

# Wapato Point Community Association

## Rules & Regulations

### Summary

The following Rules and Regulations have been established by the Wapato Point Community Association and are intended to preserve the safety, benefit, and enjoyment of the owners. Individual Associations may have adopted additional Rules & Regulations as well.

In addition, the Association By-Laws, CC&Rs and Federal, State, and local laws also apply to Wapato Point. 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.

#### Rules & Regulations

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. They will familiarize themselves with the rules and be responsible for the actions of all occupants.
  - 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 allowed to use the common areas and amenities of Wapato Point and those associated with their own association.
  - b. Firewood provided by Wapato Point is only allowed to be used by and in designated timeshare association units. No wood is supplied for full share unit use. Trespassing on lots that are private property or other owners' lots is not allowed.
  - c. 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.
  - d. No burning or fires are allowed on common areas of Wapato Point, including beaches, unless otherwise specifically designated or authorized.
  - e. 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 Loud and/or disruptive noise is prohibited between 11 p.m. and 8 a.m.
  - b. 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** – Maximum overnight occupancy shall not exceed the posted limits for that unit

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, 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. Excess vehicles that do not 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..
  - c. Parking at outdoor pools, beaches or community areas is prohibited unless there are designated parking areas.
  - d. Only vehicles displaying an authorized handicap placard are allowed to park in handicap parking spaces.
  - e. 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. Incineration of garbage, yard waste, construction materials or refuse is not permitted.
  - c. 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.
  - d. 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.**