



RULES AND REGULATIONS OF BUCK LAKE CAMPGROUND ASSOCIATION

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Introduction

In an effort to preserve the natural beauty of the Buck Lake Campground Association's property, the Association imposes the following restrictions with respect to the use and development of the member's camping sites. Nothing contained in these rules and regulations shall be in conflict with the requirements of Mason County in regards to the business affairs of the association. Any rule or regulation, in conflict with the county shall be reviewed at the next document revision to comply with the requirements of the county and all state RCWs and WAC laws.

General Information

Buck Lake Campground Association is a private, member's only campground. Members are responsible for the actions of themselves, their family, and guests. All members, their families, and guests are subject to strict compliance with these rules and regulations. For the comfort and safety of the all, everyone shall abide by the general rules of safety and conduct as established and posted by the Board of Directors. (BOD)

The Buck Lake Campground Association strictly adheres to an anti-harassment policy with its membership, guests, employees, and contractors.

Members and guests are required to register on the first day as they enter the campground on the last day as they exit. If there are multiple vehicles in a group, each one must register separately.

Minors (under the age of eighteen (18) years old) are not allowed in the park overnight unless supervised by an adult (18 years of age or older).

Pets must be leashed and be under supervision when outdoors. Owners must make every effort to prevent excessive barking. Members and guests are expected and required to clean up their pet's waste promptly. If you have a service animal, please let others know if you allow petting.

Vandalizing or stealing Buck Lake Campground Association's and/or members' property is strictly prohibited.

Discharge or brandishing of firearms and/or other weapons is prohibited on the grounds.

Fireworks are prohibited unless otherwise posted for special events, as allowed by Washington State Law **(RCW 70.77.395)**.

Fires are allowed in approved fire pits only. See fire pit attachment at end of document. If the sign at the front of the park indicates "no fires" or if there is a DNR burn ban in effect, no burning is allowed (even if it is raining).

No permanent living on campsites is allowed. The campground address is not to be used except by the resident caretakers.

All approved permanent utilities must be underground. Daytime use of electricity at campsites is restricted to site improvement only.

Medical use of extension cords should be kept to a minimum and unplugged when not in use. Caretakers will issue a medical ID tag for required devices. ID tags must be attached to the extension cord. Temporary ID tags for power tools are good for one visit and must be returned to the Caretaker before exiting the campground.

Water hookups to individual sites are prohibited. Hoses to sites should only be used when filling your RV water tank or for site or RV cleaning. (Sewer lines to sites are prohibited.)

Waste water and other effluent must be handled according to the instructions from the Mason County Sanitation Department Health Inspector. (*The campground could be immediately closed if gray water is found to be draining on or in the ground as opposed to a container emptied into the dump station.*)

Horses and other livestock are prohibited.

Do not remove wood from the campground. Any wood brought into the campground is to be used at the campground. (*It is too difficult to tell if wood you are removing was brought in or cut here.*)

Do not bring in outside refuse or yard waste to dispose of or burn on campground property.

Do not stack your brush on the side of the roads of your site, this is a fire hazard. If possible, burn your brush in your approved fire pit. If there is too much brush, ask the Caretaker for permission to add it to the burn pile at the maintenance shed.

Greenbelts shall not be encroached upon or used by individual membership sites.

Walkways and paths are provided for all of the restrooms and to the lake.

Always respect other member's sites and get permission to walk through or otherwise use their site (i.e., overflow parking or camping).

The standard right of way is 10 feet in width from the center of the road each direction (20 feet). This shall remain undeveloped and unobstructed on all two-way roads.

Campsites

Multiple ownership of one (1) membership is prohibited.

(1) membership entitles said member to the sole use of one (1) campsite. If a person and/or spouse owns multiple memberships, they shall be entitled to have a vote for each membership.

Members holding one (1) or more sites may develop them into (1) one site if desired. Any site expansion that was grandfathered in shall revert to the original site size upon sale/transfer.

Site usage is designed for two camping units which consist of travel trailers, tents, motor homes, and campers per site. (*Exceptions are made for long weekends.*)

Moving boundary markers to enlarge a member's site may, upon satisfactory proof of the same, be cause for immediate termination of the membership and forfeiting any previous payments or dues.

