

VISTA DEL LAGO ASSOCIATION RULES & ENFORCEMENT

Introduction

The following rules were adopted by the Vista Del Lago Board of Directors at their meeting of July 30, 2005 in accordance with 1) Article XI, Para 2.A of the Vista Del Lago Declaration of Covenants dated December 5, 1996, as amended August 6, 1997 & June 7, 2003 and 2) Para. 4.A and 4.C of the Vista Del Lago Association By-Laws dated November 15, 1997. These Rules become effective August 1, 2005.

These rules, provided in Section 1, are intended to provide the Owners and their guests with safe and pleasurable use of the Association's facilities while maintaining a balance between the individual Owner's rights and the rights of all.

Section 2 provides the Rules Enforcement Policy. The Board requests that the rules be "self-policed" to the extent possible, and that each individual Owner do their best to abide by these rules and assist the Board by requesting that other Owners do the same.

Section 1 Rules

ACTIVITIES: The Association and Declarant reserve the right to restrict the use of the complex as to hours, purpose and conduct. All activities and requests for use of the facilities must be coordinated through the Board of Directors.

ALCOHOL: The Association and Declarant control the serving and consumption of all alcoholic beverages on and around the common areas of the property. Excessive use is prohibited.

All children (under 18 years old) may only visit Vista Del Lago as the guest of an Owner, and only at such time as the Owner is present at Vista Del Lago. Minor children cannot be permanent residents or occupants at Vista Del Lago. Minor children may visit no more than 15 consecutive days, and no more than 20 days in any 3-month period (calendar quarter).

Children are not permitted to use the community center. Minor children will be allowed to use the downstairs of the community center only for pre-arranged, reserved functions.

Children shall play only on their resident host's lot or within their host's home. No skateboards are permitted. Outside of their host's area, they must have "OWNER" supervision in the resort at all times. Minor children must be registered when visiting Vista Del Lago.

The Manson Parks Department has granted an access from the Southeast end of the development to Singleton Park that adjoins Vista Del Lago. The park has a play area for children, baseball diamond, and soccer field and cookout area. The gate is locked and the combination can be obtained from any Board member or the office.

COMMUNITY CENTER: The Community center will be open daily from May 1st through October 31st. During evening hours and the off-season period from November 1st through April 30th the community center can be accessed by using the combination keypad on the front entrance door.

Owners must accompany their visitors or guests on any visits to the complex, including use of the exercise room and laundry facility, unless special permission not to do so is obtained from a member of the Board.

The upstairs portion of the Community Center is for use by Owners only.

Kitchen & Party Room: The kitchen and party room are located in the downstairs portion of the Community Center. The kitchen is designed for the serving and warming of food only. Food preparation is not permitted. Children are not permitted in the kitchen.

The kitchen and party room are designed for Association functions. Reservations for use for private functions are required, and can be made by contacting a Board member or designated committee person. Reservations can only be made by Owners. Reservations must be made at least 14 days in advance and will be on a first come, first served basis. Reservations can be made for 1) a maximum of 50 people, including Owners, and 2) a maximum period of 4 hours during the normal open hours of the Community center.

In fairness to all Owners, it is requested that no private function reservations be made for the holiday weekends of Memorial Day and Labor Day, and for the three-day period encompassing the Fourth of July.

Reservations for the use of other Common Areas of the development must be made by contacting a Board Member or designated committee person.

GUESTS: All non-owners, including immediate family of Owners, and all minor children are considered as guests. Owners shall be responsible for assuring that their guests understand and abide by the Association rules.

Owners entertaining guests at the resort shall be responsible for their conduct while on the premises for any damage charges. All adult guests staying overnight or using the facilities shall be registered at the main office promptly upon entering Vista Del

Lago. All minor children shall be registered at the main office when visiting Vista Del Lago.

