

DEER CREEK MOTORCOACH RESORT

RULES AND REGULATIONS

Rules and Regulations Committee

Mission Statement

The Rules and Regulations Committee will provide a concise and pertinent set of Rules and Regulations to all Deer Creek property owners, tenants, and guests. These regulations should sustain the beauty, character, and rule compliance that enhances property values, making Deer Creek Motorcoach Resort a premier RV community.

Purpose of Deer Creek Community

Deer Creek Motorcoach Resort shall be used for Recreational Vehicle housing and the common recreational purposes for which the property was designed, and each lot shall be used only for recreational purposes, unless the Board authorizes some other use. Section 10.2 Page 24 CC&R

DCMR RULES AND REGULATIONS

General Information and Introduction

Welcome to Deer Creek Motorcoach Resort Owners Association (“Association” or “DCMR”). The Association is governed by a duly elected Board of Directors.

The purpose of this document is to provide you with general information about the Deer Creek community and also to inform you of the Association’s Rules and Regulations and Architectural Rules. The Resort Rules and Regulations have been put into effect to create a safe environment for all, govern behavior, and protect and preserve the Resort’s way of life, and the Architectural Rules have been designed specifically to protect and enhance the unique character of our community.

Lot Owners in DCMR are ultimately responsible to make sure that their lots are kept in clean and orderly condition, and in accordance with the Architectural Rules and Resort Rules and Regulations of the Association. Owners are also reminded that they are responsible for rule violations by their children, guests, contractors, and tenants.

The Architectural Rules and Resort Rules and Regulations are subject to periodic review, and as a result, may be amended as necessary by the Association’s Board in order to remain current and relevant. In the event of a conflict between this document and the Declaration of Covenants or Bylaws of the Association, the Declaration of Covenants , Conditions and Restrictions (CC&Rs) and Bylaws of the Association, the CC&R’s and Bylaws will prevail.

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RESORT RULES AND REGULATIONS

I. Introduction to the Rules and Regulations

1.1 Each owner/Tenant by acceptance of a deed/lease to his or her lot at Deer Creek Motorcoach Resort has agreed to comply with the applicable terms and provisions of the governing documents. In order to maintain a successful community the governing documents, which includes these Resort Rules and Regulations, must be followed. They ensure the enjoyment of our community and the continuing appreciation of our individual investments. Violations of these rules will be enforced pursuant to the Association's enforcement procedures set forth in Addendum "A".

II. General Community Rules

- 2.1. **10MPH** is the speed limit for all vehicles in the resort, including Motorcoachs (RVs).
- 2.2. Quiet hours in the community are 10:00 PM to 7:00 AM.
- 2.3. **NO** pets or children are allowed on or near the clubhouse waterfall.
- 2.4. Children are welcome in Deer Creek; however, the parents or guardian are responsible for the actions and safety of their children while in the resort. All safety and protective gear is recommended. Children under the age of 15 years old are not allowed at fishing ponds without an individual over the age of 18.
- 2.5. **ALL mail must include Owner's Lot number.**
- 2.6. Smoking is prohibited inside the clubhouse.
- 2.7. Deer Creek has a state of the art sewer system. **Only septic tank approved items (NO FLUSHABLE WIPES of any type) are to be placed in any toilet including any toilets inside motorcoaches (RVs).**
- 2.8. **Because all lots are privately owned, do not cut across or enter upon another's lot without permission.**

III. Signs, Flags, and Banners

- 3.1 American flags may be flown in accordance with the Federal Flag Code which clearly outlines Flag etiquette. Flags may be displayed no higher than the eave of the cabin porch or 8 feet. Banners, windsocks, garden flags, game day flags, or other adornments of reasonable size may be displayed at the discretion of the Board.
- 3.2 No other signs may be placed on any part of the resort except as expressly permitted by the Board. (Section 10.14 page 27 CC&Rs)

