

Waynoka Property Owner's Association, Inc.

General Rules & Regulations (Vol. 1)

VI. CAMPGROUND

1. GENERAL RULES

The campground was developed for the MEMBERS to use for recreation. It was not intended as a place to establish permanent residence.

Family camping is available April 1st through November 1st. Nightly camping FEES are required.

GUESTS or VISITORS eighteen (18) years of age or older may camp without the MEMBER being present after checking in at the Campground Office and paying the necessary camping FEES, however, the MEMBER must contact the Campground Office for prior authorization.

RECREATIONAL VEHICLE(S) are defined as VEHICLES manufactured specifically for human occupancy, including, but not limited to campers, tent campers, travel TRAILERS, camping vans, and motor homes. Only RECREATIONAL VEHICLES complying with the current definition of a manufactured camping unit are allowed in the WPOA Campground. [See Ohio Revised Code 4501.01.]

The WPOA BOARD of TRUSTEES annually determines the amount of camping FEES required to operate the campground. These FEES do not represent a lease hold on any camping pad. All FEES shall be paid in advance of camping. FEES are for each campsite, per RECREATIONAL VEHICLE, per tent, per night. If any FEES are 30 days past due all membership cards and RFID decals associated with the users account will be suspended. A current membership card must also be shown to the Campground attendant.

All WPOA RECREATIONAL VEHICLE decals must be renewed annually, either at the Campground Office or at SECURITY. Proof of ownership is required (title, registration) along with your current WPOA membership card.

A campsite area is defined from electric box to electric box to the road.

All campsites will be limited to the following:

- 3 tents without a camper.
- 2 tents with a camper.

The practice of piggy backing or two campers on one site will no longer be permitted. (Motion # 328, February 13, 2021)

There must be fifteen (15') feet between RECREATIONAL VEHICLES, including all projections, at all times. Hitches must face the road. All TRAILER types are to be mobile at all times, capable of a fast hook-up and be able to pull out in case of an emergency (e.g., fire, weather, etc.). (ORC)

Self-contained camping will be limited to 48 hours in a week and no more than 96 hours within a 30-day period from November 1st to April 1st. The Campground Manager must be notified in advance of use. (Motion # 266, November 12, 2016)

No more than two (2) electrical outlet plugs are to be used by each campsite. Only the power cord supplied by the RECREATIONAL VEHICLE manufacturer can be used to supply electric power to the VEHICLE. If using an extension cord for any other purpose it must be twelve (12) gauge or larger wire. When the Camper is going to be away for more than 48 hours all electrical connections must be terminated (patio/decoration lights, bug zappers, small appliances, etc.) The exception is the main power cord to the VEHICLE. However, no air conditioners, furnaces, stoves/ovens, TV's, radios or unnecessary lights can be left on.

Unless devices are an integral part of the RECREATIONAL VEHICLE, refrigerators/freezers, stoves/ovens and propane tanks are prohibited. Gas grills are an exception, however, only one (1) gas tank per grill and only two (2) grills per campsite are permitted. There cannot be any barrels or large containers for fuel (diesel, gas, kerosene, etc.) placed on any campsite. Only current State and Federally approved containers, not more than 5 gallons total, are allowed.

Campers, except full hook-up sites, cannot connect their RECREATIONAL VEHICLE permanently to any water supply. Water availability is for filling your fresh water tank only. Failure to comply with this regulation will result in termination of camping privileges. Faucets on full hook-up sites should be turned off when RECREATIONAL VEHICLES are not in use.

All sewage (toilet) waste must be disposed of at the provided "Dump Stations." Gray water can be disposed of in the dishwasher traps or at the "Dump Stations." Sewage waste lines MUST be connected to the disposal tank or capped at all times. Failure to comply with these regulations will result in termination of camping privileges.

All trash/garbage and campfire ash must be put into plastic bags, properly sealed, and then placed into the dumpsters provided by the Campground. Bags shall contain only general household trash generated while camping. Absolutely no hazardous waste, refrigerators/freezers, air conditioners, tires, batteries or paint cans shall be placed in dumpsters. The dumpsters provided are for Campers use only.

All Campers must maintain their campsite in a neat and orderly fashion. Swing sets, jungle gyms or swimming pools are not permitted. The WPOA has the right to perform regular inspections. If it is determined that the campsite needs to be cleaned, WPOA personnel will perform this work and the MEMBER'S account will be charged. Camping privileges can be suspended if the clean-up charge is not paid. [Special Class Fine]

The bathhouse is specifically for showering, lavatory and toilet use only. No laundry or dish washing, sleeping, game playing and/or dumping is permitted. Only toilet tissue is to be flushed. Pets, excluding service animals, are not allowed in any restroom facility, or bathhouse. Loitering will not be tolerated.

