

PINE ISLAND RV RESORT RULES AND REGULATIONS
Amended May 11, 2019

Resort facilities are for the pleasure of all members, associates, and guests. We encourage all to participate in the activities and encourage each person to take proper care of the Resort property. We welcome all who come into our Resort but also realize that with a large number of people in one area, we need rules to be enforced in a fair and uniform manner. These rules are not meant to withhold any pleasure derived from the Resort but to enhance the experience for everyone.

Note: Please be aware that the main road in front of the Welcome Center is a county road and is not under the control of the Resort. The users do not always limit their speed and may be considered a hazard. This should be kept in mind when children are playing or you are walking across or near this road.

A. Member Identification

1. Membership Cards: Membership cards or Associate Membership cards (whenever proper) will be issued to Members (husband and wife) and Associates (whenever proper). Replacement of lost or damaged cards will involve a fee. In the event cards contain inaccurate information, new cards should be requested from the Resort Office. Members are required to notify Pine Island RV Resort Business Office when selling or trading their membership. All membership cards must be returned to the Business Office to insure that owner's name is removed from our records. Failure to comply with this rule will result in owner being held accountable for future dues or assessments. Members and Associate Members will be allowed to use the Resort only if the Members are in good standing. Hereafter, "Member" refers to Members in good standing.

B. General

1. Schedule of Operations: Office hours will be posted in an area easily visible at the Welcome Center. Activities schedule will also be posted in an area easily visible.

2. Registration: Members and Guests shall register at the Resort Welcome Center. If entering after business hours, registration will be with security at the

guard shack. Members, Associates, and Guests are required to notify the office or security when checking out of the Resort. Failure to register may result in loss of emergency messages being delivered in a prompt manner. Failure to register constitutes a violation of Resort rules and regulations and will result in penalties being levied upon the Member.

3. Members' Liability: All Resort facilities used by Members, Associates, and Guests are at their own risk. The Resort is not responsible for the loss or damage to any property of the Members, Associates or Guests.

4. Resort Employees: Employees or Work campers shall not be subject to the individual direction or control of Members. The specific direction and control of Resort Employees is vested in the Resort Manager.

5. Bulletin Board: A bulletin board is provided for communication to Members from the Board of Directors. Other bulletin boards are provided for Members communications and/or authorized advertisements. These advertisements should be dated at the time posted and removed within a reasonable length of time so as to make room for others.

6. Conduct of Children and Guests: Members will be responsible for the conduct of their Associate Members, children and guests while they are on the Resort property. Members will be assessed for any damages to Resort property that may be adjudged as blatant misconduct of Member's Associate Members, children, or guests.

7. Curfew: Children under 14 years-of-age must be accompanied by a parent or adult guardian between the hours of 10:00 p.m. and 8:00 a.m. If entering the Resort after curfew hour, they must go directly to their unit.

8. Security Gate Code: Members are asked not to give out the code to the security gate. This is a function of security only. If this code is given out indiscriminately, it negates the purpose of the security gate. Members are urged to remove the hang-tag when leaving the Resort so that the public cannot see the code through your windows.

C. Registration

1. Procedures for checking in and out: All Members, Associate Members and Guests including members of RV organizations visiting Pine Island are

required, upon arrival to show their membership cards and a photo ID. A \$20.00 refundable deposit is required if staying in a rental. Members and Guests shall register at The Resort Welcome Center during the posted business hours. Anyone registering at the Welcome Center will be required to pay in advance. After business hours, registration will be with Security at the Guard Shack or the Camp Hosts and arrangements to pay fees the following morning at the Welcome Center may be made.

Everyone upon entering The Resort will be required to get a vehicle hang-tag from either the Welcome Center or Security (no exceptions). For security purposes, any vehicle on the premises, not displaying a hang-tag will be stopped. Persons registering will be given orange cards containing the member number and month and day of check out along with an instruction sheet.

When leaving The Resort, please check out with either the Welcome Center or Security so that we can maintain accuracy as to the number of people in The Resort. Present the orange card (and if a rental unit the keys) and the \$20.00 deposit will be refunded.

2. Campsite selection and use: RVs and tents are to be set-up only in areas designated for such use. Please park you're RV and other vehicles so that they will not interfere with others. One tent may be set up on the same site with an RV as long as there is space to do so.

3. Parking: Only one vehicle other than your RV is authorized to occupy each campsite unless your campsite may accommodate a second vehicle. We ask that you do not park on the grass or use another campsite for overflow parking.

