

6. SITE USE & IMPROVEMENT GUIDELINES

All site improvements/alterations must be approved by the Park Board before being made. It is the intention of these guidelines to maintain aesthetic harmony for the benefit and protection of all and to provide architectural protection and control of the campground and its use. In general, there may be no improvement to a site that in any manner hinders the use of another site or any of the campground or which in any way interferes with the provision of services to any site. Park rules and Jefferson County zoning rules have changed over time, some improvements or types of construction that were once allowed are no longer allowed. Just because you see something in the Park does not mean that it was properly done, is still allowed or had proper approval. Please check with us first. It's free, quick and easy.

Site improvements/alterations include, but are not limited to contour improvements, fencing, landscaping, changing camper pad location, concreting, black topping or graveling of vehicle pads, any and all construction (decks, patios, sheds), external lighting, satellite dishes, fire pits and any change in method of disposing, storing of gray or black water. An "Official Ticket" (possible fine) will be issued for failure to follow any of the guidelines.

- 6.1 Site use** is for a single family, camping purposes only. A site cannot be used by multiple families, even if not simultaneous occupancy, or as permanent abode or legal residence. The maximum occupancy per site, as mandated by state code, is six (6) guests, unless there are more than four (4) children in the family.
- 6.2** Each site occupant must carry personal property and liability **insurance**. Proof of such insurance must be furnished to the office upon request.

- 6.3** No more than **one recreational vehicle** may be parked on a site at one time.
- 6.4** All Recreational Vehicles must be either **RVIA** (Recreational Vehicle Industry Association) or **RPTIA** (Recreational Park Trailer Industry Association) **approved** and have proof of such, usually a sticker. No 'new' (not already in the Park) units over 10 years old will be allowed unless specifically approved by the Park Board. No 'new' units over 20 years will be allowed.
- 6.5** The **Park Board must approve** all recreational vehicles and their **location** before they are brought into the Park. You must adhere to the Park rules regarding placement of your trailer; Park management will mark your lot. Failure to do so will result in your having to relocate your trailer immediately if improperly placed.
- 6.6** All recreational vehicles, and anything else placed on a lot, must be at least **5 feet from the lot line**.
- **Nothing** may be placed **on common elements**.
 - No recreational vehicle may be placed on any site except **on the pad provided** for that purpose. The pad may not be relocated from its existing position.
- 6.7** The Park Board may authorize the **storage or disposal of any recreational vehicles** deemed uninhabitable, or that may pose a safety or health problem, or where the owner is in default, or hasn't responded to any notice sent out or can't be reached. Storage charges will be assessed and are the responsibility of the owner.
- 6.8** **No noxious, offensive or illegal activity** shall be done on a site, nor shall anything be done that would be an annoyance or nuisance to any other

site occupant. All individual and group behaviors must be considered as appropriate for a family campground environment

- 6.9 **No industry, business, trade or profession** can be conducted or permitted on a site.
- 6.10 **Wheels and hitches may not be removed** from any recreational vehicle. All recreational vehicles shall be capable of being moved at any time with minimal effort.
- 6.11 **Water, electric and sewer connection** may be used only to serve the site that they are on and may be connected only through approved hook-up procedures to a recreational vehicle. No individual wells or septic systems allowed on any site.
- 6.12 **Holding tanks** (black water) must be a pre-manufactured tank specifically made for that purpose; no self-made or modified tanks are allowed. Tanks must be placed above the ground, at an angle to allow proper draining and easy access for pumping out. Tanks must be placed under the RV, or under the deck if skirted. If RV is skirted, then either skirting should be left off where tank drain is to allow easy access or drain end should be on outside of skirting (cut a hole in the skirting and extend the drain). Waste Water, Sewage Disposal, black water tanks must be emptied at the trailer dumping stations, or by Jellystone pumping service. Raw sewage or any liquid containing septic material may only be disposed of at trailer dumping station. Please note that water fixtures located at dumping stations are designed for flushing holding tanks, drain lines. These fixtures should never be used to fill portable water holding tanks. There will be a \$100.00 fine for tanks dumped in bathrooms or on the ground.

