

PINE ISLAND RV RESORT RULES AND REGULATION
Amended March 12th, 2022

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. These rules may be amended by the board at any time as needed to protect the resort and its members & guests.

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.

These rules and regulations apply to any and all patrons of the park; Members, Associate Members, Non-Members and Guests

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 Welcome Center. 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 ensure that the owner's name is removed from our records. Failure to comply with this rule will result in the 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. If neither are available, please register at the first available time the following morning. Failure to register may result in loss of emergency messages being delivered in a

prompt manner. Failure to register constitutes a violation of the 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 & Park Manager. An additional bulletin board is provided for Members communications and/or authorized advertisements inside the Welcome Center. 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 gates. 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, Associates Members and Guests including members of RV organizations visiting Pine Island are required, upon arrival to show their membership cards and photo ID. 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. 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.

2. Campsite selection and use: RVs and tents are to be set-up only in areas designated for such use. Please park your 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 use another campsite for overflow parking unless you are renting that additional site.
4. Reservation for Rental Cabin Units and Campsites: reservations are recommended 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 twelve (12) months in advance for members, six (6) months for non-members. ALL reservations are to be PAID IN FULL at time of reserving. If cancellations are not made at least 72 hours prior to arrival, you will be charged for one night. Any reservation canceled less than 48 hours will receive NO refund. On major holidays (Memorial Day, July 4th, Labor Day) only two (2) cabin units may be rented per membership number. Beyond the major holidays (as noted above) and during the summer season, only four (4) cabin units may be rented per membership number for the same calendar dates. If you want to rent more than four (4) cabin units you will require Park Manager approval. Check out time on rentals is 11:00 AM. If you stay past this time without office or park manager approval you will be charged for another day. No shows, by 11 AM the day following check in, without communication with the office will be made available to rent by others. Area 4 is only available to members on Holiday weekends.
5. Rentals 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 and NO PETS. A \$100 cleaning charge for each violation will be assessed to all violators. Additional damage fees may be assessed.

D. **Campground Use**

1. Limit on campsites used: Each Member and Associate Member is entitled to use the campground at any time. Members and Associate Members are limited to two (2) sites each unless specific approval is received from the park manager. Members in good standing have the privilege of sharing the Resort with Guest of their choice under 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.

7. **21 Day Rule.** Area 4: Members & 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, the 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, Members 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. **Lease Sites:** Members may lease sites 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 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 lease sites, but only pays “storage on site” during the off season, you must pay the monthly lease rate between April 1st and September 30th (a six (6) month lease). You cannot pay only the storage rate during these peak season months. Your “storage on site” term will be October 1st - March 31st. You may stay in your unit, on an infrequent basis, for the current published nightly member rate. Members will still be charged the metered electric rate during the “storage on site” term.
9. **Boat Slip Usage by Non-Campers:** Persons must be camping or leasing in the park to use boat slips. If a person is NOT leasing or camping and is a member, they may leave their boat in a slip for no more than 8 days per calendar month. A fine may be placed on their member account if a violation occurs. Boat slips are not assigned to any specific person and remain first come first serve. No watercraft of any kind are to be left on any dock. Membership numbers MUST be displayed on all boats and trailers in a conspicuous location. Failure to follow these rules will result in fines. During busy times, the Park Manager may make a decision on whether a boat must be removed or may continue to occupy a slip.

E. 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 the 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 or guest 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. If you have a pet in a rental you will be charged a \$100.00 pet fee per stay PLUS any charges for damage(s). Additional rules may apply to leases with pets (refer to your lease).

- a. **Dog Kennel:** Only one (1) Portable Kennel is allowed. They must be collapsible and subject to PIRVR approval. Size not to exceed 48”H x 64”W x 64” L.
2. **Recreational Vehicles** (ATV, UTV, Golf Carts, Side-by-Sides, Motorcycles);
 - a. Per advisement by the park insurance company; “Any motorized vehicle operated in the park's common areas must only be operated by some with a valid driver's license. This is a serious liability issue and if not prudently controlled, can jeopardize the park's insurance placement.”
 - b. Pine Island RV Resort assumes absolutely no responsibility for damages caused by any driver. All usage of recreational vehicles after dusk **MUST** have lights on. (NO LIGHTS ** NO USAGE) (No off road use permitted). All recreational vehicles must abide by all traffic rules in place. i.e speed limit and one direction roads.
3. **Speed Limits and Safety:** The speed limit on all roads in the Resort is 10mph 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. **Eagles Nest & Teen Center:** Members, Associates and Guests of Members less than 12 years of age must be accompanied by an adult when using the Eagle’s Nest Clubhouse or Teen Center. If you are found to be vandalizing PIRVR property, you will be held liable.
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 the 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. An adult person is defined as any person 18 years of age or older. According to state law, no person is permitted to swim alone. Pool rules are posted and all Members and Guests are expected to observe the rules. **No pets allowed in pool areas. No pets allowed to swim in the pool.** Food and/or non alcoholic drinks are permitted on the pool deck only, clean up after yourself. Glass is

- NOT allowed in the indoor or outdoor pool areas at any time. Infants/babies must wear swim diapers. Any violation of this rule could result in a fine for the Member. Remember, the Member is responsible for their Associate Members and/or Guests.
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 or placed in a dumpster due to (potential) rodent problems. A valid Oklahoma fishing license is required to fish on any portion of Grand Lake including the park's fishing docks.
 9. Smoking: There is no smoking inside any building on the Resort except in designated 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 of 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 of 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.
 15. Outside Storage Containers: One Outside Storage Box (Container) is allowed per site if they meet the following parameters: must be accessible from the top and must be a Resin or Plastic construction and portable.

16. General Behavior & Anti-Harassment: Members and guests at Pine Island RV Resort shall not engage in any aggression or harassing behavior, either verbal or physical, or any form of intimidation or aggression directed at other members, guests, occupants, volunteers, employees, or directed at management, its agent(s) or vendors. While members and guests retain the right to complain, they must maintain decorum in doing so and it must be done in a proper way.
- a. All complaints must be submitted in writing to the park manager. If the complainant is not satisfied with the resolution, they may request it to be placed on the agenda of the Monthly Board meeting prior to the next monthly meeting with specifics of the complaint and resolution to allow for notice of meeting to be sent to the board.
 - b. Members and guests are prohibited from certain forms of speech (e.g. threats of violence, insults, name calling, profanity, obscenity, confrontational words, defamation) and other forms of harassment (e.g. physical aggression/intimidation/harm, offensive emails, texts, voicemails, stalking, quid pro quos, etc.). These actions will not be tolerated at Pine Island RV Resort. The Board of Directors of Pine Island RV Resort will issue penalties; which include but are not limited to fines, suspension, removal of membership, as well as possible legal action.
17. List of Fines: All patrons of the park are given one (1) warning per individual infraction. On the second (2nd) infraction of the same, a fine of \$50 will be placed on the patrons account, unless otherwise stated herein. The third (3rd) infraction of the same will result in an automatic 30 day suspension of membership and/or access to the park, pending board review as per the bylaws. Associate member infractions will be recorded on the primary members account.
18. Remaining in “Good Standing”: 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 for in our Declaration of Restrictive Covenants and By-Laws. Members do not have access to the park during any active suspension. 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.

Violations 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.

Date Approved: 03/12/2022