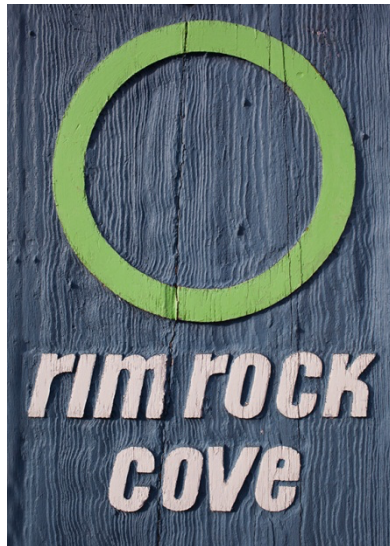


Rim Rock Cove Rules and Regulations



Revision History / Change Log:

Updated By	Update Date	Description
Board of Directors	6/25/2010	Second Amended Restated Rules & Regulations
Board of Directors	5/18/2013	Rule 3.2 - Adopted May 18, 2013
Board of Directors	5/18/2013	Rule 3.1 - Adopted May 18, 2013
Board of Directors	5/18/2013	Rule 2.3 - Adopted May 18, 2013
Jim Vey	8/11/2015	Document creation, formal formatting applied.
Board of Directors	6/20/2020	Rule 7.5 - Revised and Adopted June 20, 2020
Board of Directors	8/15/2020	Rule 2.4, 2.5 - Adopted
Board of Directors	8/22/2022	Rule 7.8 – Adopted 8/20/2022

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The following Rules and Regulations are duly adopted and approved by the Rim Rock Cove Owners Association (“RRC”).

1. Quiet Enjoyment

- 1.1. Quiet hours will be observed from 11:00 p.m. to 8:00 a.m. daily, except dance nights when quiet hours will be from 12:00 midnight to 8:00 a.m.
- 1.2. Conducting illegal activity, causing nuisances, and conducting commercial activities upon, as well as defacing or damaging any private or common area property, is strictly forbidden.
- 1.3. Owners are responsible to assure that alcohol consumption on by them or their guests on RRC property, including owners’ own property, does not cause disturbance to other owners or guests. Consumption of alcohol by minors shall be the responsibility of the parents and under the statutes and regulations of the State of Washington, and drinking by minors shall not be allowed on common grounds of RRC under any circumstances.
- 1.4. There shall be no fireworks discharged or stored on RRC property.
- 1.5. No firearms shall be discharged from RRC property. For the purposes of this paragraph, “firearms” includes air powered rifles and pistols and other similar devices.

2. Driving and Parking

- 2.1. All motor vehicles shall be parked on the individual private lot or at other designated parking areas only. Parking on common ground is prohibited.
- 2.2. Motor vehicles, bicycles, golf cart, ATVs, and all other vehicles shall be used on designated roads only and their drivers/riders shall observe all traffic signage, including, one-way only and speed limit signs. The posted speed limit in RRC shall not be more than ten (10) miles per hour. Driving any vehicle, including bicycles, golf carts, and ATVs on common ground is prohibited.
- 2.3. Drivers of all gas or electric powered vehicles (including cars, golf carts, scooters, etc.) must be 14 years of age or older to drive in the park and must follow all traffic signs, including one-way signs. A valid driver’s license is required for anyone operating any car licensed or intended for legal use on roadways. Golf cart drivers under age 14 are allowed when accompanied by a responsible adult (at least 18 years old) in the adjacent seat of the cart. Golf carts & all other powered vehicles driven at night are required to use installed headlights. Registration of all golf carts and a visible Lot Number, as required by the Office Staff, is mandatory. Complaints & violations of this rule will lead to your driving privileges within RRC being revoked.
- 2.4. Overflow Parking has a Five Day Limit. Overflow parking spots are a “space available first come first serve basis”. Owners should not be using overflow as their regular parking.
- 2.5. Vehicles that are not legally/mechanically/structurally capable of operation or owners have no intention of using shall not be parked in overflow parking or on common

ground. Vehicles parked on common ground or in overflow are subject to being towed by RRC at the owner's expense.

