or pet shall be responsible for any damage or injury caused by the animal or pet.

Please refer to Section 11.2 of the Declaration for further information and requirements

Vehicles, Parking & Speed Limit

1. The speed limit in the Resort is 10 mph. The Lenora Drive speed limit is 25 mph.

2. Not more than two passenger motor vehicles or trucks (excluding an RV and boat) may be parked within a lot at any time. Guests may utilize the parking area around the lodge.

3. All vehicles/ boats must be parked within the owner's lot lines and not in any part of the road right of way.

4. No working on or changing oil of any motor vehicle, except on an RV or tow vehicle, anywhere on Resort grounds. Working on and changing the oil of an RV or tow vehicle is permitted within the Owner's lot only, so long as all local, state, and Federal regulations, specifically including regulations regarding the disposal of hazardous substances, are complied with. All repairs should be completed in a timely manner.

5. Only licensed and insured drivers aged 16 years or older are permitted to drive motorized passenger vehicles, including but not limited to golf carts, ATVs and motorized scooters.

6. Bicycles, skateboards, skates and scooters may only be used on the streets and drive lanes, and may not be ridden on any sidewalk or patio.

7. All vehicle washing must occur within the Owner's lot and **ONLY** irrigation water, if available, may be used for this purpose.

8. Vehicles shall not be parked on another Lot owner's lot without written permission from that Lot Owner.

Please refer to Section 11.3 of the Declaration for further information and requirements

Activities & Quiet Time

1. In consideration of others, 'quiet time' will be from 10 pm to 8 am. Please keep voices, radios, music, televisions etc. at a low level during this time.

2. The discharge of firearms and weapons, including air guns, BB guns, cross bows, or bows and arrows, within the Resort is strictly prohibited. No fireworks of any kind are allowed.

Guests & Tenants

1. Owners must register overnight guests and their vehicles with the Manager/BOD or office upon arrival at the Resort. If guests arrive after 5 pm, guests must register the following day between 9-10am. An owner must be in residence or a guest must have an RV on site in order to use the facilities.
2. Owners are responsible for making sure their guests comply with the Skookum Condominium Declaration, these Rules & Regulations and any other rules and regulations that are posted in the Lodge, boat launch, pool, spa area, clubhouse or elsewhere at the Resort.
3. Prior to initial occupancy of any Tenant, the Manager/BOD or office must be notified by the owner or the owner's agent of the name, contact information and duration of rental contract of any Tenant. This information should be submitted using the Guest/Tenant Registration Form which is available at the office.
4. An owner may not lease his lot to a tenant or allow use by a guest unless all property owner obligations are current and the owner is in compliance with all CC&Rs.

Use of Lodge, Kitchen and Patio

1. When reserving or using any portion of the Lodge:
 - a. Verify that there is not a conflict for use - Scheduled Calendar events and prior reservations have priority.
 - b. Complete the "Lodge and Kitchen Signup" form, located on the Activities Counter, for each date you wish to use or reserve any portion of the Lodge.
 - c. Follow Lodge Cleaning Instructions which are posted in the kitchen. NOTE: BBQ grills must be cleaned after each use.
2. The Lodge shall not be used for overnight sleeping or habitation.
3. By law, consumption of alcohol is limited to persons over the age of 21.
4. Smoking is not permitted inside or within 25 feet (Washington Law) of the Lodge or other social or recreational Common area of the Resort.

Pool, Hot Tub and Sauna

1. No food or glass receptacles are permitted in the pool, hot tub or sauna areas.
2. No running, jumping, horseplay, loud noise or boisterous behavior is permitted in the pool area.
3. All persons are required to shower before entering the pool or hot tub.
4. People with infections, open wounds, etc. are not permitted to use the pool, hot tub or sauna.
5. Infants and children may not use the pool unless they are potty trained.
6. Individuals use the pool and hot tub at their own risk. There is no lifeguard.
7. Age Restrictions:
 - (a) Children under the age of 6 are not permitted in the hot tub. Children 6 thru 12 must be supervised within the hot tub by an adult (18 years or older).
 - (b) Children under the age of 18 must be under the supervision of a parent or guardian while in the pool area.
 - (b) Children under the age of 16 are not permitted in the sauna. Children 16 and 17 must be accompanied within the sauna by an adult (18 years or older).

Exercise Room

1. Children under the age of 16 are not permitted in the exercise room. Children 16 and 17 must be accompanied by an adult (18 years or older).
2. The exercise equipment should only be used in a manner consistent with the posted rules and instructions.
3. The exercise equipment must be wiped down after each use.

4. A time limit per machine may be enforced or a sign up sheet may be put in place due to high usage. Please see signs posted in the exercise room.

Laundry Room

1. A signup sheet is provided in the laundry room to reserve a time and number of machines needed. Please be courteous and observe the times requested by others.
2. Do not wash any pet articles, including beds or blankets.
3. Please clean the dryer filters before using. When you are finished, wipe up all spills and sweep up any lint on the floor.

