

Mill Bay RV Park
dba Mill Bay Member's Association

09/03/2019 Board Clarifications

Member Rules and Regulations

The resort is managed by the Mill Bay Members Association – Board of Directors. We hope you will have a fun-filled stay while you are with us. We expect that all members who wish to use our park and services will be current with their dues and assessments and fees. We have established a system whereby the Camp Host and the Park Caretakers help us run the park on an everyday basis.

The Board would like to remind members to follow the rules. We know that 95% of you do, in fact, follow the rules, and we would like to thank you for that. But, unfortunately, we have some members that continually violate the rules. In order to help alleviate this problem, the Board has established penalties for repetitive violation(s) of the rules. This will come in the form of an official warning notice(s), followed by penalties for continued failure to adhere to the rules. This can include a member losing the privilege of having a water site, limits to family members, the member being asked to leave the park or the possibility of forfeiting a membership. The Camp Host supports our Board by applying the rules of operation.

MEMBER

The word “member,” as used here, refers to the primary adult member(s) who purchased the membership. A Family membership shall include only those members specifically included in their Membership Agreement. A family membership allows the primary buyer(s) to add their offspring to their Regular membership. A ***family*** membership is and has been strictly interpreted as: The primary member(s) who purchase the membership and their immediate legal offspring that are listed on the membership agreement. When the primary member(s) are gone from the park (ie. snowbirds), a family membership allows a listed member (over 18) on the contract to use the park in the same manner as prescribed by the primary member and by the rules and regulation of the RV Resort. A family membership ***does not*** include the member's parents, grandparents, brothers & sisters, aunts & uncles, friends or grandkids.

Membership shall be limited to one membership – dual membership is prohibited.

CAMPING RIG

The term “camping rig” means a vehicle or tent in which members are able to sleep comfortably overnight on an extended basis. Those vehicles or tents include motor homes, trailers, 5th wheels, tents, tent trailers, pick-up campers and vans. A recreational vehicle must have been built originally for that purpose. Tents must be items manufactured for camping and PLACED ON GRAVEL AREAS ONLY.

PARK USAGE

Members, on arrival, pick their campsite “ONE SITE PER MEMBERSHIP” and then register with the Camp Host. Members must provide name, number of guests (limit of 10) and arrival-departure dates. At high volume times, when all sites are nearly full, the Camp Host must insure that guests and/or buy-backs know that they could be asked to leave the park or move to overflow sites as directed by the Camp Host.

Board - Rule clarification on when campers should depart their site. In order to be fair to all concerned and make it easier for the camp host to advise members when they can move to a water site - for those members that are on their last day of a 14 day stay, check out is 1:00 PM. If a member is staying less than their 14 day stay and leaves their site after 7:00 pm, then the move down list is still valid on the following morning. Members that are next up on the move down list may (at their choice) move down that evening or the next morning without losing their place on the list.

All possible remedies will be made to accommodate a membership in regular or overflow campsites.

Members may occupy a campsite up to *14 consecutive days* during each stay. They must vacate the campsite and wait *7 days* before they may occupy another campsite. However, if a stay is *3 consecutive days or less*, a member need wait only one day before being entitled to another campsite.

DAY USE BY MEMBERS

Members without camping rigs may have day use of Mill Bay. This includes the use of the common beach area, picnic table, swimming pool, tennis/pickleball court and other recreational facilities and parking. Members must register for day use with the Camp Host.

GUEST PRIVILEGES

Members may invite guests, either for overnight camping or day use of the facilities, under the following conditions:

Only one guest site per membership

Members must be present with their guests and be responsible for their behavior.

A **\$35.00 daily charge** will be made for guests or additional family members using separate campsites (only if the camp host determines there are enough sites available). There is no charge for guests camping **in** a members camping rig on the same site.