Members are prohibited from cutting or removing any trees. No live tree in excess of four (4) inches in trunk diameter may be removed. Exceptions will be made for preparation of designated roads, campsite parking areas, diseased trees, and wind damage mitigation. These exceptions need to be approved by caretaker on behalf of the BOD.

Underbrush shall not be cleared closer than 5 feet to campsite boundary.

Fire pits, barbecues, fireplace devices, and stoves that require spark arrestors require yearly inspection and must be approved by the Caretaker.

No member shall leave a fire unattended at any time. A 5-gallon bucket of water and shovel must be nearby any active campfire.

No junk cars or campers are to be stored on sites.

All sites are to be kept neat or fines may be imposed upon the member.

All garbage, waste, and other disposable material shall be placed in approved containers. Littering is strictly prohibited. Only garbage created by camping at Buck Lake is to go into the dumpster.

In the event of a natural disaster, the caretaker has the authority to move a member's property without liability. However, neither the Caretaker nor the association shall have a duty to do so.

Asphalt or concrete products are prohibited for use in any construction without prior approval from the Board of Directors.

Renting, leasing, or other commercialization of member sites is prohibited

Noncompliance / Fine / Suspension – Campsites

All membership sites shall be maintained according to Buck Lake Rules and Regulations.

Camping units (camper, trailer, tent, etc.) deemed in disrepair, unusable, or unsightly by an appointed committee, shall upon written notification to the owner, be removed at owner's expense to a predetermined site thirty (30) days after such notice.

Sixty days after a removal, the camping unit will be considered abandoned property and disposed of according to a determination by the Board. Any expense derived from such disposition will be charged to the membership.

If a citation is issued to a member for violation of the rules and regulations, the member has 15 days to correct the violation and 90 days to pay the fine.

If the member does not pay the fine, the membership will be subject to termination according to Buck Lake Bylaws.

Purchasing an Association-owned Membership

Advertising the personal sale of a membership site or personal property anywhere within Buck Lake Campground must be done on approved bulletin boards and must be dated. Posting signs on recreational vehicles or membership sites is prohibited.

Structures

Camp sites are for recreational camping use only and may include tents, trailers, campers, or motor homes.

Members owning multiple sites may place units on them for use by family and friends.

Pre-fabricated, permanent sleeping shelters are not allowed (i.e., Tiny houses, Job Site Trailers etc...)

Permanent structures are prohibited. Storage boxes and sheds are considered portable.

Fences exceeding 5 feet in height or built of material other than stone or wood are prohibited.

Storage boxes may not exceed 8 feet in height, 8 feet in width and 4 feet in depth unless prior approval from the Board of Directors has been given.

No storage box may be placed within five (5) feet of a campsite boundary line.

Any construction must have a natural finish such as a wood stain or earth tone colored paint.

Noncompliance / Fine / Suspension – Structures

Noncompliant structures must be altered or removed at the member's expense.

Continued noncompliance with structure guidelines can result in the suspension of the owners' membership.

Facilities

Restrooms/Showers

When no one is present, turn off the lights and water and close the windows. To prevent excess moisture from steam after showering, set the fan timer when leaving the restroom.

Keep the restroom doors closed to prevent unwanted animals and birds from entering.

Children under 5 years of age must be supervised at all times.

No animals, except service animals, are allowed in restrooms. Service animals must be in the physical control of the owner (leashed). **Note:** As a courtesy, please inform others that you have a service dog and if you allow petting.

Do not wash dishes in the bathroom sinks. Dish washing tubs are available for short term use at the pole building.

Noncompliance / Fine – Restroom / Showers

Anyone caught defacing or damaging showers, restrooms, or other park property will be required to clean the facility and pay damages. They will also be subject to disciplinary actions and possible termination.

Pole Building / Games /Playground

The pole building is a communal space; please do not monopolize the outlets and appliances.

All facilities and amenities are used by members and their guests at their own risk. Buck Lake is not responsible for lost, stolen, or damaged property.

The pole building can be reserved, but you cannot reasonably expect campers to go without it, so the reserve times are limited to a maximum of 4 hours. Please fill out action form with details and supply to BOD for approval.

Do not block the ICE freezers. Ice for sale is provided as a courtesy for campground and all proceeds benefit the fish fund. The ice is for campground use only and availability is not guaranteed. Ice is limited on holiday weekends, so plan accordingly and be courteous to others.

