

**BEAR LAKE RV PARK PROPERTY
OWNERS ASSOCIATION, INC.
P. O. Box 54
ST. CHARLES, ID 83272**



MEMBER PACKET

VISIT OUR WEB SITE AT WWW.BEARLAKERVPARK.COM

Dear Property Owner:

Welcome to the Bear Lake RV Park family. The park is managed by a five member 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. The association is an Idaho Corporation and as such is required to follow all applicable State laws, rules and regulations.

There is a web site with those policies available for viewing at www.bearlakervpark.com. 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 web, please contact the Treasurer 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 (CC&R's) provide more in depth information regarding the requirements of being a property owner at the Bear Lake RV Park. Following is a condensed version of most of the rules in the CC&R's:

- Owners are responsible for their behavior, the behavior of their children and their guests while enjoying their visit to the park.
- Lot owners must insure guests are aware of the rules
- Advise all visitors that they are required to stop and register with the park host
- 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 park host. Also, if you observe other problems, please report them to the park host.
- Quiet hours are 11 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 individual lots only and must be fired into an appropriate backstop.***
- 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 must be doused with water to insure they are out. During late summer the grass and brush become 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.
- 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 as well as copies available in the cabin. 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.
- 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.
- 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.
- Electrical use. Power pedestals which are located at the back of each lot belong to the Association. Changes to these pedestals are not allowed. If you wish to install a separate pedestal on your property you can do so; however, it must be approved by the Architectural and Control Committee and an electrical permit is required. See paragraph regarding electrical requirements/permits.
- All RV's must be self-contained units and each RV 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 hand washing. 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. Tents and tent trailers are allowed only for occasional use on weekends and holidays. The plumbed in RV on the site shall be used for bathing activities.
- If you are expecting a large group to visit, please notify the park host ahead of time. Also, insure that your guests are aware of the rules. Occasional use of the common area for tents and RV's is governed by Resolution 2014 #001 which is available on the web site under Rules and Regulations.
- 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 and increased electrical costs in pumping water has occurred. Our water is provided from a deep well and a 40,000 gallon water tank on the property. Pumping costs can be quite high. To help minimize these costs and keep our maintenance fees reasonable, we have established the following water rules based on information from the Agriculture & Extension Office:
 - Mow grass to a height of between 3" to 3 1/2". This increases shade and encourages deeper rooting and reduces evaporation.
 - Water only once every 5 – 7 days (if no rain). Watering thoroughly but infrequently encourages deeper rooting, increases soil moisture reservoir and reduces the number of weeds. A rule of thumb is that if footprints remain in the grass for an extended period after walking on the grass – water is required.
 - If you use automatic sprinklers, water only between 3 a.m. and 6 a.m. for 20 minutes each set once a week.

- If you use hand moved sprinklers, water only between the hours of 6 a.m. and 10 a.m. or from 8 p.m. to 11 p.m. for 20 minutes each set once a week.
- If you are at the park during the week, **do not** water on weekends
- If violations of these watering rules occur, the board will reset automatic sprinklers to times that conform to the rule.

DID YOU KNOW: Watering early in the morning reduces evaporation and reduces water usage up to 40%. Most people apply two times the amount of water needed.

Water to RV's

When you are not in the park, please turn off the water to your RV's. These lines are pressurized from the faucet to your RV. Continued pressure on the line without using the water occasionally in the RV, causes pressure to build and hoses can split which wastes water.

Electrical Service to RV's

Power to your RV is located in the power pedestal at the rear of your property. If you do not have enough cord to reach from your RV, you must make sure the extension cord is adequate for the amp rating for your RV. If your RV has a 30 amp service and you need additional cord, it must be 30 amp also. Small household extension cords should not be used. We have an old system and small cords place additional strain on the system. They are not designed to meet the needs of your RV. Also, the connection of the extension cords needs to be protected from the weather. It should be raised off the ground and have a protective cover placed over it.

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 be 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 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 1 of each year. We provide a three 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 to 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.

Bear Lake RV Park Rules and Tips for ATV Use

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. **Idaho law does not allow the riding of off road vehicles on State highways. When riding on county or city roads/streets, a driver's license is required as are helmets for anyone under the age of 18. Now that the road coming into the park is a public road, individuals riding off road vehicles outside of the main entrance gate must meet this requirement.**

For purposes of park use, off road vehicles are defined as, all terrain vehicles (ATV's), utility type vehicles (UTV's), motorbikes, golf carts, mopeds and motorcycles. **When riding within the park, the following rules must be followed.**

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, wildlife, 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

Lot Number(S)

Date

Printed Name