There will be a \$100.00 fine if dumping in the dump station occurs without paying first.

- 6.13 A **fire extinguisher** of an adequate size and capacity is **required** to be kept in each recreational vehicle.
- 6.14 Owners are responsible to **keep and maintain their camping unit and site** in a neat, clean, sanitary and orderly condition. Accumulation of clutter resulting in an unsightly appearance is unacceptable. Examples are but not limited to, old board, old tools, inoperable lawn mowers, garbage in fire pit, old cabinets, and phone books.
- 6.15 **Trailers** may not be stored on your lot for more than a weekend without Park Manager approval. Please inquire about other options.
- 6.16 **A boat less than 20' long** may be parked on your lot in place of one of the cars you are allowed. (I.e.: There can be 2 cars or 1 car + 1 boat at the site at one time). Boats must be parked on the owner's site only, in the driveway, not on the grass. You cannot park your boat on another's site even if permission is received. Inoperable watercraft, unlicensed or inoperable motor vehicles are not permitted.
- 6.17 **Safety is first.** Nothing can be done or kept on a site which could pose, or be perceived as posing, a safety threat to the site occupants, neighbors or the campground in general.
- 6.18 **Nothing** can be done to or kept on a site or in the campground **that could increase the Park's rate of insurance, would result in the cancellation of our insurance, or which would be a violation of**

any law, any Park **rules** or rules in our “Yogi Bear™” franchise agreement.

6.19 Contour improvements that alter the topography or drainage are not allowed. Park Manager must approve all contour improvements.

6.20 Plants, trees & shrubs may be added with Park Manager’s approval. Refer to Appendix L, “Park Improvement Permit”). The landscaping cannot create a nuisance or infringe on any other site or Park property.

6.21 No trees may be **cut** down without approval. The Park Manager must **pre-approve any extensive pruning** (cutting beyond normal trimming) to accommodate newer units and safety (Refer to Appendix L, “Park Improvement Permit”).

6.22 Site Mowing & Trimming

The Park appreciates and respects you mowing your own lot. Necessary mowing / trimming must be done on a timely basis such that no vegetation exceeds the current Park standard. The grass height standard for 2012 is less than 6”.

- When your grass reaches a height greater than 6”, a Park employee will cut it. There will be a minimum 30 minute labor charge, at the current Park labor rate, for any grass cutting or trimming, obstacle removal or other work necessary for your lot to be compliant with the site guidelines. The current hourly rate for 2012 is \$50 per hour. Any additional work needed over the 30 minute minimum labor charge will be broken down in 15 minute increments. You will be sent an invoice for the work

performed. If amount due is not paid, you will be considered late on your dues or rental fee.

- The Park is not liable for any damages that occur while cutting or trimming your sight. Site Owner and Seasonal occupants are required to have insurance on their units and its contents to cover any costs due to damage.
- A letter will not be sent out before mowing or trimming occurs. Please consider this your notification.
- The Park is not liable for any damage that occurs to or on your site while we are cutting your lawn. For example, if there are rocks in your yard that the mower propels into your unit, we are not liable, as it is your responsibility to see that your lawn is free of obstacles.

6.23 The **pad** upon which a recreational vehicle is to be located **may be improved** with concrete, black top or new gravel. RV pads **may not be relocated** without prior approval from Park Manager. The size of the pad shall not be increased from the original size of the pad provided without approval from the Park Manager.

6.24 Only split-rail type fences are allowed. Fences may not exceed four (4) feet in height or have more than two (2) rails. They must be installed at 36” from any road.

- Fencing must be properly maintained. All rails must be connected to posts; all posts must be upright.
 - There will be a minimum 30-minute labor charge, at the current Park labor rate, for a Park employee to remove a non-repairable

fence removal, repair a current fence or make other alterations deemed necessary to make the fence compliant with Park guidelines. Any additional work needed over the 30-minute minimum will be broken down in 15-minute increments. The current hourly rate is \$50 per hour.