The playground equipment is designated for use by children under twelve (12) years of age except for the basketball court. Skateboarding is only allowed at the basketball court. Playground hours are from 8:00 am to 11:00 pm. Parents or legal guardians must supervise and be responsible for their children and minor GUESTS at all times.

Pet Owners must:

- Not allow more than three (3) pets per campsite.
- Contain the pet or be on a leash under the owner's control at all times.
- Not leave pets unattended at any time.
- Provide all pets with a collar showing owner identification and current license.
- Be able to show proof of current rabies vaccination for each pet.
- Not allow their pets to become a nuisance (excessive barking, etc.).
- Clean up after their pets either on their campsite or anywhere within the Campground.

Failure to comply with any of these pet regulations will result in termination of camping privileges and/or requiring the pet be permanently removed from the campground.

The pavilion is available for all MEMBERS to use. Reservations can be made for the pavilion by contacting the Campground Office; all other times are on a "first-come, first-serve" basis. NO skateboarding, bikes or VEHICLES are permitted in the pavilion.

WATERCRAFT and/or boat TRAILERS are not permitted in the Campground except to load or unload with a one (1) hour time limit. The WPOA provides boat and/or TRAILER parking. This parking area can only be used during camping season, April 1st to November 1st, by current Campers. Each boat and boat TRAILER must display a current WPOA boat/boat TRAILER decal. Washing any VEHICLE or power washing of any WATERCRAFT is strictly prohibited. Annual washing of permanent RECREATIONAL VEHICLES is allowed.

All VEHICLES (including bicycles) operated within the campground must obey all posted rules. The speed limit is ten (10) mph. Only WPOA-approved motorized VEHICLES (gas or electric) with licensed drivers are allowed in the Campground. No VEHICLES other than those designed for camping are to be stored in the Campground, with the exception of WPOA-approved golf carts. AFTER DARK, BICYCLES MUST HAVE LIGHTS AND REFLECTORS, FRONT AND REAR, SPECIFICALLY DESIGNED FOR BICYCLING.

Quiet time is 11:00 pm. to 8:00 am. Any disturbances to fellow Campers (loud music, fighting, barking dogs, etc.) will be cause for a citation and a fine any time of the day or night. Be courteous to your neighbors. State law prohibits smoking in any enclosed building (e.g., bath house, restrooms, and Campground office, etc.).

Any concerns not covered by the Rules and Regulations of the WPOA or the Campground will be addressed by the Campground Manager, the General Manager, or the WPOA BOARD of TRUSTEES as necessary.

Violations of Campground rules will be subject to penalties specified in Class 1 Fine Schedule. Repeated offenses may be cause for termination of campground privileges.

2. PERMANENT CAMPSITE RULES

Only MEMBERS are permitted to rent permanent campsites in the campground and the camper on the site must be titled in the MEMBER'S name. GUESTS are able to rent Temporary camping sites only. GUEST campers that currently (January 12, 2019) have a permanent site will be permitted to keep their current site. A "Campsite Use Agreement" must be signed by each permanent Camper. MEMBERS who currently have a permanent campsite shall be permitted to retain the campsite provided they have, by April 1st of each year, paid all WPOA/WRWSD membership DUES/FEES/assessments and are

MEMBERS-in-good-standing. Failure to pay by April 1st can cause termination of camping privileges. MEMBERS desiring a permanent campsite or desiring a different campsite may request to have their name placed on a waiting list at the Campground Office. Camping FEES must be paid in full or monthly in advance. MEMBERS who choose the monthly payment must pay prior to using their assigned campsite. (Amended by Motion # 301, January 12, 2019)

Campsites cannot be transferred from one user to another.

Any permanent campsite not being used on a regular basis may be asked to vacate their site at the discretion of the Campground Manager, to free up unused sites for others to use.

Permanent Campers must provide their own picnic table (Motion #5, April 9, 1988) and fire ring or a means to contain their campfire. Fire rings cannot be larger than three (3') feet in diameter. All firewood must be stacked neatly. All campfire ash must be disposed of properly by placing cooled, bagged ash in dumpsters. Spreading fire ash in ditches or around trees is strictly prohibited.