Only the immediate family (over 21 years old) of an Owner may use the Owner's property, or other Vista Del Lago facilities, when the Owner is not present. The Owner must notify the Vista Del Lago Office or a Board member, in advance, of the intent of immediate family members to use their property. If non-immediate family guests will be accompanying immediate family members in the use of the Owner's property, the Owner must obtain special permission from the Board at least 48 hours in advance.

The Association and the Declarant have the right to evict any objectionable guest or guests who become a nuisance or cause a disturbance. The Association or the Declarant is the sole judge of the existence of cause for such action.

LANDSCAPING: Owner's are responsible for landscaping their lots within six months after occupying them. The landscape design requires prior written approval of the architectural committee. Owner's of unimproved lots must keep them mowed or weed free.

All plants, trees and shrubs must be on the Approved Vegetation List as maintained by the Architectural Committee, and must not overhang/encroach other lots or common areas.

Owners are encouraged to accomplish spring cleanup of their property not later than May 30th of each year and keep their property weed free during the year.

LAUNDRY FACILITIES: Laundry facilities are located in the laundry building adjacent to the pool area. Owners and guests using the laundry facilities are responsible for keeping the laundry room clean. **DO NOT LEAVE LAUNDRY UNATTENDED.**

NOISE: Loud parties, excessive volume of radios, TV's or musical instruments, profanity, indecency, intoxication or other rude conduct will not be tolerated at any time. Sound levels, including those of pets, must be below that which is inconvenient or offensive to others.

RV generators may be used only with prior permission of the Association or the Declarant.

No exterior speakers, horns, whistles, bells or other sound devices, except those used exclusively for security purposes, shall be placed on individual lots. Also, noisy equipment must be used in a rational and non-offensive manner. **Designated quiet hours are from 10pm to 7am.**

PETS: Only non-nuisance pets will be permitted. Pets, including cats, must be leashed (maximum 6' leash) and in the Owner's control at all times when off the Owner's lot.

Pet owners must clean up immediately after their pets everywhere in the resort, including their own sites. Cats are not allowed to run loose and must have litter boxes.

Failure of residents to control the barking of their dogs or other pet noises, which disturb the peace or annoy others, will result in the requirement to remove the pet from the resort.

No guest pets are permitted in the resort, except those accompanying the handicapped, without prior permission of the Association.

POOL USE: Weather permitting, and at the discretion of the Board, the pool "season" is from one week prior to Memorial Day Weekend to two weeks after the Labor Day Weekend. During this period the pool will be open for use and heated. During the remainder of the year the pool will be closed to use and not heated. During the pool season, pool hours are 7:00 a.m. to 10:00 p.m.

Minor children may use the pool and pool deck (enclosed by fence) from 10:00 am to 3:00 pm. Use of the pool and deck all other hours shall be by adults only.

Use is at your own risk. There are no lifeguards on duty. Minor children must be accompanied at all times by adults and, for their own safety, adults should also swim with someone else present.

An Owner must accompany all pool guests, except for the Owner's immediate family (mother, father, and immediate children and grandchildren over the age of 18). Minor family members must be accompanied by the Owner or adult family members.

Proper swimming attire is required for pool use.

In the interest of safety, no diving, jumping, running, or roughhouse playing is permitted.

Children in diapers or less than three years old are not permitted in the pool.

Excessive noise levels are not permitted.

Only beverages (in non-glass) containers) and snack foods (except for special events) are permitted in the pool area and complex area generally.

No audio devices, such as radios, can be used in the complex, including pool area without earphones.

Pets are not permitted in the pool area.

PARKING: No street parking is permitted except on a temporary basis for visitors.

No overnight street parking is permitted.

Overnight guests may park in the Community center parking area or Common Element storage area on a first come, first served basis.

On-lot parking must be parallel to the lot sidelines.

Street parking is permitted, for a period not to exceed 24 hours, for loading and unloading of RV's.

Street parking is permitted, for a period not to exceed 4 hours, for loading and unloading of Boats.