3. Pets

- 3.1. All pets must be on leashes when not on their owner's lots. Pets are required to be confined to their owner's lots when not leashed, and pets are not permitted on the beach or in the swim areas. All pets are the responsibility of the owner and this includes picking up their droppings. Pets showing aggressive behavior or inflicting bodily harm or physical damage will be asked to leave RRC, and will not be permitted to return to RRC. Owners are encouraged to call the police when they experience aggressive pets or an injury resulting from a pet.
- 3.2. Guests (including immediate family members), renters, and lessees are encouraged to leave their pets at home when they visit RRC. Owners of visiting pets will be held accountable & financially responsible for any damage or injury inflicted by their pet. Visiting pets must be leashed at all times and kept under control by their owners. The pet owner is responsible for picking up their pet's droppings. Pets in violation of RRC rules, or aggressive pets may be asked to leave, and to not return to RRC. The police will be contacted to handle aggressive visiting pets.

4. Common Areas

- 4.1. The common ground areas are for the use, benefit and enjoyment of all owners and guests. There shall be no intrusion by individual lot owners onto the common area by way of landscaping (except the planting of grass, which is encouraged), structures, and sheds. No one shall use any private property or common area for illegal activities or for a nuisance; nor shall any lot owner deprive other lot owners of their right to use, benefit, or enjoy common areas. No person or persons shall place tents upon, deface, or damage the common area grounds.
- 4.2. Paths have been constructed upon the common area sections for use by lot owners and their guests. These paths must be used to move from one common area to another. No one is permitted to cross a private lot without the permission of the owner.
- 4.3. Fires are to be maintained in designated areas only.
- 4.4. Lot owners should advise the RRC Office if the restrooms need attention.

5. Beach and Marina

- 5.1. The safety of all owners and guests is a concern of RRC and its owners. Each owner and guest shall be responsible for their own safety and that of their children while in RRC, including when using the lake, beach, and swimming area. RRC does not provide a lifeguard; anyone using RRC's lakefront, beach, or swimming area does so at his or her own risk.

- 5.2. Lot owners are to be aware of the “posted” times that the gate to the beach shall be unlocked and locked.
- 5.3. All beach swimming areas are to be roped-off for swimming only. No boats shall be permitted within the roped-off swimming area.
- 5.4. All vessels must be secured and moored within designated areas when not in use. The preferred moorage for pontoon boats is at the buoys provided for their use in a designated area. Boats shall be removed from the water when the owner leaves RRC for more than twenty-four (24) hours. Guest, renters, and lessees of lot owners (including immediate family members) may have vessels or other watercraft in the park, but such vessels or other watercraft must be stored at the owner’s lot when not in use. Owners must register their boats at the office. Only properly registered owner boats will be allowed in the boat basin.
- 5.5. RRC lot owners shall register all vessels and trailers before using RRC’s boat basin; registration stickers are valid for two years. Registration is required at the RRC office no sooner than the first weekend in April. This regulation, also, includes small rowboats. Owners must provide proof of legal ownership when registering vessels and trailers. The RRC Park Manager or the Manager’s designee must approve vessels that have no legal proof of ownership. Owners should be aware that the State of Washington may also require vessel registration on an annual basis. Spaces at the dock in the boat basin are on a “space available first come first served basis” due to lack of ample space to assign each owner an individual space. Lot owners will have priority over guests in regards to space at the docks or in the vessel/trailer lot.
- 5.6. The vessel/trailer lot is intended for vessels that are actively being used during the boating season. On a space available, first come first served basis, lot owners will be assigned no more than one parking space per lot owned until the vessel/trailer lot is full. Assigned vessel spaces will then usually stay the same from year to year, but lot owners must confirm space assignments with RRC Office Staff each April, because some reassignments may be necessary as determined by the Park Manager. Vessels/trailers that are not mechanically/structurally capable of operation or boats that owners have no intention of using during the boating season, shall not be parked in the vessel/trailer lot. Such vessels/trailers left in the vessel/trailer lot are subject to being towed by RRC at the owner’s expense.
- 5.7. Guests must receive a temporary use pass from the RRC Office and shall display the pass on their vessel when docked in the boat basin or parked in the vessel/trailer lot. This pass shall include the lot number of the sponsoring owner and when the pass expires. Guests may be required, upon request of the RRC Park Manager or a Board Member, to remove their vessels from the dock or vessel/trailer lot each night due to lack of space for owner usage. On the Memorial Day, Fourth of July, and Labor Day weekends, no guest boats shall be moored at the docks.

