

RULES AND ENFORCEMENT
FOR
VISTA DEL LAGO RESORT PROPERTY OWNERS ASSOCIATION

I. INTRODUCTION

- a. The following rules were adopted by the Vista Del Lago (VDL) of Directors at their meeting of July 6, 2024 in accordance with Article X, Para 3.A. of the Vista Del Lago Declarations of Covenants dated December 5, 1996, as amended December 6, 1997, June 1, 2002, June 7, 2003, September 9, 2006, June 2, 2018, and June 4, 2022, and Article II, Para. G.7 of the Vista Del Lago Association By-Laws dated November 5, 1995, as amended May 18, 2002, September 2006, and June 2, 2018. These rules become effective July 6, 2024. These rules are intended to provide the Owners/Authorized Tenants and their guests with safe and pleasurable use of the Association's facilities while maintaining a balance between the individual Owner's rights and the rights of all.
- b. The rules enforcement policy is stated in the Rule Violation Policy, adopted by the Board on July 7, 2018.
- c. These rules supplement the requirements of Vista Del Lago Declaration of Covenants.
- d. The enforcement process for these rules is stated in the Declaration, Article VIII, Section 15.

II. DEFINITIONS

In addition to the definitions indicated in the Declaration, these rules use the following definitions:

- a. Adult Guest: Registered adults who are 18 years or older who are not Owners or Tenants
- b. ACC: VDL's Architectural Control Committee
- c. Guests: Registered adults and their minor children who visit VDL and are not Owner or Tenants
- d. HOA: Vista Del Lago Home Owners Association
- e. HOA Sponsored Functions: Board approved Social Committee parties and gatherings and Board Meetings
- f. Owner Occupant: VDL HOA Member who occupies their VDL parcel
- g. Pool Deck: Concrete pavement around the pool that is enclosed by the black iron fence.
- h. SLM: RV Storage Lot Manager
- i. Tenant: Persons who leases a lot at VDL
- j. VDL: Vista Del Lago community, Manson, Washington

III. OCCUPANCY

VDL is a community intended for people 55 years of age and older and will comply with VDL's "Rules, Regulations, and Policy for Housing for Persons 55 Years of Age and Older".

IV. LEASING

- a. Before signing a lease agreement, Owner shall submit a completed "Age Verification for Renters" form and submit to the Board for review and approval.
- b. Persons who occupy a property for extended periods without being an owner or tenant shall comply with the requirements of tenants.

V. SELLING OR OTHER OWNERSHIP TRANSFER

Comply with VDL's "Rules, Regulations and Policy for Housing for Persons 55 Years of Age and Older".

VI. GUESTS

- a. Owner Occupants or Tenants who sponsor Guests shall be responsible for their Guests' compliance with VDL's Declaration and Rules. The sponsor shall be held responsible for penalties and damage resulting from actions by the Guests. If the sponsor is a tenant, then the property Owner will be held responsible for the penalties and damages.
- b. Owner Occupant or Tenants shall register each Guest that either stays overnight or may use VDL's common areas, including but not limited to the pool, pool deck or laundry room.
- c. Register Guest by submitting a filled-in "Guest Registration Form" on the VDL website or sending a written letter to the Board with the information that is otherwise required on the "Guest Registration Form".
- d. Board reserves the right to restrict access to VDL by any Guest(s) who do not comply with VDL's Declaration and Rules.

VII. MINOR CHILDREN

- a. Minor Children may visit VDL as the guest(s) of an Owner Occupant or Tenant when an Owner Occupant or Tenant is present at VDL, unless otherwise approved by the Board for each visit. Minor Children shall not be permanent residents or occupants at VDL. The Declaration limits the days Minor Children may visit VDL.
- b. Minor Children will be allowed to use the lower level of the Community Center only during Board approved functions in accordance with VDL's "Community Center Rules for Vista Del Lago Resort".

- c. Outside of their host's area, the responsible Owner Occupant, Tenant or Registered Adult Guest shall supervise the Minor Children within VDL at all times.

VIII. PETS

- a. Only non-nuisance pets shall be permitted at VDL. The Board has the authority to make the determination as to what constitutes a nuisance pet.
- b. Pets, including but not limited to cats and dogs, shall be leashed within VDL, except within the property of an Owner or Tenant. The pet is prevented from being on other VDL property without permission from the other Owner Occupant or Tenant.
- c. Pet owners must clean up immediately after their pets everywhere within VDL, including their own property. VDL HOA provides three designated pet walk and relief areas. These areas have Mutt Mitt dispenser which provide plastic bags for cleaning-up pet fecal matter. Bags shall be placed in the trash.
- d. Failure by Owner Occupants or tenants to control barking of their dogs or other pet noises, which disturb or annoy others, will result in the requirement to remove the pet from VDL.

