

# Wapato Point Division 2 Association

## Rules & Regulations

### **(This is a subset of the complete set of rules and infractions/fines)**

The following Rules and Regulations have been established by the Wapato Point Community and Division 2 Associations Boards of Directors and are intended to preserve the safety, benefit, and enjoyment of the owners, guests, visitors and renters and for the protection of owners' property, common areas and property values. Therefore, it is important that all owners, guests, renters, visitors, property managers, workers and others are aware of and educated on these rules and regulations. Check other Association rules and regulations for specific rules applicable to that Association.

In addition, the Association By-Laws, CC&Rs and Federal, State and local laws also apply to Wapato Point. All building and architectural issues are separately governed by Architectural Control Committee (ACC) Rules. Any failure by renters, guests, visitors or workers to comply with any of the Rules, CC&Rs or laws may result in fines or up to a forfeiture of your rights to remain on Wapato Point, including immediate dismissal from Wapato Point with or without the assistance of local law enforcement.

### **Rules & Regulations** (D – denotes applicable to Division 2)

#### **1. Entry to Wapato Point**

- a. All owners, guests, renters, visitors and workers are required to be registered (or included as part of a registration) at the Front Desk. When guests or renters occupy a property when an owner is not present, a designated responsible person shall register all occupants and agrees to be an occupant of the property for the duration of the stay. That person agrees to be responsible for the actions of all occupants and that all occupants understand and comply with the rules and CC&Rs of Wapato Point.
- b. All vehicles, RVs, trucks, campers, boats and trailers at Wapato Point must be registered at the Front Desk and display a current vehicle permit.

#### **2. Use of Wapato Point**

- a. Owners, guests, visitors and renters are only allowed to use the common areas and amenities of Wapato Point and those associated with their association.
- b. Firewood provided by Wapato Point is only allowed to be used by and in designated timeshare association units. Division 2 does not supply firewood to owners, renters or guests.
- c. Trespassing on lots that are private property or other owners' lots is not allowed.
- d. (D) A home can be rented to only one party during any seven night consecutive period. A party can check in if one or no parties checked in within the previous seven nights.
- e. (D) Homes cannot be used as duplexes or rented to more than one party at a time.
- f. All sleeping arrangements must be confined to each home, condo or unit's accommodations. Sleeping in vehicles, boats, tents, or on any common areas is not allowed.
- g. No burning or fires are allowed on common areas of Wapato Point unless otherwise specifically designated or authorized.
- h. No smoking is allowed except in designated smoking areas.

#### **3. Noise/Disturbances**

- a. Owners, guests, visitors and renters shall conduct themselves in a manner that is respectful of and not disruptive to others and that will not prompt complaints by others to Wapato Point or law enforcement.
- b. Loud and/or disruptive noise is prohibited between 11 p.m. and 8 a.m.
- c. Events or gatherings that interfere with others' use or enjoyment of their properties, common areas or amenities of Wapato Point are not allowed unless previously approved by Wapato Point.

#### **4. Occupancy - (D)** Maximum occupancy for any home or lot, where the homeowner is not present, is not to exceed 12 persons (including children) at any time during the period of occupancy (24 hours per day).

#### **5. Vehicles**

- a. The speed limit for all vehicles on Wapato Point roads of 15 mph must be adhered to along with all traffic laws.

- b. Reckless or dangerous driving is prohibited. No one under the influence of alcohol or drugs shall operate a vehicle.
- c. Strict awareness and right of way shall be demonstrated to pedestrians, bicyclists and children on or near roads, parking areas and common areas.
- d. Vehicles are only allowed on roadways and designated parking areas and are prohibited on pedestrian paths unless otherwise designated.
- e. No vehicle shall be operated by anyone that does not have a valid driver's license or with more occupants than the maximum designed capacity of the vehicle.
- f. Vehicles without lights are not allowed to be operated at night.

## **6. Parking**

- a. All vehicles must be parked in designated parking areas, on owners' lots in garages or driveways, ACC approved areas, or in other assigned areas. Parking is not allowed on other owners' or other associations' lots.
- b. Vehicles are not allowed to be parked on or extend onto roads, shoulders, curbs, sidewalks or pathways. Trucks and vehicles with trailers necessary to perform work at a property are only allowed parking on the lot and, if they don't fit, on the road or shoulder for a short duration (less than one hour), when they don't impede traffic and have previous approval by Wapato Point.
- c. Excess vehicles that don't fit at an owner's lot or assigned parking areas are to be parked in unassigned or Community Association overflow parking areas only if there is adequate space.
- d. Parking at outdoor pools, beaches or community areas is prohibited unless there are designated parking areas.
- e. Only vehicles displaying an authorized handicap placard are allowed to park in handicap parking spaces.
- f. RV/Boat Trailer Lot - All RVs, motor homes, campers, oversized vehicles or trailers must be registered at the Front Desk, have a valid parking permit and must be parked in the RV/Boat Trailer Lot. They are allowed on a transient weekly basis only during registered time of stay.

## **7. Garbage**

- a. Garbage and similar solid waste shall be kept in sanitary closeable containers suited for that purpose.
- b. (D) All garbage, waste and trash containers/cans are to remain in the garage or ACC approved structure/area on owners' lots (not visible from any direction outside the home), except for trash pick-up, if the owner subscribes to such service.
- c. (D) Containers/cans shall only be placed out on the night before and/or trash pick up day on the owner's lot next to the street and must be put away by the end of trash pick up day. No additional garbage, waste or trash shall be left outside of containers/cans.
- d. Incineration of garbage, yard waste, construction materials or refuse is not permitted.
- e. Only garbage and similar solid waste can also be disposed of in the refuse container/compactor in the maintenance yard. No yard waste, construction materials, furniture nor appliances are allowed to be disposed of there.
- f. Littering of any type is prohibited on Wapato Point. Garbage receptacles shall be used in common areas.

8. **Pets/Animals** - Pets are not allowed on Wapato Point property at any time.

9. **Firearms** - The use of firearms or explosives, including fireworks, is prohibited unless expressly approved by Wapato Point.

10. **Disclaimer** – Wapato Point assumes no responsibility or liability for property brought to or used at or injury or death arising from activities at Wapato Point.

**PLEASE CHECK THE COMPLETE SET OF RULES AND ALSO LOCATIONS FOR SPECIFIC RULES REGARDING POOLS/GYM, BOATS/DOCKS/WATERFRONT, PARKING, ANIMALS AND OTHERS.**