- 6.25** Only **one (vegetable) garden per site** is allowed. Gardens must be kept in a neat and orderly fashion. You must obtain prior approval from Park Manager regarding size and location of the vegetable garden (Refer to Appendix L, "Park Improvement Permit"). Flowers may be planted.
- 6.26** Only **one fire pit per site** is allowed. Fire pits shall not be located closer than fifteen (15) feet from any site boundary and must be at least twenty (20) feet away from LP gas bottles. Fire Pits must be installed flush with the ground. Fire rings/rocks around fire pit border may be above ground but must allow for mowing without trimming to be done. Campfires may not be left unattended. Any time you leave your campsite; your campfire should be damped down to coals or put out if it's dry or windy. Campfires should only be built within the fire ring. No trash may be burned.
- 6.27** Permanent **external lighting** is allowed but shall not create a nuisance to any other site or site occupants. Bright lighting, extending beyond your site (such as to infringe on your neighbor) and 'bug zappers' must be turned off during quiet time.
- 6.28** There shall be no construction, erecting, moving or modification of sheds, decks or fences without obtaining prior approval from the Park Manager. (Refer to Appendix L, "Park Improvement Permit").

In addition, for sheds and decks you must obtain an approved Jefferson County zoning permit.

- 6.29** Before **obtaining a Jefferson County zoning permit**, you must obtain prior approval from the Park Manager (Refer to Appendix L, "Park Improvement Permit"). The following information must be provided:
- Complete, submit and obtain approval on the Improvement Permit form.
 - Create scaled drawing of the site, showing the location of your trailer, its length & width, any deck or shed that currently exist, their length & width and location of the proposed structure, its length & width and the distance of the structure from lot lines. (all side of the structure, as with your trailer and any other structures must be a minimum of 5 feet from the lot lines)
 - Provide your site number and name on the scaled drawing(s) and the name, address and phone number of your contractor if applicable
 - Submit the Permit request and scaled drawing(s) to the office for Park management to review.
 - Obtain a Jefferson County Zoning and Land Use Permit, available in the office. This permit, (Refer to Appendix M, "Jefferson County Zoning and Land Use Permit"). This permit does have a box on it for a drawing. You can write "see attached" and attach your approved "Park Improvement Permit" to it.
- 6.30** Only **one storage building (shed) per site** is allowed.
- 6.31** Sheds are for storage use only, **no sleeping in sheds** is allowed per State regulations.

6.32 Sheds must be at least **5 feet from the property line; decks, and trailers**. They cannot be placed on a common area.

6.33 Shed requirements:

- Sheds are limited to a **maximum size** of eight (8) feet wide, twelve (12) feet long, and ten (10) feet high.
- Shed must be built as a **barn-style** shed.
- **Front of shed** and doors must be on smaller, eight (8) foot side.
- **Base of shed** (framework supporting floor that is on the ground) and flooring must be treated lumber and treated plywood.
- A T111 rough sawn siding or similar **approved material** (e.g. "Smartboard") must be used. No particle or composite (particle or wafer) board may be used.
- Plywood must be used on the **roof** and covered with dark brown shingles.
- All sheds must be **stained** with a dark brown, walnut colored stain (Olympic 707 or equivalent).
- In addition to the above shed, certain **"Rubbermaid" type** (either Rubbermaid or the Farm & Fleet equivalent) storage sheds will be **allowed**.
 - These storage sheds may not exceed 5' in **width** or 4'6" in **height**.
 - Either the 2'8" **depth** (32 cu ft. model) or 6'7" depth (92 cu ft. slide lid model) is acceptable.
 - No other sizes are allowed.
 - **No home built** versions will be allowed.
 - These sheds must be **placed** behind your RV, up near the back of your RV, and be five (5) feet from the lot line.