IX. SMOKING

Smoking of tobacco or vaping shall only be allowed on an Owner Occupant's or Tenant's parcel, or designated area between the Community Center and pool equipment building.

X. NOISE

- a. Quiet hours are between 10PM and 7AM. During these hours, no loud noise shall be made, including but not limited to loud conversation, and excessive volume from audio equipment or musical instruments.
- b. RV generators shall not be used, unless specifically allowed by the Board.
- c. No exterior speakers, horns, whistles, bells or other sound devices, except those used exclusively for security purposes, shall be placed on lots.

XI. ROADWAYS

- a. The maximum speed of vehicles whether or not motorized shall be ten miles per hour as indicated in the Declaration. Vehicles includes but is not limited to trucks, cars, motorcycles and bikes.
- b. No skateboards or rollerblades are permitted.

XII. COMMUNITY CENTER

- a. Comply with VDL's "Community Center Rules for Vista Del Lago Resort".
- b. No alcohol will be provided by the VDL HOA during any sponsored events. Alcohol consumption shall be at participant's own discretion, risk and liability. This is in accordance with our Insurance and Underwriting Companies for the community center and Board of Directors Insurance Policies.

XIII. LAUNDRY FACILITIES

- a. Laundry equipment is located in the laundry building adjacent to the pool area. Owner Occupants and Tenants may access the laundry building and use the laundry equipment by using the same door combination as the Community Center. Guest may use the laundry equipment; however, Guests shall not be given the door combination.
- b. Persons who are not Owner Occupants, Tenants or Guests shall not use the laundry equipment.
- c. Owner Occupants, Tenants and Guests shall abide by the following when using laundry room and equipment:
 - i. Do not leave laundry unattended. Laundry left in a machine after the machine stops running may be removed by next user and placed on top of the machine.
 - ii. Do not leave trash or personal items in the laundry room.
 - iii. Clean dryer lint filters.
 - iv. Do not damage or abuse laundry equipment.
- d. Ice machine is donated equipment. If repair is necessary and insufficient money is collected from the money box to maintain the ice machine, then the Board may shut-down or remove the ice machine.

XIV. POOL AND POOL DECK

- a. Weather permitting, and at the sole discretion of the Board, the pool "season" is from one-week prior to Memorial Day weekend to two-weeks after Labor Day weekend. During this period, the pool will be open for use and heated. During the remainder of the year, it will be closed.
 - i. During the pool season, pool hours are 7:00 AM to 10:00 PM, unless otherwise approved by the Board.
 - ii. Minor Children may only use the pool and the pool deck from 10:00 AM to 3:00 PM and 6:00 PM to 8:00 PM. Minor Children who use diapers or are less than three years old are prohibited from using the pool.
- b. Floatation devices may only be used from 10:00 AM to 3:00 PM and 6:00 PM to 8:00 PM, except floatation noodles may be used whenever the pool is open.
- c. Use pool at your own risk. There are no lifeguards on duty. Minor Children shall be accompanied and supervised by an adult who is responsible for them.
- d. Ensure the gate to the pool is closed upon each entry and exit from the pool area. Notify a

- Board member if the gate is not locking or otherwise improperly operating.
- e. When blood, vomit, or feces is present in the pool, exit the pool and instruct other people in the pool to also exit. Report the incident to a Board member, Pool Committee member, or Building and Grounds Committee member. Do not reenter the pool until the Board reopens to pool.
 - f. Shower before entering the pool. An outside shower and soap are available at the backside of the Laundry Room Building.
 - g. Use the restroom provided at the backside of the Laundry Room Building.
 - h. Wear proper swimming attire when using the pool. Cut-off jeans and street clothes are unacceptable.
 - i. Do not dive into the pool, including but not limited to cannonball dives. Do not run on pool deck. Do not cause excessive splashing that annoys other people in the pool or pool deck.
 - j. Do not create noise levels that annoy other people in the pool area. If another person in the pool area makes a reasonable request to lower your noise level, then comply. Report people to the Board who do not comply with a request to lower noise levels.
 - k. Do not bring beverages or foods in glass containers into the pool or pool deck. Only snack foods allowed on the pool deck, except HOA sponsored events.
 - l. When listening to radios or other audio devices, use headphones, except when allowed by the Board for HOA sponsored events.
 - m. Pets shall not be permitted within the pool or pool deck area.
 - n. Remove trash and personal belongings from within pool and pool deck when leaving these areas.
 - o. Lower and re-tie umbrellas and place furniture back into the original location before leaving the pool area. Do not remove umbrella stands without permission from either a Pool Committee member, Building and Grounds Committee member, or Board member.