IV. Lot Rules

- 4.1 Coach generators are not to be operated unless there is a general power outage, or for general maintenance that is periodically required. It is permitted to exercise generators, motors, and motor coach engines, per manufacturer's instructions, during daylight hours only.
- 4.2 All portable additions to the lots, including but not limited to patio furniture, chair, and lounge pads, umbrellas, or barbecue covers which are visible from the common areas and the street must be maintained in good condition.
- 4.3 Hoses are to be kept neatly rolled up and stored.
- 4.4 Sewer hoses must be stored out of sight when not connected to a motorcoach (RV) vehicle. Proper sealed caps must be threaded to all sewer pipes when not in use.
- 4.5 Each lot owner must maintain liability insurance on their lot as well as fire and extended coverage insurance on his motorcoach (RV) and the motorcoach (RV) contents. (Sec. 7.7 Pages 19 and 20 CC&R)
- 4.6 **VIRGINIA LAW (Code 32-6, State Health Dept.)** prohibits dumping of sink and shower wastes onto the ground. This prohibition will be enforced in DCMR.
- 4.7 No business may be conducted, maintained, or permitted on any part of DCMR property except lot owners/tenants may operate a home-based business as per VA Code 55-513.2. No advertising of businesses including decals and/or signs on vehicles. (Sec 10.5 page 25 and Sec 10.14 page 27 CC&R)
- 4.8 Each lot is permitted two (2) operative vehicles in addition to the motorcoach (RV). Special Vehicles as described in Section 10.7 page 25 CC&R must be parked on the owners lot. No auto maintenance and/or repair, other than minor repair of an Owner's personal vehicles, may be performed in DCMR. Improperly parked vehicles may be towed as per Section 10.7 page 25 CC&R.
- 4.9 Nothing shall be done or kept in any motorcoach (RV), in the Common Areas, or on a Lot, which will increase the rate of insurance, without prior written consent of the Board. (Section 10.8 pages 25 and 26 CC&Rs)
- 4.10 No noxious or offensive activity shall be carried on in any motorcoach (RV) or in the Common Areas, or on the Lot of an Owner as per Section 10.11 page 26 CC&Rs
- 4.11 No clothes, sheets, blankets, laundry of any kind, or other articles shall be hung out or exposed on any part of the Common Areas, or on any Lot in a manner visible from any Common Area, neighboring Lot or street. (Section 10.13 page 27 CC&Rs)
- 4.12 No wood burning fireplaces except those on premises at time these Rules and Regulations are accepted. (Section 10.13 page 27 CC&R)
- 4.13 Lot Owners are not to impair the use of any easement without first obtaining the written consents of the Board and of the Owner or Owners for whose benefit such easement exist. (Article VI pages 15 - 17 CC&Rs ; Article III pages 5 -6 CC&Rs)

V. Trash (Section 10.17 page 28 CC&Rs)

- 5.1 DCMC does not provide trash pickup.** Each Lot Owner/Tenant must deposit all trash and garbage in trash bins in the parking lot in front of clubhouse. Small lawn/garden trimmings should be bagged and considered as household trash. Contact the grounds committee for instructions on disposal of bulky or large amounts of trimmings.
- 5.2** Trash containers are to be kept hidden from view of the street and neighbors.

VI. Pets and animals (Section 10.10 page 26 CC&Rs)

Pets are welcome in the DCMR community. The Board requests that all pet owners be considerate of other Owner/Tenants or guests. Pet Owners are required to abide by the following rules:

- 6.1** Deer Creek Motorcoach Resort is a Pet Friendly Class A Motorcoach Resort that welcomes pets, however, Pet Owner's are totally responsible for their pets and Owner's must comply with the Nuisances Clause which is found in Section 10.11 (Page 32) of the CC&R's.
- 6.2** No snakes, monkeys, ferrets, pigs, weasels, or other animals deemed undesirable by the Board are allowed.
- 6.3** No animals may be kept, bred, or maintained for any commercial purpose.
- 6.4** All dogs must be on a hand held leash not to exceed 10 feet long when not on an owner's property and must not be left unattended when outside the motorhome (RV). No electric dog containment devices are permitted.
- 6.5** Owners, tenants, and/or guests shall not allow their pets to create a disturbance of any kind that is a nuisance to other residents, whether the pet is inside or outside the RV.
- 6.6** Permanent pet pens, dog runs, or similar pet containment devices are not permitted to be set-up or used in the resort. In addition, electric leashes or similar containment systems are strictly prohibited.
- 6.7** Owners are responsible for cleaning up after their pets and disposing of these excretions in the trash only.
- 6.8** Pets are not allowed in, nor tied at or near the clubhouse. No pet may be staked, housed, tied up, or otherwise left in any Common Area.
- 6.9** All pets must be current with licenses and vaccinations.

VII. Rental of Lots (Section 10.16 page 27 CC&P and VA Code Section 55-509.3.1)

- 7.1** Rules and Regulations should be given to Tenant by Owner

- 7.2 Owner accepts liability for the actions of their Tenants and shall indemnify against any and all claims and /or legal actions brought against DCMR by their Tenants. Owner shall maintain proper liability insurance to cover same.

