

Kamp-A-Lott Property Owner's Association

Rules and Regulations - Board Approved (date) draft date 03/11/2023

To be a member **in good standing**, assessments and financial obligations must be up-to-date and no violations of the rules and regulations. (See By-laws: Membership, Section IV.)

**I. BECOMING A NEW OWNER/MEMBER OF THE ASSOCIATION**

- 1) Reporting to the office and providing a copy of your deed for the office record.
- 2) Complete lot owner contact form.
- 3) Receive a copy of a general lot Deed Restrictions. Deeds to your lot are your responsibility.
- 4) Receive a copy of the By-laws and all Rules and Regulations.
- 5) Each owner is required by law to follow all the documents.
- 6) Sign new owner acknowledgment form.
- 7) Register any dogs.
- 8) Having your gate cards activated. When lots are sold, all cards are turned off.

**II. ASSESSMENTS**

- 1) Kamp-A-Lott assessments are due the 1<sup>st</sup> of each month.
- 2) Electric meters are read and billed bi-monthly.
- 3) Special assessments are voted upon by the membership and attached to your statement on special occasions.
- 4) Statements are sent monthly.

**III. FINES**

- 1) Fines are levied for violations of the Rules and Regulations, By-Laws, Deed Restrictions, Health Dept. violations and are included with your statement.
- 2) \$25.00 service charge will be added for all past due accounts.
- 3) Owners past due of \$250 or more will be subject to the court filing fee, attorney costs and taken to small claims court.
- 4) Electric service will be disconnected when a member is \$500 behind on assessments and electric service until balance is paid in full.

**IV. DEPENDING ON THE INFRACTIONS, ANY VIOLATIONS OF ANY OF THE FOLLOWING RULES WILL RESULT IN:**

- 1) First notice of need to comply = verbal/written/imminent fine
- 2) Second notice of need to comply = written- includes \$50 fine per month until issue resolved.
- 3) Review before the Board could result in temporary suspension of membership in the Association (the member's right to vote, hold office or committee appointment, or use of facilities owned by the Association. (No longer "in good standing" in the Association.)

**V. RULES**

- 1) Lot owners must comply with all statutory requirements and be in compliance with Kamp-A-Lott Board, Jefferson Township, Logan County and State zoning and building regulations that pertain to the property. (See addendum #1 Residential Code of Ohio 102.10 Work Exempt from Approval.) Jefferson Township requires KAL Board approval for any additions to your lot other than work that is exempt.
- 2) Rules and Regulations are to be obeyed and enforced by members. Violations of the rules by lot owners, members or their family, guests or anyone with permission to be on your property, may result in Board action. All members shall be responsible for their guests, tenants and pets.
- 3) Members of the Association, in good standing have usage of water, sewer, and electric and are permitted to use all common ground and park facilities. Members, **not in good standing**, may be denied use of common facilities, such as pool, tennis courts, playgrounds, picnic areas, teen center, restrooms, showers, water and electric as well as all gate cards suspended except the primary.
- 4) Kamp-A-Lott facilities are for the use of members, their families and guests. No outside groups will be permitted to use Kamp-A-Lott facilities. Members in good standing wanting to use the Lodge facilities should contact the Social Committee Lodge Coordinator for rental arrangements.
- 5) Hours for recreational facilities (Lodge, teen center, tennis courts and playgrounds) are 9AM to 10PM Sunday through Thursday and 9AM to 11PM Friday and Saturday, unless it is a social function sponsored by the Association.
- 6) Quiet hours will be observed throughout the park from 10:00 pm - 9:00 am Sunday through Thursday and 11:00 pm to 9:00 am Friday and Saturday. Exceptions may be made for special events and/or occasions with the KAL Board of Directors written permission. Use of power tools, chain saws, or any device which creates a disturbance is prohibited during these hours.
- 7) All children under age 18 shall be with their parents or at their campsite by 11:00PM.
- 8) Hours for the pool will be determined at the beginning of each session by the Board of Directors. All persons using pool facilities must wear **pool tags**, clearly marked with their lot number. This is a safety precaution to **I.D.** the swimmer in an emergency situation. The Pool Manager shall decide pool hours on days with inclement weather and/or adverse pool conditions. Pool rules are posted at the pool and must be obeyed. Failure to obey posted rules or the direction of the lifeguard on duty can result in ejection from the pool area for the day. Continued failure to obey the pool rules can result in loss of the pool privilege for the remainder of the season.
- 9) No animals except dogs, cats or other household pets may be kept on any lot. Dogs must be registered at the office. All pets must be licensed and inoculated in accordance with State and Local laws. All animals not on owner's premise must be leashed at all times. All animals on owner's premise must be kept physically confined or restrained upon the premises by a leash, tether, adequate fence, or secure enclosure to prevent escape. Do not allow your pets on other owner's lot. Owners must clean up droppings immediately whether on their own lot or walking throughout the campground. Pets must not be left unattended. Owners are solely and totally responsible for the behavior of their pet. Noisy, unruly or dangerous pets that have been reported to law enforcement will not be allowed to remain in the campgrounds.
- 10) Golf carts, ATVs, UTVs, 2, 3 & 4 wheeled vehicles must be clearly marked with the owner's lot number, easily seen, and at least 2". They must be operated in a safe, responsible manner at all times and owners are responsible for any damages caused to Association or private property.

Owners shall carry the necessary insurance to cover all eventualities. (See Off—Road Vehicle Rules). Owners should use discretion in allowing any family members under the age of 18 to operate motorized vehicles like Golf carts, ATVs, UTVs, 2, 3 & 4 wheeled vehicles.