Please date any items placed in the refrigerator/freezer and remove them at the end of your visit.

Frisbee golf, corn-hole boards, and horseshoe games are provided for all members to enjoy. Please do not move them from their designated areas.

The playground is for use by children age 12 and under with adult supervision. (*Buck Lake Campground Association is not responsible for monitoring the playground.*)

All parents and children are encouraged to help maintain and clean up the playground for safe use.

Lake Use

Personal floats, docks, or other projections from the shore into Buck Lake are prohibited. Only those provided by the association are allowed.

Members are required to provide appropriate supervision for children when swimming at the lake. Buck Lake Campground Association does not provide life guards.

Do not clean fish in lake. Discard fish guts and pet waste in garbage can, not the lake!

Boating

Members and guests must follow all Washington State boating regulations.

The use of gas motorized equipment of any kind is prohibited on Buck Lake.

Electric trolling motors are permitted.

Washington state law (**RCW 79A.60.160**) requires children ages 12 years and younger to wear a Coast Guard approved life jacket or vest on vessels less than 19 feet long. The association encourages the use of life jackets for every one on a boat.

Boat Removal:

Boats shall be removed from the lake and shore by November 1st of each year. From November 1st through April 1st, boats must be stored in the boat storage area or on a campsite. Boats must be marked with a membership site number.

If your boat is used during the November 1st through April 1st period, replace it in the appropriate boat storage area or on your site before leaving.

Noncompliance / Fine – Boats

If a boat is left on the lake or shore after November 1st, the Caretakers will move them to the storage area and a fine of \$50.00 for each boat will be charged to the member.

Any unmarked boats will be disposed of as abandoned property if the owner cannot be identified.

Fishing

Members and guests must follow all Washington State fishing regulations.

The catch limit is five (5) fish per day per person.

Fishing is prohibited from the day the annual fish delivery occurs (usually in March) until after the Memorial Day fishing derby. The BOD will determine the closure date and it will be posted at check in and on the website and Facebook page.

Vehicles

The speed limit is 10 miles per hour throughout the entire park including the access road.

Vehicles are prohibited from parking on access roads.

No recreational vehicle may be placed within five (5) feet of a campsite boundary line.

Recreational vehicles may not exceed 32 feet in length unless prior approval in writing from the Board of Directors has been given. Additionally, the vehicle must be kept currently licensed and operational while at Buck Lake Campground.

There must be a minimum of 8 feet between all camping vehicles (fire regulations).

Motorized Vehicles

The operation of recreational all-terrain vehicles (ATV) is prohibited within the property borders of Buck Lake Campground including at member sites, on roads and trails, and in open areas.

Exceptions:

- a.) Street licensed vehicles (i.e. Jeeps, Motorcycles).
- b.) ATVs on a trailer or truck for use at offsite locations.
- c.) Electric vehicles (i.e. wheelchairs, Little Rascals, golf carts, etc.). See the Electric Vehicles section below for details.
- d.) Gas powered golf carts with noise controls installed.
- e.) Equipment owned or operated by the Buck Lake Campground Association for use in the maintenance or improvement to the property.

Inoperable motorized vehicles are prohibited.

Electric Vehicles

Definitions

Golf cart: A motor vehicle that is designed for operation on a golf course or for sporting or recreation and is not capable of exceeding 20 mph. The insurance industry considers a golf cart an ATV.

Low speed vehicle (LSV): A four-wheel electric vehicle whose top speed is greater than 20 mph, but less than 25 mph. LSVs may operate on the streets where the posted speed limit is 35 mph or less. LSVs must have a VIN number, registered license plate, and be insured.

Licensing

A golf cart operator must be over 14 years old and have a valid state issued ID.

An LSV operator must have a valid state issued driver's license.

Requirements:

1. The operation of golf carts and LSVs, also called neighborhood electric vehicles, must follow the same traffic laws as cars, including regulatory signs and the use of directional or hand signals when making turns.