VIII. Common Areas (Section 1.12 Page 3 CC&R)

- 8.1 Nothing shall be altered, constructed in, or removed from the Common Areas except as otherwise provided in the CC&Rs.
- 8.2 Each Owner/Tenant and their guests shall have a right and easement of enjoyment in and to the Commons Areas unless suspended of the right by the Board. (Article III pages 5 and 6 CC&Rs)
- 8.3 All common areas should be kept clean, clear of trash and personal items, and safe.

IX. Clubhouse, Fitness Center, and Laundry Room

- 9.1 These facilities may only be used by Owners, Tenants, and Guests of Deer Creek Motorcoach Resort.
Please coordinate the use of the clubhouse with the Clubhouse Committee and Social Committee.
- 9.2 Clubhouse should be cleaned up after use. Remove trash, wash dishes, sweep and vacuum if needed and return furniture to proper location. Tables should be wiped off. Any damage will be the responsibility of the Owner/Tenant.
- 9.3 Please advise Clubhouse Committee of items (paper towels, toilet paper, soap, etc) that need to be replaced.
- 9.4 No one under the age of 15 is allowed in these facilities unless accompanied by an individual over the age of 18.
- 9.5 Make sure all machines are turned off and wipe off hand rails when finished.
- 9.6 Please do not leave Deer Creek while using washers or dryers so items can be removed in a timely manner.
- 9.7 Washers and dryers shall be wiped after each use to remove any remaining lint or pet hair. Washer doors and gaskets are to be wiped off after each load and washer doors and drawers are to be left open to help prevent mold.
- 9.8 Please sweep the floor or take the trash out to bin if needed.

X. Vehicles/Parking

- 10.1** Only Class A Recreational Vehicles as described in *Section 1.27 page 4 CC&Rs* are allowed.
- 10.2** Only one (1) permissible RV allowed on any Lot. (Section 10.3 page 24 CC&Rs)
- 10.3** Only two (2) operative vehicles other than Special Vehicles as described in Section 10.7 page 25 CC&Rs may be parked on any one Lot. Inoperative vehicles may not be parked within the Resort. The Association has the right to immobilize or tow any vehicle not in compliance with the CC&Rs or Rules and Regulations at the owner's risk and expense. (Section 10.7 page 25 CC&R's) Camp cars should be parked in the parking lot at the clubhouse when at clubhouse.
- 10.4** Trailers are not permitted to be kept within the Resort, but may be brought into the Resort for unloading and loading. Owners, Tenants, and/or Guests may park trailers at designated locations in the Resort for a maximum of three (3) days including the day of arrival and departure.
- 10.5** Every motorcoach (RV) must be removed from Deer Creek Motorcoach Resort at least once every 365 days. (Section 10.3 page 24 CC&Rs)
- 10.6** Motorcoachs (RV) must be parked where the slideouts are not extended over grass or in anyway inhibiting the safety of DCMR mowing personnel. Awnings and slideouts are not to extend over the lot line.
- 10.7** Each motorcoach (RV) in the resort must be kept well maintained, clean, and neat.
- 10.8** Drivers of camp cars must have a valid driver's license. Camp cars must always be driven in a safe manner, following all rules of the road, and if driven at night must have headlights, taillights, and reflectors. The Association is not liable for damages or injuries that occur as a result of camp cars being operated within the Resort.
- 10.9** All vehicles (including bicycles, motorized scooters, segways, etc.) must have lights and reflectors if being used at night.

XI. Conduct

- 11.1** Owners/Tenants are responsible for the observance of all rules and the conduct of their invitees including contractors/vendors. Improper conduct, obscenities, verbal or physical threats by Owners/Tenants or their invitees will not be tolerated. Actions by any person of any nature, which may be dangerous, create a health or safety problem, create a hostile environment, or disturb others, are not permitted. This includes, but is not limited to, noise, intoxication, quarreling, threatening, fighting, offensive or abusive language or behavior.
- 11.2** All Owners/Tenants and/or invitees shall conduct themselves appropriately with due consideration for each other. The Board of Directors has the power to discipline any person for any conduct which, in its opinion, tends to endanger the welfare, interest, or character of DCMR, its Board, or Lot Owners, as well as for violations of the specific rules and regulations of the Board.
- 11.3** Vendors and contractors of the Association and are to be treated in a courteous and considerate manner. Neither Owners/Tenants nor their invitees shall directly reprimand or harass a vendor or employee. All complaints regarding service rendered by any personnel must be submitted in writing to the Board for appropriate handling.

