

Park Rules and Regulations

Spokane RV Resort

SPOKANE RV RESORT

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The following Rules and Regulations are hereby established for the convenience and comfort of the Owners and in compliance with the Declaration of Covenants, Conditions and Restrictions of the Spokane RV Resort, by the Spokane RV Resort Owners Association (hereinafter the "Association").

1. Use of Parcel
Each Parcel is hereby restricted to recreational use for the parking and occupancy of Recreational Vehicles.

2. Recreational Vehicles in Park
The term "Recreational Vehicle" shall include Motor Coaches, Motor Homes, Travel Trailers, Fifth Wheels, and such other Recreational Vehicles that meet, in the discretion of the Declarant, its standards.

All Recreational Vehicles on Owner's lots shall be in new or in like new condition, and shall be subject to inspection and acceptance by the Declarant at its sole discretion.

All Recreational Vehicles must be Twenty Four (24) feet in length or larger.

No additions to any Travel Trailer, Motor Home, Fifth Wheel, Motor Coach are permitted. No freestanding awnings, or patio covers will be permitted.

3. Parcel Improvements
Owners may improve their Parcels with landscaping, custom driveway surfacing, installation of custom permanent barbecues and other improvements, subject to the following:

- 3.1. Parcel Improvements must be in accordance with the Spokane RV Resort Owner's Improvement Design Criteria as set out by the Architectural Control Committee, (the "Committee"), which Committee shall act as administrator of the provisions of this Article.

- 3.1.1. The Committee shall be composed of at least three (3) members appointed by the Declarant. No member of the committee shall be entitled to any compensation for services performed pursuant to this Declaration. After all Parcels in all Phases have been sold the original Committee shall resign and a new Committee appointed by the Owner's Association.

- 3.1.2. Owners must submit to the Declarant and the Association two (2) copies of a Lot Improvement Form and Plans prior to any construction, alteration or change to the Parcel, together with color selections, material samples and landscaping plans, for the Association's Architectural Control Committee's written approval or disapproval of such proposed improvements or changes within thirty (30) days of submission. It shall be

the responsibility of the Committee to determine that improvements have been made in accordance with the plans and specifications as submitted and approved. Such determination shall be made by the Committee within 60 days of written notice from the Owner that such improvements have been completed.

In the event that the Committee determines that the improvement does not comply with the plans and specifications as approved, it shall notify the Owner within the sixty (60) day period, whereupon the Owner within such time as is specified by the Committee, but no less than thirty (30) days, shall either remove or alter the improvement or take such action as the Committee shall designate. If no action is taken by the Committee within sixty (60) days of the date of receiving notice of completion of the improvement, this shall be conclusively deemed to be satisfactory to the Committee.

- 3.1.3. The Committee's consent to any proposed work shall be automatically revoked on (1) year after issuance unless construction work has been commenced or the Owner has applied for and received written extension of time from the Committee.
- 3.1.4. Neither the Committee nor any member thereof shall be liable to any Owner, occupant, builder, or member for any damage, loss, or prejudice suffered or claimed on account of any action or failure to act by the Committee or a member thereof, provided the member has acted in good faith.
- 3.1.5. Each Owner shall obtain pay for all building permits and licenses required regarding any alterations to a Parcel, from all relevant regulatory authorities, as may be applicable in the circumstances (i.e: From the City of Deer Park and/or Spokane County).

4. Motor Vehicle Parking

In addition to the approved Recreational Vehicle, Owners may park a maximum of One (1) operable licensed motor vehicle on any Parcel. No vehicle may overhang onto any street area. In addition to the Recreational Vehicle and licensed motor vehicle, one Golf Cart per Parcel may be parked on the Owner's Parcel.

No Owner or Guest's vehicles may be parked on any street. All vehicles must be parked on Owner's Lot or in designated Parking areas. No Parking is permitted in vacant Parcels adjacent to an Owner's Parcel.

5. Guest Parking

Guests shall park their vehicles only in authorized parking areas under prior arrangement made by Parcel Owner with the Association.

Guest vehicles must display a visible valid Guest Parking Pass on the left hand side of the windshield, which shall be obtained during normal business hours. Vehicles without a valid Parking Pass are liable to be towed at Owner's expense. Owners intending to have

guests stay in their Recreational Vehicle may secure permission from the Association for guests to Park their vehicle on the Parcel for a period of up to two weeks in any three-month period.

