

NEW MEMBER PACKET

**BEAR LAKE RV PARK PROPERTY
OWNERS ASSOCIATION, INC.**

P. O. Box 54

5T. CHARLES, ID 83272

Prepared by
Community Governance Committee
August 2009

Bear Lake RV Park Property Owners Association
P.O. Box 54
St. Charles, ID 83272

www.bearlakervparklotowners.com

Dear New Property Owner:

Welcome to the Bear lake RV Park family. The park is managed by an association with a Board of Directors whose objective is to insure a positive family-oriented experience for lot owners, their family and friends. To help meet those objectives, certain policies have been implemented to provide guidance to owners.

There is a web site with those policies available for viewing. The Covenants, Conditions and Restrictions, and By-laws are also available on the web site above. We encourage you to register on the web site so you will have full access to information posted there. If you do not have access to the internet, please contact the secretary for copies of any documents you would like. Peruse the web site when you have time. It is updated regularly with lots of interesting information.

The following information is provided to acquaint you with the rules of common courtesy for the park. The Covenants, Conditions and Restrictions spell out many of the requirements of being a property owner at the Bear lake RV Park, some of which are identified below.

- . Owners are responsible for their behavior, the behavior of their children and their guests while enjoying their visit to the park.
- . All visitors are required to stop and register with the camp host
- . Lot owners must insure guests are aware of the rules
- . The speed limit in the park is 10 mph. You are here to relax so what's the hurry? You share the road with children, walkers, joggers, bicyclers, and off road vehicles. Collisions, dust, and noise all increase with speed. In addition, speeding tears up the roads we all pay to maintain.
- . People riding on ATV's in the park must follow the adopted park rules; the State of Idaho rules for ATV riding and licensing; *not* ride recklessly; stay on roads and be respectful of other park members and guests. An expanded copy of ATV rules is enclosed
- . Be respectful of the facilities: do not vandalize, tamper with or destroy park property. If you observe such behavior, please report infractions to the camp host. Also, if you observe other problems, please report it to the camp host.
- . Quiet hours are 12 p.m. to 7 a.m
- . late night partying, obnoxious or rude behavior are not allowed. If a nuisance occurs, the sheriff will be called and a complaint filed.
- . Drug use or illegal activity is not allowed. If suspected, the county sheriff will be contacted.
- . Firearms or other weapons (bow and arrow, explosives) are not allowed to be used within park property for safety and liability reasons. They may not be discharged in the park. Firearms are defined as any center fire or rim fire weapon.

- . Air guns, including paint ball guns, air soft guns, BB guns and pellet guns are allowed on lots only and must be fired into an appropriate backstop. They are allowed in other designated Board approved areas within the park
- . Fireworks are not allowed within the park boundaries. The risk of wild fire is too great.
- . Fires must be contained within a fire pit and kept at a reasonable level to reduce the risk of *wild* fires. Fires must not be left unattended and doused with water to insure they are out. During late summer the grass and brush becomes very dry and susceptible to fire
- . We love your pets and all their tricks, but pets and others may not mix. Dogs must be kept on leash when off your property. Dogs are not allowed to roam off your property. You must also clean up after your pet. Lot owners who do not own pets should not be subjected to animals who run free or deposit droppings on their property. Should your animal injure another, you are personally liable.
- . Property owners are responsible for the maintenance and cleanliness of their lots. Lots are not intended to be depositories for old, broken or unwanted items. If property is not maintained in a pleasing manner per the CC&R's, the Association will arrange for the lot(s) to be cleaned and charged to the lot owner.
- . No wood, timber, or trees, other than dead wood already on the ground may be cut or in any way be removed from the Common Area.
- . No liquid or solid waste shall be poured or dumped on any Site or Common area.
- . Vehicles must be parked on individual lots and not parked on the main road or culdesac roads.
- . All RV's must be self-contained units and each such vehicle shall be plumbed in for human waste and waste water of all types into self-contained fully sealed and enclosed receiving and holding tanks. Restrooms are to be used for *toilet* activities and washing hands. The holding tanks at these restrooms are not designed for bathing, shaving or brushing of teeth. These activities put unnecessary amounts of water in the holding tanks and weekly pumping is an unnecessary expense.
- . Water conservation is important in the park. The park is a semi-wilderness park and not intended as a place for showcase lawns. Limited watering should be done to insure that grasses do not die. The use of automated sprinkling systems are discouraged as there may be extended periods of time when owners are not on site. This has resulted in malfunctioning of these systems and unnecessary wasting of water has occurred.
- . Livestock and poultry are not allowed. Horses and horse trailers are allowed only in horse designated areas.
- . The park is located in a sensitive wildlife area. Use of the property is prohibited from December 1 to March 31.

