

Discovery Bay Resort (DBR) Rules

Rev. 1 Effective **October 1, 2023**

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1. PURPOSE

- 1.1 **Declaration of Authority.** The Amended and Restated Covenants, Conditions and Restrictions (CC&Rs) for Discovery Bay Resort Article 4, Section 6 allows for Club Rules. These Rules are adopted by the Discovery Bay Women's Club (DBWC) Board of Directors, referred to as the Board. The Board has authority to amend and change these Rules as needed.
- 1.2 **Goals of Guidelines and Rules.** Guidelines, Standards and Rules are for the benefit and protection of all Members of the Club, Guests, and Visitors at DBR. They are provided to avoid misunderstanding and provide clear definition of what is expected in our community.

2. DEFINITIONS

The definitions below are supplemental to definitions provided in the CC&Rs, Article 1, DBWC Rules, and LARC Design Standards.

- 2.1 **Camp Toilet.** A portable all-in-one style toilet that includes an attached waste tank and freshwater tank, with a toilet seat and bowl.
- 2.2 **Child/Children.** These terms refer to persons under eighteen (18) years of age.
- 2.3 **Management.** The person or entity engaged by the Club to assist in administration or operation of any portion of the Resort or the Club.
- 2.4 **Residence/Recreation Vehicle.** A vehicle parked on a Site, and which meets the requirements of CC&Rs, Article 1, 1.35 "Recreational Vehicle" or "RV" (note: includes park trailers and park models). For purposes of these Rules, a Residence/Recreation Vehicle may be referred to as a Residence Vehicle.

3. DISCOVERY BAY RESORT OFFICE

- 3.1 **Phone.** The Office phone is for Discovery Bay business and emergency use only.
- 3.2 **Management Contact.** Except in an emergency, Management should not be contacted after normal business hours or on their personal devices. If there is an emergency during Office hours, dial the Office phone number and state that it is an emergency or dial 911 and report the emergency.

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4. MEMBER RESPONSIBILITIES

- 4.1 **Site Maintenance.** In accordance with CC&Rs Article 7, maintenance of Sites is the responsibility of each Member. The Sites shall be maintained in an orderly and attractive manner, consistent with other Sites in the Park. In accordance with CC&Rs Article 5.6.1, unkempt or unsightly Sites shall be brought into compliance by Management if it becomes necessary and a fee will be assessed to the Member.
- A. Major appliances or overstuffed interior furniture on the patio or deck are prohibited.
 - B. Spaces around and under the Residence Vehicle must be kept neat and orderly so as not to detract from the appearance of the Resort.
 - C. Due to frequent strong wind conditions, all exterior objects should be secured before Members leave DBR for a protracted period of time.
 - D. Travel trailers, fifth wheels, and motorhomes must be skirted if the area under the vehicle is used for storage.
 - E. Only Members may borrow the Association's landscaping equipment..
 - F. The DBR Shop and associated tools are restricted to Members only. Members must complete a minimum of one Shop Safety Class prior to using the DBR Shop or shop tools. Sign out and sign in procedures must be followed at all times.
- 4.2 **Private Property.** Do not trespass on the Sites of other Members without permission, whether walking or biking. Access routes to the meadow at the north edge of the Resort are at the extreme east and west ends.
- 4.3 **Activity.** No activity shall be carried on within the Resort, nor shall anything be done thereon, which may:
- A. Be or become an annoyance or nuisance to the neighborhood or to the property as a whole.
 - B. In any way interfere with the quiet enjoyment by each Member of that Member's Site.
 - C. In any way increase the rate of any insurance respecting the property or any Site.
- 4.4 **Rubbish, Trash Removal, and Recycling.** Each Site, including the Residence Vehicle and structures, shall be kept in a sanitary condition, free of offensive odors and insect or rodent infestation.
- A. No rubbish or debris of any kind shall be placed or permitted to accumulate on the Resort property.