2. Electric vehicles must be equipped with head lights, brake lights, turn signals and reflective warning devices on the front and rear sides of the vehicle.
3. Headlights should be used 30 minutes before sunset and 30 minutes after sunrise and always be used during inclement weather.
4. Golf carts may not cross over or drive on paved roads outside of Buck Lake Campground.
5. LSVs may not cross roads that have a speed limit greater than 35 mph.
6. An LSV must be equipped with the following additional safety equipment: seat belts, windshield, rear view mirror, horn, headlights, tail lights, stop lamps, side reflectors, parking brake, and turn signals.
7. Passengers may not ride standing in the vehicle or on the back platform of the vehicle. Arms and legs must be kept inside the vehicle at all times.
8. Golf carts should always yield to motorized vehicles in all cases.
9. Owners of are responsible for any damages or injuries caused by their use. Buck Lake Campground Association is not liable for any damages or injuries.
10. Golf carts and LSVs must be registered with the care takers.
11. Golf carts and LSVs must be clearly identified with member's name and Camp Lot number.

Note: Absolutely no electric vehicle charging will be allowed at the bathrooms, pump house, pole building, or by an electrical extension cord run to a campsite.

Noncompliance / Fine / Suspension – Vehicles

All vehicles will be subject to a THREE-STRIKE RULE. 1st complaint – parked for the day; 2nd complaint – parked for the weekend; 3rd complaint – vehicle out of service for the remainder of the season.

Length of Stay

Buck Lake Campground is intended for recreational camping use only.

- a.) A camping day is defined as being 24 hours from the time of arrival.
- b.) The maximum length of stay at Buck Lake Campground is fourteen (14) consecutive days per month with a minimum of fourteen (14) consecutive days between stays.

Note: It is allowable to camp every weekend.

- c.) The maximum number of camping days/nights per year is 100.
- d.) Members and/or guests shall not use a camping site as a primary or secondary residence.
- e.) A request for an extended stay requires the written authorization of the Buck Lake Board of Directors. The Member must include an Extended Stay

Application and plan. An extended stay request is for temporary use only and exclusively for members.

- f.) Guests not camping with a member will not be allowed to use the campground for an extended stay.
- g.) A usage fee of \$25 per day will be added to the members' dues if it has been determined that the extended stay violates the allowable camping stay totals.
- h.) Abuse of the length of stay rules or failure to communicate an Extended Stay plan may result in forfeiture of membership in the Buck Lake Campground Association
- i.) Form must be filled out and approved in advance of stay, any time spent at campground prior to approval will be deducted from duration of stay allowed.

Noncompliance / Fine / Suspension – Extended stay

The board of directors shall have the final say in determining whether or not a member is attempting to use a site as a permanent residence.

Fines Accessed as follows: After determination of violation, a letter will be generated to the site member attempting permanent residence.

Failure to provide correct information will result in a fine of \$250 after 30 days, a fine of \$500 after 60 days and the site will be revoked after 90 days.

Noise Violation

Quiet time is between 10:00pm and 7:00am (special considerations for July 4th weekend).

All members and guests need to be considerate of others when undertaking activities that may be noisy or may inconvenience others between the hours of 10:00pm and 7:00am.

Noise Enforcement Policy

On the weeks during the year, when campers are abundant, there will be three drive-through sweeps through the campground each night.

10:00pm – The caretaker will drive through the roads of the campground (with a flashing Amber beacon light on the Golf Cart) which would signify it is 10:00pm and the “quiet time” starts now.

Non Compliance / Fine / Suspension – Noise Violation

About 10:30pm, the caretaker and either the board president or a board member will drive through the campground a second time. If the campsite is in violation of the “quiet time,” a written warning can be given to the member(s) and their guest(s) at that time.

About 11:00pm, the caretaker and either the board president or a board member will drive through campground a third time, making sure the quiet time is being upheld. If there are any campsites in violation of the “quiet time” and it is the second notice of the

night, a written notice will be given to the member(s) and their guest(s) to leave the next morning. The member will also receive a \$100 fine.

After 11:30pm, if the caretaker and either the board president or a board member need to go out to a member's site it will automatically be considered the second notice and member / guests will need to leave the next morning. The member will receive a \$100 fine.

Members and their guests who receive two \$100 fines during the year will not be allowed back to Buck Lake for the next 12 calendar months from the date of the second incident.

Board members who receive two \$100 fines will immediately relinquish their place on the board. They will not be eligible to run for the board the following year and must pay normal dues for the current year.

Anti-Harassment Policy

The Buck Lake Campground Association strictly adheres to an anti-harassment policy with its membership, families, guests, employees, and contractors.