Vehicles must be parked in designated areas only and shall not block access roads or park in unattended sites. Guest camping will not be permitted on designated holidays (except on host site), **and may be restricted during times of heavy member use.**

Guests are subject to being required to move to an over flow site or out of the park to maintain adequate empty sites for incoming members, last one in is the first one out. Members on buy back have priority over guests.

STORAGE & BOAT USE

Storage for recreational vehicles and boats may be provided on a space available basis. Arrangements must be made with the Camp Caretaker. The Mill Bay Member's Association shall not be held responsible for any damage, theft or loss of vehicles, boats or equipment while in any storage area. The Association does not warrant the safety of such vehicles or equipment while in storage. Storage fees (which may be subject to change) are as follows:

REGULAR RATE - One Vehicle Only per membership: \$40.00 per month, (tent trailers \$20.00).
No partial months!

ANNUAL RATE - One vehicle Only per membership - \$400.00 (\$200 for Tent Trailer) **(\$80 savings as long as the annual rate is paid in the month of January each year)**

VEHICLE(S) OR EQUIPMENT MUST HAVE A MEMBERSHIP NUMBER TAG - License Plate CLEARLY VISIBLE.

Guest parking and other vehicles (boats, jet skis, trailers, etc) must be parked outside the chain link fence area next to the cemetery or by the area behind the clubhouse.

Temporary boat moorage is on a space available basis. Members using the anchors/buoys are using them at their own risk (only one buoy per membership while member is camping at the park). Lake conditions can become very unpredictable with high winds. Anchors/buoys are provided as a service to our members without any condition of capability for holding your boat in the anchored position. Buoys are available on a first come, first serve basis and may not be reserved before the boat is launched. There is no overnight parking of boats on any docks. Docks are for loading and unloading only and are limited to no more than two (2) hours.

RULES AND REGULATIONS

The following rules and regulations for the use of Mill Bay RV Park services, facilities and land have been adopted to assure the health, safety and general welfare of the members and their guests. Knowledge of these rules and regulations by members is expected, and it is their contractual obligation to comply with them. The Mill Bay Camp Host shall have the authority for the enforcement of these rules. Violation(s) of the rules may be directed to Board of Directors of the Mill Bay Member's Association for remedy and/or cancellation of membership privileges. No individual has the authority to represent the Mill Bay Member's Association without prior Board approval.

1. Members, on arrival, pick their campsite "one camp site per membership" and then register with the Camp Host, as applicable. Member must provide name, number of guests and arrival-departure dates. (Provided there is space available, all possible remedies will be made to accommodate members in regular or overflow campsites).
2. Only members may use the membership card - which must be carried by one of the adult (age 18 and over) family members. Family member(s) under the age of 18 must be accompanied by their parent member.
3. Members are responsible for the conduct of their family members and guests.
4. Only one membership card is issued per membership. Cards lost, stolen or destroyed should be reported in writing to the Mill Bay Member's Association Board of Directors.
5. Site selection is on a "first-come, first-choice" basis. The saving or reserving campsites for friends or late arrivals is not allowed.
6. More than one (1) camping rig is allowed per campsite, providing that all camping rigs and vehicles are within the footprint of the camp site and not over or on the grass or road. Additional camping rigs are charged **\$20** per night. Tents are allowed only as space permits. (Tents are not permitted to be on the grass). Transportation vehicles, such as cars, trucks or vans, are allowed on the campsite only if they do not protrude beyond the campsite or road or overcrowd the campsite. Additional vehicles brought by

a member or guest must be parked in the designated common parking area, not in empty sites or overflow sites.

In order to provide members every chance to utilize lakeside campsites, only members may occupy lakeside campsites (2, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 17a & 17b. Guests or additional family members requesting a campsite must use **off lake** campsites (1, 3, 5, 18-36).

For members only, if a lakeside campsite is not available at time of arrival, a member may request to be placed on the (Camp Host's) waiting list for lakeside camping on a space available basis. **For members only**, if a member wishes to change sites – with Camp Host permission, one move is permitted, whether it be to a water site or 2nd or 3rd row site. No lateral moves on the front row.