6. Number of Guests

The Maximum number of Guests of an Owner that may use the Common areas and amenities at any given time shall be limited to four (4) unless otherwise agreed to by the Association.

7. Safety

For the Safety of Owners and Guests to the Park the following safety measures are hereby implemented:

7.1 Speed Limit: The Speed Limit in the Park shall be 5 miles per hour (5 MPH)

7.2 Licensed vehicles: Only licensed vehicles may be driven in the Park by licensed and insured drivers.

7.3 Skateboarding is not permitted in the Park.

7.4 Scooters, mopeds, dune buggies and ATVs are not to be driven in the Park unless licensed.

8. Golf Carts and any motorized vehicles may only be driven by operators with valid drivers licenses and insurance.

8.1 Golf Carts driven on the streets of the RV Park must obey the 5 mile per hour speed limit and observe all the rules of the road and government rules and regulations.

9. Business Activities

No part of the park or Parcel may be used for any business, commercial, or professional purposes by any Owner.

However, the Declarant may pursue such commercial activities in the Park that further the development of the Park and the Declarant's business, including but not limited to sales of RV Lots and the leasing or renting of RV spaces, the sale, rental or leasing of Recreational Vehicles, and such other business activities that are in the best interests of the Declarant.

No offensive, immoral, illegal, noxious or unsafe trade, practice or activity may be engaged upon within the Park or within any vehicle or on any Parcel within the Park.

10. Condition of Parcels

All Parcels are to be kept in an "as new" condition. No rubbish, or debris of any kind shall be placed or permitted to remain on an Owner's Parcel so as to render the Park or any Parcel unsightly, unsanitary, offensive or detrimental to any Owners, Guests, the Parcel, other Parcels, or the Park and neighborhood. Trash must be wrapped and placed in containers provided in the Park.

11. Storage

No storage or placement of unsightly items on a Parcel, or under around a Recreational Vehicle shall be permitted. Recreational Vehicles within the Park shall be kept in sanitary

condition, free of offensive odors and insect infestation. No burning of debris, or fires other than approved barbecues, will be permitted in the Park.

12. **Patio Furnishings, Lawn and Garden Furniture and Equipment**
Quality garden and lawn furniture, planters and flower boxes may be placed on the lot. In order to maintain uniform appearance of landscaping and maintain consistency with the standard of the property, the removal of any unsightly objects from any Parcel, may at its discretion be requested by the Declarant or its Managing Agent.
13. **Prohibited Items**
No firearms, lethal weapons, or fireworks, are permitted in the Park at any time, unless permitted by law.
14. **Fences**
No fences other than those provided by the Declarant shall be permitted on any Parcel.
15. **Noise**
Excessive noise in the Park will not be tolerated. No horns, whistles bells, speakers or other sound devices except those used for security purposes shall be located, in any vehicle. No "boom box", hi-fi, CD, TV, radio, VCR, video, amplifier, or other electronic playing equipment shall be played at a volume from any vehicle, or Parcel, which will cause annoyance to any other Owner.
16. **Quiet Hours**
Quiet hours in the Park shall be 10:00 PM to 8:00 AM.
17. **Lights**
Other than Park installed lighting on Owner's lots, no spotlights, floodlights, or high intensity lighting shall be placed on any Parcel in such a way that causes light to shine or be reflected on neighboring Parcels.
18. **Signs**
Only signs approved by the Declarant shall be placed upon any parcel, or on the outside or inside of any building, or in any window, or in or on any vehicle parked within the park. No signs of any kind will be permitted in the Park on any Owner's Parcel, Recreational Vehicle or other vehicle. No signs are to be placed within any common areas or amenities without the prior written consent of the Declarant or Managing Agent of the Association.

For Sale Signs

"For Sale", "For Lease" or "For Rent" signs on Parcels are prohibited in the Park.

"For Sale" signs on any Recreational Vehicles or other vehicles are also prohibited.
(Also see #26.)

19. **Vendors**
No solicitors or hawkers are allowed on the property.
The property is intended to be free from solicitation.