6.34 Concrete or brick patios are allowed. You must obtain prior approval by the Park Manager (Refer to Appendix L, "Park Improvement Permit"). The topography of the site will be considered for approval.

6.35 Wooden decks are permitted. In addition to first obtaining Park Manager approval (Refer to Appendix L, "Park Improvement Permit"). A Building permit must be obtained from Jefferson County. The Park Manager should sign off on your drawing before you go to Jefferson County for your permit. (The county will look for our approval and will not issue a permit without it). Plans must show a scale drawing with lot lines, road, trailer, distance trailer is from lot line, and deck location and size on the drawing.

- All decks must be constructed of **treated lumber**.
- Deck planking must be used for the deck flooring (no plywood).
- Decks may be treated, stained and/or painted.
- Railing may be built but may not exceed a normal handrail height.
- Rail post may not exceed height of railing.
- Deck spindles may not be greater than 4" apart (Dept. of Commerce rules).
- There shall be absolutely no roof or framework for a tarp or lights constructed over a deck (this is a Jefferson County zoning law not a Park law).
- Maximum size is 350 square feet.
- Moving of a deck or bringing in a pre-made deck requires obtaining approval from the Park Manager and Jefferson County Zoning. You must **first** obtain approval from Park Management (Refer to Appendix L, "Park Improvement Permit"). **Second** you must obtain approval from Jefferson County zoning.

Jefferson County Zoning will not issue a permit without the prior authorization from Park Management.

- Decks are not to be used as a storage area either on top or underneath of the deck. If skirting is used on a deck, storage under the deck is permitted.

6.36 Unattached permanent screened enclosures are no longer allowed (Jefferson County zoning law).

6.37 Attached permanent screened enclosures, metal or glass panels and doors as part of the structure were **never allowed**, even though some people have them.

6.38 Jefferson County Zoning, and therefore we, no longer allows temporary screen rooms. We will be working with the county to get this regulation modified for the future.

6.39 Only a pre-manufactured **awning**, similar to what could have been ordered as an option from the factory, mounted on the trailer/RV may be used. Most other coverings; canopies or screen rooms are not allowed.

6.40 10' x 20' **white canopies** are no longer allowed by Jefferson County Zoning and therefore us. We had allowed these on a trial basis but experienced problems with placement, sturdiness, maintenance, and use.

6.41 Ground coverings and outdoor carpeting are no longer allowed. These were permitted on a trial basis, **but are no longer permitted.**

6.42 Gazebos of any type are not allowed.

6.43 Clothes lines for the safety of all campers are permitted on campsites provided they are only temporarily attached, and are taken down when not in use or when the campsite is not occupied.

6.44 Any effluent dumping on or below ground is a violation of state health regulations.

6.45 For sale signs are not allowed. You may seek approval in office to post a note on bulletin board in lodge.

6.46 Satellite antenna / dishes, (twenty (20) inch) are allowed; however removal of live trees to accommodate reception is NOT allowed. Pruning is allowed if approved by the Park Manager first.

6.47 Due to safety and liability concerns, **Hot Tubs are not allowed** on individual sites.

6.48 Structures that are **in violation of zoning laws** or deemed uninhabitable, or that may pose a safety or health problem, or where the owner is in default, or hasn't responded to any notice sent out or can't be reached will be removed by Park if lot owner fails to correct or take down structure after receiving notice. All associated costs will be billed to the lot owner.

6.49 All **tarps** must be removed from campers.

6.50 Once reported, **Violations** to Section 6, **Site use & Improvement Guidelines** must be corrected. If you fail to make the corrections, the park will make the correction on your behalf by doing the work themselves or hiring a contractor. The Park will correct each issue at a charge of \$50.00 per hour, 30-minute minimum. If additional labor is needed over the 30-minute minimum it will be broken down into 15 minute increments. If a contractor is hired, it is your responsibility to pay the contractors fee.