XV. PARKING

- a. No overnight street parking is permitted.
- b. Overnight guests may park in the Community Center parking area on a first come, first served basis.
- c. Street parking is permitted for washing, loading and unloading of RV's and boats for a period not to exceed six hours during daylight hours only.
- d. Contents of on-board tanks or RV's or boats shall not be dumped on to Common Areas.

XVI. RV STORAGE LOTS

- a. Only Owner Occupants may license a space within the RV Storage Lots to store equipment, unless otherwise approved by the Board. Sub-licensing of spaces is prohibited. Space usage shall comply with the "RV Storage Lot Parking Space Agreement".
- b. The following equipment is allowed in the storage lot: Watercraft on trailers, motorhomes, 5th wheels, travel trailers, snowmobiles on trailers, motorcycles and trucks with campers.
- c. Equipment shall be in good condition. Covers over equipment shall be kept in good condition. Determination of condition shall be at the Board's discretion.

- d. Equipment with fuel or flammable liquids on board shall be insured with proof of insurance on file with SLM. Stored equipment with propane tanks shall have propane tanks turned off.
- e. A waiting list will be maintained by SLM. Spaces will be licensed depending on longest time on the list and size of equipment to fit an available space.
- f. Equipment shall not be used for overnight accommodations while in the RV Storage Lots.

XVII. IMPROVEMENTS, DEMOLITION OR ADDITIONS

- a. Owners and Renters shall not make improvements, demolition or additions to their lot without the written approval of the Architectural Control Committee, and as applicable, a Chelan County Planning Department Permit. Owner Occupants, Renters and their Guests shall not occupy improvements and additions until the work has been accepted by the Architectural Control Committee, and as required, by Chelan County Planning Department.
- b. Owners and Renters shall not provide contracted services to the VDL HOA that may cause a potential conflict of interest.
- c. Owners and Renters shall not dump soil, gravel, and concrete waste or similar materials in Common Areas, unless otherwise approved by the Board.

XVIII. LANDSCAPING

- a. Trees and shrubs shall not be a safety hazard, including, but not limited to screening.
- b. Plants, trees, and shrubs shall be on VDL's Approved Vegetation List as provided by the ACC.
- c. Owner shall be responsible to repair or replace common areas damaged by their trees or shrubs.
- d. Occupants shall do spring clean-up of their property not later than May 30th of each year and keep their property weed free during the year. The Board shall be final authority on determining conditions of the lots.

XIX. OUTSIDE EQUIPMENT AND STORAGE

- a. Lighting shall comply with the following:
 - i. Exterior lighting shall be used in a manner that minimizes light pollution.
 - ii. Lights shall be fully shielded and downward projecting, except low wattage landscaping lighting. The shielding shall be semi-opaque so that limited light can pass through.
 - iii. Lights shall be positioned in a manner which does not trespass onto neighboring property.
 - iv. No blinking, flashing, or fluttering lights are permitted, except for temporary holiday displays.
 - v. Motion detecting lights shall not be triggered by people on adjoining property or Common Areas.

- b. No clothes lines or racks are allowed on a lot. Beach towels may be temporarily hung outside.

XX. TRASH

- a. Trash including garbage, rubbish, and garden debris shall be placed in plastic bags, tied and deposited into the dumpster.
- b. Construction debris shall be hauled away from VDL to a refuse collection center, e.g. Chelan Recycling Facility. Construction debris shall not be deposited into the dumpster or stored on Common Areas or a parcel.
- c. Crush cardboard boxes, metal cans and plastic containers before placing these in the Dumpster; or take cardboard boxes, recyclable plastic/glass, and similar items to a recycling center, e.g. Chelan Recycling Facility.
- d. Take hazardous waste to a hazardous waste collection site. Do not dispose of hazardous waste in dumpster.

XXI. PRIVACY AND INTRA-RESORT CONTACT

- a. VDL's contact list shall not be used for solicitation or harassment.
- b. Owners shall provide the Board with phone numbers or email address of persons who should be contacted in case of emergency.

XXII. ENFORCEMENT

The Board will enforce these rules according to the Declaration and VDL's "Rule Violation Policy for Vista Del Lago Resort Property Owners Association".