4. Reservations for Rental Units: Reservations for rental units need to be made at least 1 week in advance and is advisable 3 to 4 weeks in advance during the high-use periods. Reservations may not be scheduled more than six (6) months in advance. A deposit of \$20.00 and a credit card number will be necessary to hold the unit. If cancelations are not made at least 48 hours prior to arrival, you will be charged for one night and forfeit the deposit. On major holidays (Memorial Day, July 4th, Labor Day) only two (2) units may be rented per membership number. During the summer season only four (4) units may be rented per membership number. If you want to rent more than four (4) units you will require Park Manager approval. Check out time on rentals is 12:00 noon. If you stay past this time you will be charged for another day.

5. Rental unit condition: If the unit is left in an unacceptable condition, an extra clean-up fee will be charged. All rental units are NON SMOKING; Some Rentals are designated NO PETS Violators' will assessed a \$50.00 cleaning charge for each violation.

D. Campground Use

1. Limit on campsites used: Each Member or Associate Member is entitled to use only one campsite at a time. Members in good standing have the privilege of sharing the Resort with Guest of their choice under the following conditions:

- a. The Member must be present in order for the Guest to use the Resort, and the Member is responsible for the behavior of their guests.
- b. Only one guest vehicle per unit is allowed unless previous arrangements have been made with the Resort Manager.
- c. There will be no charge for Guests who stays in the host Members RV or do not camp overnight. Guests will be allowed the use of the Resort for a period of seven consecutive days, twice per year.
- d. The charge for Guests camping in their own RV will be posted in the Welcome Center.
- e. From time to time, Guest camping may be restricted due to heavy Member use of the Resort.
- f. The Guest program is an extra service to the Members. It is subject to the basic rights and priority of the Membership and therefore may be changed.
- g. Guests or RV organizations will not be allowed on Memorial Day, Fourth of July, or Labor Day weekends unless arrangements have been made with the resort manager.

2. Sewer Hookups: A rubber sewer “doughnut” or other similar fitting is required on all sewer hoses connected to park sewer receptacles. If you do not have one, you may purchase one at the Resort Office. (**Note:** Please use Eco-Save Holding Tank Product (or similar product) available in the Resort Office. **No formaldehyde** products.

3. Debris and Garbage: All debris and garbage must be placed in the containers provided. All Members must clean general grounds surrounding their campsite after use and leave it as you would have wanted to find it for yourself.

4. Firewood: Members may use only down or dead wood for firewood as allowed by the Resort Manager. Natural vegetation may not be cut or destroyed in any way. No nails or screws shall be put in trees or buildings. Campfires are allowed only in designated fire rings or grills provided. The management may prohibit building of fires at anytime when fires may present a hazard.

5. Storage: Members may store their RV and boats in the storage areas provided by the Resort. These areas are well lit and patrolled by Security, but the Resort assumes absolutely no responsibility for anything parked in the storage area. The Resort will make every effort to assure the security of stored units. When placing an RV, Boat or Vehicle in storage, please notify the Resort Office. Membership numbers are required to be displayed on the unit in a conspicuous place. (Numbers may be purchased at Welcome Center) The RV units must be livable or they will be removed at the Member's expense.

6. Moving of RVs To and From Storage: At the request of the member the resort will tow your unit (travel trailer or fifth wheel) to and from the storage to a campsite for a fee. The fee will apply to each move and is posted in the office. Three days notice is required when requesting tow out of storage. The Resort is not responsible for any repairs (including tires), charging batteries, or dumping holding tanks in order to move the RV out of or into storage. The Resort will not tow any unit anywhere but to a campsite and back to storage. The Resort assumes no liability for damage done to any vehicle they may be moving or assisting. We do not move other detached items such as BBQ grills, lawn chairs, bicycles, etc. We do not move motorhomes.

7. 21 Day Rule: **Area 4:** Members or Associates may stay on their site for 21 consecutive days. Upon completion of their 21 consecutive days, members may transfer to any other area for seven (7) days. The daily fee for this transfer is set by the Board and posted in the fee schedule available at the Welcome Center. After this seven day period is completed, Member may return to Area 4. You must notify the office of your new site. **Areas 1, 2, & 3:** After a 21 consecutive day stay, Member may remain in Areas 1, 2, or 3 on the same site. However the daily fee for this extended stay is set by the Board and posted in the fee schedule available at the welcome center. The 21 day rule does not apply to Members on Long Term Lease Sites.

8. Long Term Lease Sites: Members may lease sites on a long term basis in Areas 1, 2, 3, & 4. A limited number of metered sites have been set

aside in these areas. Members leasing these sites pay a monthly rate plus their electric usage. The monthly rate for the site is determined by the length of the lease. Inquire at the Welcome Center for the current long term lease rates. Leases are consecutive months and if you vacate your lease site before the agreed upon time period of the lease is satisfied, you will be responsible to pay the difference between the actual and agreed upon months. For the member that camps on one of these long term sites, but only pays “storage on site” during the off season, you must pay the monthly lease rate between May 1st and October 1st. You cannot pay only the storage rate during those peak season months.