Garbage & Trash Dumpsters

1. Garbage must be deposited in the common area garbage dumpsters regularly. Any on-site garbage container must be kept within the RV, garage or storage shed and cannot be left outside for any reason. Under no circumstance shall refuse, unsightly or abandoned vehicles, debris, noxious material, discarded personal effects, construction materials not for immediate use, and similar matter be permitted within any lot.
2. All trash must be bagged in plastic bags before being placed in the trash dumpsters.
3. All cartons must be broken down. **Corrugated cardboard should be placed in the recycle area, not in the dumpsters.** Re-cycle containers for aluminum cans are provided within the dumpster area.
4. All trash must fit inside the dumpsters and not be placed next to or on top of the dumpster lids.
5. The dumpsters are for the household use of lot owners and guests. No commercial rubbish shall be placed in the dumpsters.

Boat Ramp

The Boat Ramp at Skookum Rendezvous is a place to launch and retrieve your boat for exclusive use by Skookum lot owners as well as Camelot Shores Home Owners that “Opted In” to use this area by the designated timeline. Please observe the following rules when using the Boat Ramp area.

1. No parking of vehicles is permitted in the lower launch area. Vehicles and trailers must be moved to the top bank area and parked out of the way of traffic on the road. Do not “block” another vehicle when parking.
2. Replace the chain and lock after moving your vehicle to park it.
3. The dock at the ramp may be used to tie-up your boat for loading and unloading purposes only. You may not leave a boat tied to this dock for more than 30 minutes.
4. Fishing is permitted off this dock, but when boats are entering or leaving the launch area, fish only on the right, down-current side.
5. Please pick-up your trash.
6. The speed limit is 5 mph in the ramp and parking area. Take care in driving back up the road as another vehicle may be coming down the road at the same time.

Day Docks

The Day Docks in the common area near the Lodge are for use on a first come, first serve basis by Skookum lot owners as well as Camelot Shores Home Owners that “Opted In” to use this area by the designated timeline. The boat slips are for temporary use only. They are not private slips. Please observe the following rules when using the day docks.

1. No children under 16 years old are permitted on the docks unless accompanied by an adult (18 years or older).

2. Boat slips may be used, and boats left overnight, for a maximum period of 72 hours at full occupancy (subject to change as usage increases). SROA is not responsible for theft of items left in the boats or the boats and motors themselves when left unattended at the dock.

3. Access to the docks may be slippery, especially when wet. Take extreme care when going out on the docks. The river current may be very strong, and the water very cold. If you fall in the river, you could easily drown. Hang on to small children. Children under 12 should wear a life jacket when using the docks.

4. Please pick-up your trash. Do not throw bottles or cans into the river.

Solicitation

1. No solicitation or canvassing is permitted on the premises at any time.

Fire Safety

1. Fire extinguishers are located in the Laundry Room and the storage closet off of the Lodge kitchen.

2. Campfires are allowed within the lots in contained fire safety rings, except during those times that campfires are restricted by federal, state, or local authorities. The Manager/BOD may restrict wood fires due to air quality or safety concerns as determined by law. Check with Management prior to having any type of campfire.

3. Fireworks are not allowed anywhere on the premises at any time.

Emergencies

Emergencies requiring the services of the Police, the Fire Department, or an ambulance should be called directly into the "911" emergency services coordinator. **Your 911 address is:** 1432 Lenora Dr, Usk, WA 99180 plus your lot number.

Should you have a medical emergency and require assistance while in the Resort, please be aware of the closest Resort Aid Team member (all are certified responders) by noting the closest lot location with a “red cross sign”. Draw attention to your location - make noise (panic alarm on keys, horn, and flashers are good options) and ask someone to activate the Resort central siren (in exercise room).

Communication of Rules & Regulations

1. Owners are responsible for providing copies of these Rules & Regulations to all tenants and guests.
2. Owners are responsible for the conduct of their tenants and guests. If there are violations, any applicable fines will be assigned to the owner.
3. If violations of the Rules & Regulations are reported and the owner is unable to control the conduct of the guests/tenants, the owner shall, upon request of the Manager/BOD, immediately remove such guests or tenants without compensation for lost rentals or other damage resulting from such removal.
4. Further, the Board reserves the right to terminate any Rental Agreement or Lease subject to Section 3.2 of the Bylaws without compensation for lost rentals or any other damage resulting from such removal.

Schedule of Fines

In an effort to protect Owners and the Common Areas, the following schedule of fines shall apply:

2nd notice of a violation \$ 25
3rd notice of a violation \$ 50
4th notice of a violation \$ 75
5th notice of a violation \$150

Subsequent violations will be subject to fines or other appropriate action at the discretion of the Board of Directors. Such fine(s) shall be added to the Assessment for the year in which the violation occurred, and shall be enforceable in the same manner as is provided for the enforcement of Assessments.

Phone Numbers & Addresses

Resort Information:

Address: 1432 Lenora Dr., Usk, WA. 99180
Mail Address: P.O. Box 332, Usk, WA. 99180
Phone: 509-445-0115
Email: Skookum.mngr@povn.com
Fax: 509-445-0116

Local Hospital

Newport Community Hospital
714 West Pine St.
Newport, WA. 99156
509-447-2441

Wireless Internet Service

POVN – 509-447-3067

Utilities

Lenora Water & Sewer – 509-445-0888

Pend Oreille Utilities (Electric) – 509-447-3137

Other