Members may purchase (buy back) up to an additional seven day stay following, at the earliest, the **fourth day of their regular stay**, for **\$25** per night. The buy back opportunity **requires** the member to move to an upper site, as assigned by the Camp Host for the **entire buy back stay**. At the end of a full 7 day buy back period, the member may start a new 14 day cycle and could move back to a water site, if available, if unavailable, onto the move down list. This buy back feature is predicated on space being available and is to be monitored by the Camp Host. **Members are subject to being required to move to an over flow site or out of the park to maintain adequate empty sites for incoming members, last one in is first one out.** No incoming member should be denied access to a campsite because another member is using the buy back feature.

7. Members must observe all posted signs. A 5-mile-per hour speed limit will be strictly enforced within the Mill Bay boundaries.
8. The recreational facilities (play areas, pool, clubhouse, etc.) operated by Mill Bay will be kept open in accordance with a pre-determined schedule that may be changed as usage requires.
9. All facilities are to be available for use by the membership as a whole; private gatherings occur only when authorized by the Board and may not exclude members from the use of the same facilities during the times the facilities are regularly available to members. All facilities are used by members and their guests at their own risk.
10. Mill Bay is not responsible for loss or damage to property of members or their guests.
11. Any member, who defaces, injures or destroys property or equipment of Mill Bay will be held liable for the full value thereof.
12. Campfires are allowed only in designated fire pits. . Hazardous fire conditions may require a prohibition of fires by the Camp Host. Fires are prohibited on the beach.
13. **PETS ARE THE SOLE RESPONSIBILITY OF THEIR OWNER.** They must be kept on a six-foot, or less, leash at all times and under the control of the owner or kept inside of the owner's RV. Pets may not enter any buildings or pool area. Noisy or vicious pets are not allowed. If an animal is determined to be a nuisance, the pet will have to leave the Mill

Bay property. Pet droppings must be picked up and placed in a plastic bag and then deposited in a dumpster.

14. Any motorcycle or scooter used within the park must obey all park rules including speed limits. Standard noise limits for these vehicles also apply. Any such vehicles used in an unsafe manner will be prohibited in the park.
15. **No solicitation of goods or services of any kind is permitted on Mill Bay properties.**
16. Members may park their RV only in areas designated for recreational vehicles by the management. Extra cars, trucks and boats must be parked in designated parking areas only (Next to tennis court or along cemetery fence, not in overflow sites).
17. Camping vehicles, on a site, may not be left unattended overnight. Arrangements must be made to place them in the storage area.
18. No loud noise after 10 p.m. or before 8 a.m. which may disturb a fellow member.
19. In the event of emergency, the Camp Host/Caretaker is authorized to move any member's RV, equipment or vehicle without notice or liability or to take any reasonable action to protect the health and safety of the members.
20. Vehicle waste storage tanks not in use must have the outlet plugged. An approved adaptor sewer connector must be used when unloading into a dump station. No waste water may be drained onto the ground.
21. Dumpsters are provided for all debris and garbage generated while using Mill Bay facilities only. Dumpsters are not to be used for disposing of garbage brought in from outside the park. No foliage trimmings in dumpsters.
22. Members must clean up their campsite after use and LEAVE CIRCUIT BREAKERS OFF.
23. The Camp Host/Caretaker is not subject to supervision or individual control by members. Specific supervision of Mill Bay's Camp Host/Caretaker is vested in the Mill Bay Members Association Board of Directors.
24. Vehicle identification tags for Mill Bay RV Park must be on members' vehicles. Place hanger tag on rear view mirror, place the decal on left-front corner (driver side) of the windshield.
25. Overnight sleeping is not permitted in any of the Mill Bay buildings. No permanent occupancy shall be permitted.
26. **THE BREACH OF ANY OF THESE RULES MAY RESULT IN THE CANCELLATION OF YOUR MEMBERSHIP.**