XII. Golf Course

- 12.1** Players under the age of 15 must be accompanied by an individual over the age of 18.
- 12.2** Each player is responsible and liable for any damage caused by his or her play, and must notify the appropriate Lot Owner of such damage.

XIII. Maintenance of Lots

- 13.1** Lot Owners are required to maintain their lot in a neat, clean, weed free condition at all times. Whether in residence or absent, it is the Owner's responsibility to see that their lot is maintained to DCMR landscape standards at all times.
- 13.2** Use of organic materials for pest and weed control is encouraged.
- 13.2** At any time, should the appearance of a lot detract from the overall superior appearance of the community because of overgrown plants, untrimmed hedges and trees, dirty vehicles, torn, tattered or flapping covers or any other condition, the Board will notify the owners by, e-mail, or in writing of the needed corrective action. The Owner will have ten (10) days to take corrective action or come to an agreement with the Board on a plan of action. In the event the Owner does not take corrective action or come to agreement with the Board on a plan of action, the Board shall have the right to take corrective action and bill the owner for the cost of the action(s).
- 13.3** Vehicles, Special Vehicles (Section 10.7 page 25 CC&R), furniture, or other items left on a lot when the Owner is not there, may be covered. If covered, the cover shall be made of an attractive awning type material, in good condition, fit to the object being covered and well tied down. Plastic tarps, garbage bags, and other similar type coverings shall not be used for a cover.

XIV. Interpretation of the Rules and Regulations

In-as-much-as it is the Board that was responsible for a thorough review of these rules and for voting their approval in a duly recognized HOA meeting, it is the Board who has the institutional knowledge and insight into the rules and why they were formulated. **As a result it is the Board of Directors, exclusively, who are responsible to interpret the meaning and intent of any specific rule or rules that may be questioned as to their meaning, intent, and application.**

ADDENDUM A Enforcement Rights

The Deer Creek Motorcoach Resort Association shall have the right to assess a maximum fine of \$150.00 per day (or such higher amount as may be allowed by law) per violation against any Owner who violates any provision of this Declaration or the Articles, Bylaws, or Rules and Regulations of the Association after such Owner has been given notice of the violation and an opportunity to be heard with respect to the violation in accordance with such policies and procedures as may be adopted from time to time by the Board of Directors or as may be set forth in the Bylaws.

In recognition of the need for a reasonable means of encouraging and insisting upon compliance with the provisions of the Governing Documents, The Board is authorized to do the following, provided the procedures for notice and hearing are described in Section 11.1.3.2 page 29 of the CC&Rs are followed:

- a. Impose reasonable monetary penalties
- b. Temporarily suspend any or all Owner's rights
- c. Commence a legal action for damages, injunctive relief, or both

Notice and hearing procedures relating to the sanctions imposed must be made in the following manner:

- a. Notice must be sent by prepaid first-class Certified US Mail to the relevant Owner's most recent address in the Associations records at least fifteen (15) days before the proposed effective date of the penalty
- b. Notice must set forth details of the violation itself, the potential sanctions which may be imposed and the date, time, and place of the hearing
- c. The Penalized Owner may be heard, either orally or in writing, at a hearing held at least five (5) days before the effective date of the proposed sanction
- d. Hearings will be held by the Board of Directors and their decision is final and binding upon the owner; and
- e. Following the Hearing, the Board must decide whether or not the Owner should in fact be penalized and, if so, what sanction is to be imposed.

VENDORS & CONTRACTORS

Rules and Regulations

1. All vendors/contractors hired by the Association must be licensed (if applicable) and /or bonded or have proof of liability insurance. A copy of proof of liability insurance must be given to the Board to keep on file. A lot owner hiring any vendor/contractor does so at their own risk and will be liable for the actions of the vendor/contractor and is responsible for the vendor/contractor conforming to the rules of the association.
2. Vendors/Contractors are responsible for removing their own trash and may not use DCMR dumpsters unless previously approved by the Association Board.
3. No construction materials may be left on the street and must be neatly stacked on a lot.
4. Contractors/vendors shall ensure that streets remain open to traffic at all times.
5. All truck, trailers and equipment shall be removed from the Association's property daily, unless prior approval is given by the Association for the equipment to remain. When possible, contractors should attempt to park on the lot where the work is being performed and without causing any damage to the lot. They should not park on or drive thru adjacent lots without the permission of the lot owner.
6. If they cause dirt to be in the street, contractors/vendors shall remove and dispose of any such dirt and/or debris before they leave at the end of each day.
7. Contractors/vendors are allowed to use the restrooms in the clubhouse but must assure cleanliness (no dirty work boots) and must leave the restrooms neat and tidy.