Any changes made to a campsite (such as building, deck, gravel, dirt, etc.) must have an approved permit from the Campground Manager. These permits will be available at the campground office at no cost. Failure to get an approved permit before making changes, or going beyond the approved permit, could result in a \$100.00 fine and removal of the change. Gravel replacement is the responsibility of WPOA if deemed necessary. No trees shall be cut or damaged by a camper. (Motion # 309, July 13, 2019) [Special Class Fine]

Each campsite is allowed one (1) deck or patio no larger than twelve feet by twenty feet (12' X 20') in the defined campsite location, after Campground Manager approval. Decks, patios, or roofs cannot be attached to any RECREATIONAL VEHICLE. Decks must be placed on concrete block pads.

Each campsite is allowed one (1) storage unit no larger than eight feet by ten feet (8' x 10'). This storage unit must be placed behind the RECREATIONAL VEHICLE. All items to be stored must also be placed neatly behind the RECREATIONAL VEHICLE. The Campground Manager must approve all buildings.

Each permanent Camper has the option to mow and trim their own campsite or pay WPOA for mowing/trimming service. If they choose to mow/trim themselves, it must be done every two (2) weeks. Permanent campsites not mowed/trimmed shall be done by the WPOA and the charge shall be added to the Camper's account. The decision to mow will be made by the Campground staff and the decision will be final. This mowing charge must be paid before the campsite can be occupied. Perimeter campsites must maintain at least seven-and-one-half (7-1/2') feet from the property line. All electric cords and water hoses must be stored out of the way of mowing/trimming. [Special Class Fine]

Winter Storage is available to all permanent Campers November 1st to April 1st for a fee determined by the WPOA BOARD of TRUSTEES. Winter storage FEES are due November 1st. Campers are responsible for preparing their RECREATIONAL VEHICLE for the winter weather. All electric cords must be disconnected. Full hook-ups must disconnect sewer and water hoses. Outside items (furniture, grills, etc.) must be secured or stored away from the campsite. Fire rings must be cleaned out and all trash disposed of. All tent canopies or screened tents and their frames must be taken down. Tarpaulins used to winterize must be removed by May 1st of each year.

Campsite Use Agreement

The Campsite Use Agreement is made between Waynoka Property Owners Association, Inc. (WPOA) and the Campsite User. Both parties agree to comply with the current WPOA, WPOA Campground, and all State of Ohio rules and regulations. WPOA accepts no responsibility for any damage or theft.

This Agreement will expire and be terminated if Campsite Users violate any of these rules and regulations or become delinquent in camping FEES or any other WPOA/WRWSD FEES. Campsite Users will be notified and given five (5) days from the termination date to vacate the WPOA Campground.

If the Campground Manager and the Campsite User are unable to correct any such problem prior to termination, the Campground Manager will so notify the Campsite User, in writing both by regular U.S. Mail and Certified Return Receipt Mail, that an action will be filed in the Brown County Municipal Court for seizure of abandoned property. Campsite Users will be given ten (10) days from the mailing date to remove all personal property.

RECREATIONAL VEHICLES and personal belongings will be removed from the WPOA Campground in accordance with Section 3729.13 of the Ohio Revised Code. All WPOA/WRWSD delinquent FEES and all costs will be applied to the MEMBER'S account for collection.

The Campsite Use agreement terminates at the end of the current camping season and will automatically renew at the beginning of the next camping season unless one of the parties decides not to renew.

3. TEMPORARY CAMPSITE RULES

The WPOA requires that all temporary Campers check in and out at the Campground Office or with SECURITY if the Campground Office is closed. The Campground Office hours will be posted. Quiet time is 11:00 pm. to 8:00 am.

Temporary/Short term camping sites will be rented by reservation with the following process:

- Reservations can be made up to 30 days in advance.
- Camping fees will be paid at the time of making the reservation.
- Temporary/Short term campsites can only be reserved for 14 days at a time.
- If reservation is canceled within 7 days no refund will be given. (Part of Motion #328, February 13, 2021.)

Campsites designated as temporary may be used for a maximum of 14 consecutive days. Temporary campsites are furnished with a picnic table and a fire ring. Temporary campers must arrive before the WPOA quiet hour of 11:00 pm. Temporary campsites are not permitted any external structures other than small steps into their RECREATIONAL VEHICLE or portable canopies. Decks are not permitted. Temporary Campers must also follow all WPOA and Campground Rules and Regulations.

VISITOR Campers will be restricted to temporary campsites only. MEMBERS are responsible for their VISITORS.