As a new property owner, you may want to do some work on your lot(s). The Covenants, Conditions and Restrictions provide guidelines for types of work that require prior approval of the Architectural and Control Committee. There is an application available on the web site to submit your request. Once the Committee has approved your plan, you will need to take it to the County Assessor in Paris, Idaho to determine whether or not other permits are required. State ELECTRICAL PERMITS are required for any electrical work. If you have the skills, you may do the work yourself; however, a permit is still required and the work must meet the National/State Electrical Code and inspected by the State Electrical Inspector. Visit the web site for the Division of Building Safety at <http://dbs.idaho.gov> for information and on-line permit application. When applying for a permit, mark the mobile or manufactured home section. The electrical inspector spends considerable time in the park during the summer so don't risk having your work tagged or fined. As part of this packet, there is a letter from the Architectural and Control Committee regarding requirements for construction on your site(s)

As a property owner you are automatically a member of the Association. An annual meeting is held each year at the park. The purpose of the meeting is to elect new officers, provide an annual report of accomplishments, obtain feedback from members and to set new maintenance fees or special assessments for the next calendar year. You will receive in December of each year your annual statement for maintenance fees. Fees are due no later than March 31 of each year. We provide a four month notice so that individuals have an opportunity to save. We also provide the ability to pay with a debit or credit card on our website through the Pay Pal program. Each year you will also receive a copy of the policy regarding assessments and the resolution adopted by the Board setting the fee for the coming year. We also routinely post on the web site our cash flow statements so you know how your money is being spent.

Get involved - run for office - join in the activities that are scheduled - volunteer for a committee - volunteer for work projects. We have cook outs every year get to know one another. We also do park project events where people help with minor maintenance and clean up of the park. By doing as much work ourselves, we are able to keep our maintenance fees as low as possible.

Your Community Governance Committee

Debi Hunt, Chair Susan Brumbaugh, Carolene Endersby, Bona Miller

Bear Lake RV Park Property Owners Association
P.O. Box 54
St. Charles, ID 83272

[www .bearlakervparklotowners.com](http://www.bearlakervparklotowners.com)

Wednesday, August 5, 2009

Hello all!

With the settlement of the lawsuit, the Association now has uncontested management authority at the Bear lake RV Park. The CC&R's and the By-Laws are in place to insure that lot owners do not infringe on the rights of other lot owners and to insure that electrical and water systems are not overloaded. The Board wants to insure that requirements of the CC&R's are applied uniformly among all property owners. This letter provides all lot owners with important information about the construction process on all lots.

Over the past several years there has not been any control of the requirements of the original CC&R's and the revised CC&R's. The State of Idaho has made inspections over the last few years and has "red tagged" some power pedestals (means they will be turned off unless correCted). Individuals have direct wired the pedestal to other connections without permits and inspections. While it is permissible to have "hard wired" power pedestals, it does require County permits and inspections to ensure that the National and State Electrical Code is followed with regard to proper wire size, insulation, and grounding. While on the premises, the County has noticed other lots where the required set backs have not been properly followed when placing cement pads, single and/or multiple trailer placements, fences, fire pits, and other items.

The Association Board has determined that beginning with this calendar year, 2009, anyone doing work on lots must complete the required application for construction with the Architectural Committee. This application is available on the park's website. Those construction projects completed in 2008 and prior years will be "grandfathered". However, this does not remove any liability by the lot owner if fires or other disasters occur on a lot that affect neighboring lots if set backs are not properly followed and if unauthorized vehicles, trailers, and campers are on the lot(s). Lot owners also need to check with their insurance company to ensure that if disasters do occur and emergency services and equipment are not able to access the property properly, that insurance coverage will still be offered and cover the loss of property and life. The lot owner is still liable and may face legal actions by neighboring lot owners if restitution is sought by the damaged lot owner .