- 11) No off-road motorcycles, mini-bikes, go-carts or similar equipment allowed except in areas designated by Kamp-A-Lott Property Owner's association. Riding on the main road is only allowed when going back and forth to the designated area and you must drive slow and in a controlled manner. (See Off-Road Vehicle rules). Parking @ the pool for golf carts only. All others use parking lot beside the shelter house. Protecting the grass on common ground is the goal.
- 12) No vehicle shall be parked along or on any street or service driveway or community property within the confines of Kamp-A-Lott so as to block the road, except during deliveries or servicing.
- 13) No vehicle of any type may be driven or towed in a reckless manner on or along any street or service driveway within the campsites. All vehicles must observe speed restrictions and noise limitations throughout the campgrounds.
- 14) All lot numbers must be clearly marked and identifiable from the campground road. Each site shall be marked so as to be readily identifiable and easily readable from the campground road. Each site shall be identified in numerals, letters or combination thereof, in sequential order, of at least 2 inches in size and posted at least 6 inches above the ground. This is a Health and Fire Department requirement.
- 15) No Operation of a business inside of Kamp-A-Lott. Business signage is not permitted.
- 16) All electric service boxes must have an Association approved metering device in place to accurately record electrical consumption. Members' electric meter may not be enclosed and must be in good working order and in a place easily accessible for reading.
- 17) Although the Health Department does not require it, it is advised to leave your backflow preventer on your water line. If the park water or electric is off, water from your individual camper could drain back into the main lines....leaving your water heater empty, which could result in you burning up the heating elements.
- 18) All sewer lines, not connected to a RV unit, must have a cap securely in place.
- 19) No open fires shall be permitted of any kind on any campsite except within the confines of a masonry fireplace, Barbeque pit, a clear space of ground encircled with large stones or a metal cooking device. All such fires must be attended at all times and thoroughly extinguished upon completion of use.
- 20) Hunting of any type, use of firearms or any use of bow and arrows are not permitted at Kamp-A-Lott.
- 21) Alcoholic beverages permitted on member's lots only. No alcohol permitted on Association property, including roads. Consumption of alcohol before or during the operation of any motorized vehicles (includes golf carts, 4-Wheelers, ATV, UTV, etc.) on KAL grounds is strictly prohibited/against the law.
- 22) Trash, garbage and other wastes shall be kept in sanitary containers having plastic liners and lids. (Health Department rule states that you cannot have any container outside that could hold water for mosquitoes to breed). All garbage must be disposed of at regular intervals and placed in plastic bags before being placed in the dumpster. Leaves, limbs and burnable materials are to be disposed

of only in locations designated by camp maintenance. No burning of leaves on the lot or on the roads. The Health Department will site if they find residue.

- 23) No dumping of garbage, trash or other waste from outside the campground in campground dumpsters. Large items should not be placed in or around the dumpsters. Disposal of large items is the responsibility of the member. No dumping of tires, batteries, hazardous waste, furniture, grills, appliances, mattresses, lawnmowers, etc. Lawn and garden debris or anything else that is not bagged garbage. Dumpsters for use by KAL owners only. All others will be prosecuted. Any illegal dumping fines: \$250 first offense, \$500 second offense.
- 24) Drainage of sewer, gray water or disposition of refuse, garbage or debris onto property, street, road, ditch or stream either directly or indirectly is prohibited.
- 25) Stripped down, partially wrecked, unlicensed motor vehicles, any junked vehicles or sizable part thereof or other junked property is not permitted in Kamp-A-Lott. No material of any kind shall be permitted to be stored upon any lot, service driveway, street, park area or community property within Kamp-A-Lott. Utilization of another owner's lot for storage or parking must have their permission.
- 26) Each owner is responsible for maintaining the general appearance (looks, sightliness, and attractiveness) of our campground. Examples include but are not limited to: neglected yards (overgrown weeds and brush - as per Ohio Administrative Code Rule 3701-26), unsightly storage of maintenance tools and equipment, discarded or abandoned material stored upon campsite, objectionable accumulation of rubbish and debris, Improvement materials and activity not maintained (to become unsightly), and unsanitary situations.
- 27) No more than two (2) licensed vehicles, i.e. Car, truck, van (not including dwelling or golf cart) may be parked on any one lot, except during a special event sponsored by Kamp-A-Lott or the member. That period not to exceed seventy-two (72) hours. All vehicles must have current registration.
- 28) Any second portable camping unit (PCU) may park on your lot for no longer than 72 hours. Any PCU must be 5' away from another recreational vehicle or PCU.
- 29) Members in good standing will be fined \$25.00 for opening the gate for or giving a gate card to a member who has suspended gate cards.
- 30) Members with suspended gate cards that use another member's card for entering the park will be fined \$25.00.
- 31) No semis or tractor-trailers allowed in the campground except during deliver and/or pick-up.
- 32) No renting of lots for profit is permitted. This constitutes a business which is prohibited.
- 33) Well drilling on any lot is prohibited.
- 34) Owners are responsible, not just the Board. Documenting incidents can be turned into the office with the grievance form or by contacting a Director. All incidents reported and/or grievance forms are opened during executive session of a board meeting and are confidential.

The Board thanks you for your support of the Association and by following the laws and rules we will keep our Kamp-A- Lott a wonderful place for the future – our children.

Board approved: \_\_\_\_\_