Our goal is to provide an environment free from tensions created by ethnic, racial, sexual, or religious remarks, animosity, bullying, unwelcome sexual advances or requests for sexual favors, or other such conduct is prohibited.

Members, their family, and their guests of Buck Lake Campground Association must treat other members of the association, as well as its employees, with common courtesy and respect. It shall be the policy of the association that any member, family member, or guest threatening, harassing, coercing, battering, intimidating, or abusing (physically or mentally) any other member, family member, or guest, may be subject to, but not limited to, immediate suspension and or termination of membership in the Buck Lake Campground Association.

Harassment includes, without limitation, verbal harassment (epithets, derogatory statements, slurs), physical harassment (assault, physical interference with normal work or involvement), visual harassment (posters, cartoons, drawings), and innuendo.

How to Report a Violation

All reports must be submitted in writing. Fill out an Action Form and give to any member of the board.

(Caution)

If it is determined for any reason that an accusation is false, the false report will be considered an act of harassment and may result in suspension or termination of membership and/or guest privileges or contracts.

Buck Lake Campground Association complies with all local and state laws.

Noncompliance / Fine / Suspension – Anti- Harassment Policy

Violation of this conduct may result in suspension or termination of membership and/or guest privileges or contracts.

Alcohol / Illegal drugs

Buck Lake Campground has a Zero Tolerance Policy for underage drinking. The association does not approve and will not be held responsible for any consequences of minor (*under age*) or adult substance abuse. If any members or guests willingly and knowingly give illegal drugs and/or alcoholic beverages to a minor, they will be held accountable in the event that any issues arise.

Noncompliance / Fine / Suspension – Under Age Drinking

If under age violations occur when parents or guardians are not on-site, in order to ensure safe passage the minor will be sent home the following day. Violation of this regulation may result in suspension or termination of membership and/or guest privileges or contracts.

Action Item Forms

Use Action Item forms to:

- File a complaint / grievance / harassment
- Thank a member via the Board
- Make a suggestion
- Update your address or phone number
- Request use of the facilities for a special event

Using an Action Item form is the preferred way to address the BOD. Use this form to report complaints, special thanks for something well done, or suggestions that you want the Board of Directors to review.

Please fill in all the information that you can and indicate if you would like a response from the board.

When completed, give this form to a caretaker or any board member or place in the suggestion box at the sign in sheet. It will be reviewed at the next scheduled board meeting. Forms may also be mailed to the BOD. After the board rules on Action form, a written reply will be sent by email or regular mail depending on submitter's preference.

All issues involving employees or contractors should be given to the President of the Board of Directors.

General Code of Conduct

The Board of Directors may suspend or terminate the membership of any member and/or their immediate family (as herein otherwise defined) for flagrant violation of the Articles, By-Laws, or rules and regulations of the Buck Lake Campground Association as now or hereafter adopted.

Members are responsible for any damage or injury to persons or property caused by their own negligent acts or that of family and/or guests.

Each member is required to sign a Code of Conduct form agreeing that they understand these rules and will comply to keep their membership in good standing.

Noncompliance / Fine / Suspension – General Code of Conduct

The Caretakers have the right to enforce all approved rules, regulations, and By-Laws. This includes the right to request any members and/or guests not obeying said By-Laws, rules and regulations to leave the premises.

Violators of the rules and regulations shall be subject to fines and/or expulsion from Buck Lake Campground. If members or guests continue to violate the rules and regulations, or if fines are not paid within 90 days, members and guests will be subject to termination of their Buck Lake Campground membership.

In the event a membership is suspended, all rights of the member and their immediate family to enter the Buck Lake Campground premises shall cease immediately. A membership may only be reinstated on such terms and conditions as may be fixed by the Board of Directors from time to time.

If the sheriff has to be called by the caretakers or a board member for misconduct or violation of the by-laws or rules and regulations, suspension and or termination could be the only recourse. When a member is terminated, all membership privileges shall cease immediately. If a member does not comply, a court order may be invoked as needed. If a member is terminated, they are no longer eligible for any future membership.

A 3-person arbitration board may be appointed by the Board of Directors from the membership to arbitrate any disputes.