STORAGE OF EQUIPMENT: No storage of any kind is permitted under unskirted RV's.

Only "normal" patio and deck equipment such as tables, chairs, benches, potted plants, BBQ's, etc. may be left outside. All other personal property such as lawn & garden equipment, bicycles, sports gear, etc. may only be left outside for temporary daytime use. Such items may not be stored or left outside overnight.

Items such as boats, jet skis, trailers of any sort, etc. shall not be stored on lots or streets except on a temporary basis (4 hours maximum). Such items may be stored in the Common Elements storage area by contacting a Board member for space assignment.

OUTSIDE EQUIPMENT RESTRICTIONS: No satellite dishes and/or TV antennas larger than 24' in diameter.

No outside signs whatsoever without written approval.

No external floodlights or motion detector lights.

No clotheslines or other outside drying/airing equipment.

SPEED LIMIT: 10miles per hour must be observed at all times in the Resort. Be considerate of your neighbors.

TRASH: All Trash & garbage must be placed in plastic bags, tied and deposited in the Dumpsters. No garbage, rubbish, trash or debris of any kind shall be placed or permitted to accumulate upon or adjacent to any property.

All construction debris must be hauled to the refuse collection center located in Chelan. Do not dispose of construction debris in the dumpsters.

Please take cardboard boxes, recyclable plastic/glass items and newspapers to the recycling bins in Manson. A can crusher and container for beverage cans is available adjacent to the pool.

EMERGENCIES: The emergency telephone number for police, fire or ambulance is 911.

An emergency phone is located on the outside wall of the Pool Equipment Room

ARCHITECTURAL COMMITTEE: The responsibilities and controls by the Vista Del Lago Architectural Committee are extensive and are provided in detail in the Declaration of Covenants, Article VIII, Paragraph 10 and in the Committee's Procedure and Operations Rules. For reference, the following excerpts are provided from Article VIII, Paragraph 10. The term "Committee" refers to the Architectural Committee.

Subparagraph B. In total -

"Prior to placement of an RV, Park Model RV, or Park Home on a Parcel, the Owner shall submit plans for such placement to the Committee for approval. Additionally, after placement, no additional improvements to any Parcel or to any RV, Park Model RV, or Park Home, including without limitation all landscaping, concrete work, paving, wall building, fences, sheds, outside storage, decks, carports, awnings, and Chelan Rooms shall be performed or installed without prior approval of the Committee."

Subparagraph E. In part –

"...Upon completion of Improvements the Owner must request inspection and approval of the work from the Committee. Said approval must be received prior to use or occupancy of Improvements. . . ."

Section 2 Rules Enforcement

This Enforcement Policy is in accordance with Article IX, Para. 26; Article XI, Para.2a; and article XIV of the Vista Del Lago Declaration of Covenants dated December 5, 1996.

- A. The Board of Directors or the Board's designated representative (herein called the Board) shall be responsible for enforcement of the Vista Del Lago Association Rules.
- B. Rules violations shall be reported, in writing, to any member of the Board. Forms for reporting rules violations may be obtained in the Community Center or from any Board member.
- C. The Board will have the sole authority to determine the extent and severity of the rule(s) violation.
- D. The Board will attempt to resolve minor violations by a verbal warning. Repeated or more serious rule violations will be addressed by written notice to the Owner from the board including required corrective action.
- E. After the Board has given written notice of any rule violation to an Owner or Occupant four or more times in a twelve (12) month period, the Board may, in its sole discretion, suspend use of Vista Del Lago common facilities by that Owner or Occupant and their guests. Said suspension will be by written notice hand delivered or sent by registered mail. For the purposes of this subparagraph, common facilities exclude roads and utilities. Adoption of this rule does not change other enforcement remedies granted to the Board by the Declaration.
- F. When the Board determines a condition is immediately dangerous to persons or property, no prior written notice is required before the Board may take action to remedy the situation.