Additionally, lot owners must comply with the requirements in the CC&R's regarding maintenance and cleanliness of lots. Lots are not intended to be depositories for old, broken or unwanted items. As the architectural and control committee begin their work of inspecting lots, owners in violation of the maintenance standards will be given notice to correct the deficiencies and an opportunity to do so. Failure to come into compliance will result in the Board correcting the deficiencies, the cost of which will become a lien on the property per the CC&R's. Lots should be aesthetically pleasing and not become an eyesore to other lot owners or prospective lot owners.

All lot owners who are not in compliance will be required to bring the lot into compliance before or as part of the lot sale, if and when a lot(s) is sold. The cost and timing of bringing the lot(s) into compliance is to be negotiated between the buyer and the seller as part of the lot sale. All compliance issues are to be corrected within one hundred eighty (180) days after the completion of the lot sale, or if the buyer negotiates with the seller to bring the lot into compliance as part of the sale and prior to the final closing for the sale, this is acceptable and recommended. Notices will be given to non-compliant lot owners per the requirements of the CC&R's. These non-compliant notices will indicate if the non compliance is "grand fathered" or acceptable and If any work must be completed to correct the compliance issue.

As you can see, the park is slowly growing and the Board expects the Park to continue to grow with the Association now managing the park. If you do not have hard copies of the CC&R's and the By-Laws, they are on the web site for your review . The construction application can be obtained by going to the park website and downloading the application.

With the additional cost of litigation now out of the way, the Association fully expects to start moving forward to see that all individuals can enjoy the park as intended and designed through the CC&R's: There will be a number of repairs and projects being worked on throughout the summer this year and next year as well as finances become available. As always, if you have any questions and concerns, and are able to help with any projects and park work, please contact one of your Board members by phone or e-mail. Phone numbers and e-mail addresses for the Board are available on the web site.

Respectfully

Your Architectural Committee

Bear Lake RV Rules and Tips for ATV Use

RULES FOR RIDING IN BEAR LAKE RV PARK

The Board of Directors continues to be committed to making the Bear Lake RV Park a positive family experience for members, their family and friends. No one wants to see anyone injured while in the park. In consultation with our insurer, the following rules are established for the use of off road vehicles within the park. Our insurer has advised us to notify owners that these rules are necessary to limit the park's liability should an accident occur on our common areas involving an off road vehicle. Individuals who choose to disregard these rules become responsible for injuries to their loved ones and others as well as damage to off road vehicles.

For purposes of park use, off road vehicles are defined as, all terrain vehicles (ATV's), utility type vehicles (UTVs), motorbikes, golf carts, mopeds and motorcycles.

1. *AGE LIMITS FOR DRIVERS. Drivers/riders under the age of 14 must be accompanied by or under constant supervision of an adult over age 18.*
2. *RIDERS UNDER AGE 18 MUST WEAR A HELMET; in accordance with Idaho Law. Other appropriate gear should be worn that includes shatter resistant eye protection, long sleeves, long pants, gloves, and boots that cover the ankle.*
3. *MAINTAIN THE 10 MPH SPEED LIMIT. Off road vehicles share the roadways with pedestrians, children playing, as well as full sized vehicles. Collisions, dust and noise all increase with speed.*
4. *STAY ON ESTABLISHED ROADS. Riding off the roads on common areas kills vegetation, creates dust, destroys wildlife habitat and causes erosion.*
5. *RESPECT OTHERS. Riding machines that are loud, riding early or late, riding across private property, exceeding the speed limit, (to mention a few) infringes on the rights of other property owners.*
6. *NO DONUTS, DRIFTING, OR COOKIES. Spinning donuts, drifting and spraying gravel when accelerating causes damage to the roads that we all pay to maintain.*
7. *NOISE CONTROL. Mufflers must limit noise to no more than 96db.*

-----Sign, Cut Off and Return the Bottom Portion to-----

Secretary, Bear lake RV Park, POA, Inc.

P. O. Box 54, St. Charles, ID 83272

I have read and understand the above rules and regulations regarding the Bear lake RV Park. I also understand that as a property owner I am responsible for insuring my family and other visitors are apprised of these rules and regulations while visiting at the park.

Signature

Date

Printed Name