- 5.8. Lot owner or guest vessels/trailers that are found not to be in compliance with the RRC marine facility rules and regulations will be subject to being towed away at the owners' expense.
- 5.9. All vessels/trailers shall be removed from the RRC vessel/trailer lot by the first weekend in October each year. The RRC Park Manager or the RRC Board must approve other arrangements or exceptions.

6. Trash Pick-up and Litter

- 6.1. Owners are responsible for depositing their own garbage in refuse dumpsters provided by RRC. Owners who are physically unable to deposit their own garbage in the dumpsters should contact the Park Manager, who will make arrangements to have such owners' garbage deposited in the dumpsters. Trash other than usual household refuse, including, but not limited to rocks, sod, grass, and lumber, shall be otherwise disposed of by owners in environmentally safe manners.

7. Architectural Rules

- 7.1. All owners must have proof of lot ownership on file in the RRC Office.
- 7.2. The maximum storage shed size shall be 100 square feet, as measured from the exterior walls, and shall not exceed 10 feet in height, as measured from the ground, directly adjacent to the shed, to the highest peak of the roof. There shall be only one storage shed per lot.
- 7.3. Electrical power load in excess of 50 amps/240 volts per lot shall be strictly prohibited.
- 7.4. Total living space for inhabited structure shall not exceed 400 square feet, including any tip-outs.
- 7.5. In addition to the primary structure, one recreational vehicle may be parked on an individual lot for a period not to exceed fourteen (14) days in any consecutive twenty-eight (28) day period.
- 7.6. Any new structures, including, but not limited to, decks, add-on rooms, Arizona rooms, sheds, trailers, or park models, must be placed so as to allow at least a six (6) foot separation between the new structure and any neighboring structures. All new structures are further subject to requirements included in these Rules and other requirements as may be determined by the Board of Directors from time to time. Owners seeking to place new structures must provide written plans to the Architectural Committee. The signature of one (1) member of the Architectural Committee approving a plan is required before an owner can proceed with placing the structure. The owner must then, upon placing the structure, physically marking its full perimeter, and/or setting temporary structure boundaries (i.e., ledger boards, cement forms, perimeter deck joists, etc.), and prior to anchoring or otherwise fixing the structure to the ground and/or connecting it to utilities, obtain an inspection by at least one (1) additional

Architectural Committee member, who shall confirm the placement is consistent with the authorized plan, these Rules, and RRC's Bylaws. An approving signature(s) of the additional committee member(s) is required before the lot owner can proceed with final installation of the structure. Final approval of the project, however, requires the signature of no less than three (3) Architecture Committee members. Any deviation or variance from these Rules or the RRC Bylaws to accommodate an owner's request for placing a new structure requires approval by Board of Directors.

7.7. Any hot tub or spa installed must be heated and powered by other than electricity.

7.8. Lot Setbacks. All structures shall be placed on the lot in accordance with the setback requirements of Grant County and/ or the requirements of Rimrock Cove Owners Association. In addition to those requirements in the Bylaws and the CCRs: A minimum setback of ten (10) foot from road for all structures. (*Moratorium until further notice - effective 8/20/22*)

8. Other Rules

8.1. Only Lot owners are authorized to use RRC power equipment and must be checked out and approved by the Park Manager.