9. Boat Slip Usage by Non-Campers: Boat owner must be a member of Pine Island to use the Slips. The Park Manager will make a decision on whether the boat must be removed or may continue to occupy the slip. This will be based on the number of slips available.

Miscellaneous Matters

1. Pets: Animals are not to be left outside and unattended at any time and shall be kept on a leash no longer than 6 feet at campsite/trailer. They must be under the control of the owner or kept inside the camper. Pets may not enter buildings or swimming pool areas, under any circumstances. Pets may not be washed in the shower facilities. Pets must be current on all vaccinations. Noisy or vicious pets are not allowed. If a pet is unruly, the Member must remove the pet from the Resort immediately. (No Exceptions.) Owners are required to clean up after their pets. Pet owners/guardians may be subject to fines for refusal to clean up pet’s solid waste from grounds or any destruction to rentals or any other park property. There is a non-refundable cleaning fee for any animal in the rental units that allow pets. If you have a pet in a non-pet rental you will be fined \$50.00.

2. Recreational Vehicles (ATV, UTV, Golf Carts, Side-by-Sides, Motor cycles), are permitted in the Resort. All vehicles must be driven by a licensed driver, and must only be driven on the designated roads. All usage of recreational vehicles after dusk MUST have lights on. (NO LIGHTS ** NO USAGE) (No off road use permitted).

3. Speed Limits and Safety: The speed limit on all roads in the Resort is 10 mph or as posted. There are no exceptions to this rule. The main road in front

of the Welcome Center is a county road and is not under the control of the Resort. The users do not always limit their speed and may be considered a hazard. This should be kept in mind when children are playing or pets are walking near this road.

4. Eagle's Nest & Teen Center: Members, Associates and Guests of Members less than 14 years of age must be accompanied by an adult when using the Eagle's Nest Clubhouse or Teen Center.

5. Recreational Equipment: All equipment available for various recreational activities may be checked out by leaving membership card or Drivers license. When finished with equipment return it immediately. Equipment is used on a first come – first serve basis. Persons damaging, destroying, or failing to return equipment will be held liable for the replacement cost of same. Remember, the Member is responsible for their Associate Members and/or Guests.

6. Swimming Pools: The pool is used at your own risk. There are no life-guards on duty. Children under the age of 14 will not be allowed in the indoor or outdoor pool without adult supervision. Pool rules are posted and all Members and Guests are expected to observe the rules. **No pets allowed in pool areas. Food and/or drink are not allowed in the indoor or outdoor pool areas. Infants/babies must wear swim diapers.**

7. Firearms and Hunting: No Member may hunt on the Resort. If the Member is using the Resort, the Members gun shall be transported unloaded into and out of the Resort and secured in a safe location without ammunition---**This is a State Law.**

8. Fishing:

Fish are to be cleaned at the fish cleaning stations found on the fishing docks. No remains should be brought to the camp area due to rodent problems. A valid Oklahoma fishing license is required to fish on any portion of Grand Lake including the parks fishing docks.

9. Smoking: There is no smoking inside any building on the Resort except designated as smoking areas. This does not include the outdoor Pavilion.

10. Alcoholic Beverages: Alcoholic beverages are not allowed in any of the public buildings or in the swimming pool areas. Consumption of alcoholic beverages is confined to your campsite or rental unit. Anyone becoming unruly or loud will be asked to return to their RV/rental or leave the Resort if loud and/or unruly behavior continues.

11. Emergency: In case of an emergency, the Resort Manager is authorized to move any Member's RV equipment or vehicle without notice or liability to the Resort or Resort staff. Pine Island Resort is not responsible for loss or damage or property of Members or Guests.

12. Quiet Hours: Quiet Hours are from 10 p.m. to 8 a.m. Please be considerate of others during this time.

13. Clotheslines: We do not discourage the use Clotheslines as we understand the need for such. We do, however, request that they be kept as small and neat as possible so as to keep our Resort looking inviting.

14. Trash: Trash must be placed in the large containers located in the various Resort areas. Do not leave any trash or trash bags around your campsite. We ask that you separate aluminum cans and place them in a separate container for that purpose.

All dues, payments, fines and charges must be current in order to have privileges in the Resort. Violations of any of these rules can result in Membership suspension of 30 days as provided in our Declaration of Restrictive Covenants and By-Laws. A list of fines for violations may be obtained at the Welcome Center of the Resort. Any Member leaving the Resort with unpaid fees or penalties will be considered not in good standing and will not be permitted to use the Resort until all fees and penalties are paid in full.

Violators should be reported to the management as soon as possible. Resort Manager shall have the authority to see that all rules are obeyed and enforced by Security.

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