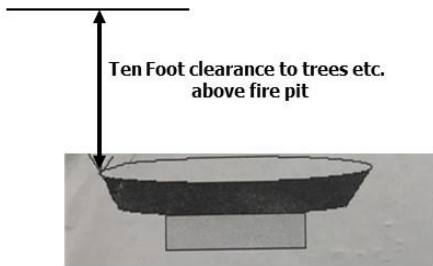
In the event legal action is required to enforce any of the rights of Buck Lake Campground under these rules and regulations, the member will be responsible for all court or other costs provided by law, including attorney's fees. Any legal action initiated by the campground against a member or initiated by a member against the campground shall be filed in Mason County, Washington.

The Board of Directors is granted the right to declare, from time to time, revisions and updates to the rules and regulations as may be deemed appropriate for the government and affairs of the association.

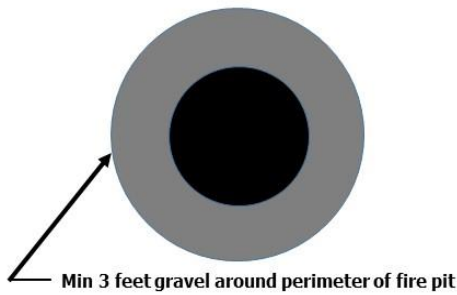
BUCK LAKE CAMPGROUND ASSOCIATION

FIRE PIT GUIDE LINES

05/01/2003 – Updated 10/1/2018



Concrete or fire brick under fire pit



Fire pits must be built to the following specifications:

- 1.) Ten foot clearance to trees etc. above fire pit
- 2.) Concrete or fire brick must be placed under fire pit
- 3.) Three feet of gravel must be placed around fire pit perimeter
- 4.) Fire pit must be approved by Board of directors or Caretaker prior to use
- 5.) A five gallon bucket of water and shovel must be kept in close proximity to fire pit
- 6.) At least one person must be in attendance at all time while burning

Note: These specifications are in compliance with the Mason County requirements for use during a burn ban

Revision History

A	Updated format, index, Structures section on "Tiny Houses", Revised Action Item form response, added Rev block, updated file name & footer - Effective 5/27/2017
B	Added fire pit attachment, updated membership description

Buck Lake Campground Association

Code of Conduct Agreement

Name: _____ Membership # _____

Signing the code of conduct annually demonstrates our personal accountability for making the best decisions for ourselves, our family, and our guests.

- I agree to treat others with respect and dignity.
- I understand that I have the responsibility to inform my family and guests of the Buck Lake Rules and Regulations.
- I understand that I am responsible for the actions of my family and guests.
- I understand that Buck Lake is not responsible for personal injury or property damage.
- I support the decisions made by the Board of Directors and Caretakers.
 - I adhere to all rules and regulations.
 - I will speak up and raise issues or concerns.
 - I will pay my dues and payments in a timely manner.

Signing this form demonstrates a commitment to each other, the staff, and guests to insure an enjoyable camping experience for every one of the Buck Lake members.

I have read and agreed to follow the rules and regulations as presented in the Buck Lake Rules and Regulations document.

Signature of Member

Date

Buck Lake Campground Association

Hold Harmless Agreement

Name: _____ **Membership #** _____

I, the undersigned, on behalf of myself, my family members, guests, and all derivative claimants, assume any and all risks and understand and hereby agree to hold the Buck Lake Campground Association, their officers, board members, employees, heirs, successors, and assigns, free and harmless from any and all claims and causes of action-including personal injury during my/our use of the premises and facilities such as the playground, water front, lake, restrooms, showers, picnic areas, shelter, campgrounds, etc. at the Buck Lake Campground facilities located at 641 E. Phillips Lake Loop Rd. Shelton, WA 98584.

By signing this Hold Harmless Agreement, I acknowledge that I have carefully read and understood this agreement. Furthermore, I understand that I am waiving any rights to file a law suit or initiate a claim for any personal injuries, property damages, or losses sustained by me or a minor child under my care and/or control. I agree that this agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors, and assigns.

I ACKNOWLEDGE THAT I HAVE CAREFULLY READ, CLEARLY UNDERSTAND, AND VOLUNTARILY SIGN THIS HOLD HARMLESS AGREEMENT.

Note: If you are signing this agreement for a family, group, guest or an organization that you represent, please sign the following statement:

I represent that I am legally authorized to make this agreement for:

Name of group or organization: _____

Signature of Member

Date