20. **Pets**
Owners and Guests must register all pets on arrival
The Park permits a maximum of two (2) pets per Recreational Vehicle
No exotic animals, reptiles or insects are permitted
No pets over 75 lbs permitted
No vicious, or noisy dogs are permitted
Pets must stay inside RV unless accompanied by Owner
Pets must not be left outside, unattended, tethered to a vehicle or the RV Space
Pets outside must be kept on an eight (8) foot maximum leash
Pets are not allowed to run wild in any part of the Park or Golf Course property
Owners are to take dogs to designated dog walk areas to relieve them
Owners must pick up after them and dispose of feces hygienically
Pets are not allowed in any of the Park's buildings
Pets are not allowed on the Golf Course under any circumstances
Violation of rules regarding pets will be dealt with seriously, and may require the prompt removal of pet from the property.
21. **Reflective Materials**
No reflective materials, including but not limited to aluminum foil, reflective screens, mirrors or similar type items shall be permitted on any Parcel or vehicle so as to be visible from the outside, except as permitted by the Declarant.
22. **Laundries, Washing, Clotheslines**
Coin Operated Laundromat facilities shall be provided within the Park. Clotheslines outside any Recreational Vehicle on any Owner's Parcel shall not be erected; neither shall clothing or towels be hung to dry outside any vehicles or on any Parcel.
23. **Sublease of Parcels**
Owners may sublease their Parcel and/or Recreational Vehicle upon written authorization from the Association. The Declarant, Managing Agent, and/or Association may provide a rental and collection service for a fee.
- Owners, their guests, and tenants should be aware that golf balls unintentionally may travel over and come upon the lot and that golfers at reasonable times and in a reasonable manner may come to retrieve errant golf balls from the Owner's Parcel.
- Owners, their guests, and tenants should also be aware that the Parcel may be subject to overspray of water from the golf course from time to time and that the parcel is sprinklered and water may be sprayed onto vehicles located on the Parcel.
24. **Tents**
No tenting shall be allowed in the Park.
25. **Structures**
No Mobile Homes, Manufactured Homes, Modular Homes, Cabins or Storage Sheds shall be permitted to be erected or placed upon any Owner's Parcel.

26. **Re-Sale of Parcels**
The Association may provide as a convenience to an Owner reselling his/her Parcel, or Recreational Vehicle, a notice board within the facility whereon Managing Agent approved notices of Owner's Recreational Vehicles or Owner's Lots for sale may be posted.
27. **Children's Activities**
Owners are responsible at all the times for the supervision of the activities of their children, grandchildren, or guests, irrespective of the age of the child.
28. **Antennas**
No freestanding antennas or aerials shall be placed on any Parcel. Standard sized Satellite dishes attached to Recreational Vehicles are permitted.
29. **Hookups**
No alterations to any utility connection provided by the Declarant on an Owner's Parcel shall be made by any Owner.
30. **Vehicle Maintenance and Washing in Park**
No vehicle maintenance, oil changes or repair work may be performed on any vehicle in the Park except for emergency starting.

Washing and rinsing off of Recreational Vehicles is permitted only on Mondays. Cleaning of exterior of vehicles without spraying on of water is permitted at any time.
31. **Spa and Swimming Pool Regulations**
Owners, their families, tenants and guests will abide by the Pool and Spa Rules and Regulations posted at the Pool and Spa facilities, from time to time.
32. **Violations of Provisions Herein**
If an Owner, occupant, or person living with Owner or occupant violates a provision herein or in a lease or rental agreement pertaining to a Parcel, Declarant or Association shall have the power to bring an action or suit against an owner to recover sums due for damages or for injunctive relief, or for any other remedy available by law or equity.
33. **Power to Suspend Rights of Owners**
The Association shall have the power to suspend the rights of Owners, occupants or persons living with Owners or occupants to use the Common Areas and amenities, for any violation of any obligation and/or responsibility imposed herein. No suspension of the right of an Owner or occupant to use the common areas and amenities may be for a period longer than sixty (60) days (provided use fees are current and the foregoing limitation shall not affect or prevent termination of any lease to an Owner's tenant, if permitted by the terms of the lease or otherwise by applicable law).
34. **Declarant Rights**
During the Declarant's Control Period the Declarant reserves the right to change any of the above Rules and Regulations.