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- B. No garbage, rubbish, or trash shall be placed or kept on any portion of individual Sites.
 - C. All trash must be in plastic bags, tied shut (to prevent inadvertent littering), and placed in the dumpsters.
 - D. “Green” waste (such as shrub and yard clippings, branches, wood chips, bark, wood, and weeds) must be placed in the green waste trailer located by the sheds just east of the upper dumpsters.
 - E. Recycling is strongly encouraged. Recycle containers are in the upper parking lot and at the lower restrooms near the dumpsters. Current recycling flyers are available from the Office and the Website. Please flatten all cardboard.
 - F. No waste materials may be released or placed on top of the ground anywhere within the Resort.
- 4.5 **Signs**. Small “For Sale” signs may be placed on the designated bulletin boards in Common Areas, in a window of the Residence Vehicle, or on the utility post.
- 4.6 **Exterior Speakers**. No loud or shrill exterior speaker, horn, whistle, bell, or other sound device (except security devices used exclusively for security purposes) shall be located, used, or placed within the Resort. This does not apply to Resort functions and events provided that the noise does not intrude on our neighbors outside of the Park.
- 4.7 **Lighting**. All high intensity lighting is to be shielded and directed away from streets and the Site of any neighbor. Outdoor lighting shall be in accordance with local regulations and LARC Design Standards.
- 4.8 **Clotheslines**. No garments, rugs, laundry, or similar articles may be hung or suspended from the windows or outside of the Residence Vehicle. A community clothesline is located on the south side of the building containing the Common Laundry facilities.
- 4.9 **Reflective Material**. No reflective materials that may be distracting, cause eye glare, or be hazardous may be installed or placed on the outside or inside of any window.
- 4.10 **Sewer**. Discovery Bay Resort has a Large On-site Sewage System (LOSS) septic system. To maintain proper functioning:
- A. Do not use any products containing formaldehyde, yeast, or caustic drain openers, as they can cause problems with our system.
 - B. Under-sink garbage disposal systems are not permitted. Additionally, members need to take care that food, oil, and grease do not go down sink drains.
 - C. Only biodegradable, one ply or septic safe toilet paper should be used.

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- D. No feminine sanitary products or non-biodegradable products may be placed in the septic system.
 - E. No body wipes may be placed in the septic system. Even body wipes that are labeled as “flushable” are NOT.
 - F. We strongly recommend **NOT** using powder laundry detergent. (The Common Laundry facility is fragrance-free, and no powder detergent is permitted.)
- 4.11 **Willful Negligence**. If any Person willfully or negligently defaces, injures, or destroys property or equipment of The Discovery Bay Resort, they shall be held liable for the full replacement value thereof.
- 4.12 **Quiet Hours**. Quiet hours are from 10:00 PM to 7:00 AM.
- 4.13 **Hunting and Firearms**. No hunting or discharge of firearms or pellet guns is allowed in DBR.
- 4.14 **Plant Life**. Refer to LARC Design Standards.

5. VEHICLES

5.1 **Residence/Recreation Vehicles**.

A. **Approval**. For reasons of safety and appearance:

- 1) ***All*** Residence/Recreation Vehicles ten (10) years of age or over will be subject to approval by Management.
- 2) Newly arriving Residence/Recreational Vehicles 10 years of age or older will be inspected within 7 days of arrival by Management.
- 3) Only one Residence Vehicle per single Site is permitted.
- 4) A Site is limited to four (4) people per Residence Vehicle.

B. **Residence/Recreation Vehicle (RV)**. All Residence/RVs shall:

- 1) Be self-contained and/or equipped with a functional sewer system, except as described in 5.1.B.7 below.
- 2) Have safe and suitable utility connections for external hook-up.
- 3) Be equipped with a functioning fire extinguisher, smoke detector, and a propane leak detector. A carbon monoxide detector is highly recommended.
- 4) Have an appearance consistent with the majority of other Residence Vehicles within the Park.
- 5) Be in good exterior repair, free from major defects.
- 6) Be classified as an RV travel trailer, 5th wheel trailer, park trailer, park model, RV certified tiny home, motorhome, tent trailer or pop-up, conversion van or truck camper.

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- 7) A camp toilet is required if the unit does not have built-in plumbing, and the camp toilet must be emptied offsite or only into the sewer trap on the Site using appropriate hoses and connections. Camp toilet dumping is not allowed in the Park restroom toilets or on the ground.
- 8) Management may require an outside safety inspection by a licensed RV service person.

C. **Prohibited Vehicles/Dwellings.** Vehicles not permitted include:

- 1) Mobile or Manufactured homes.
- 2) Tents (except in tent area).
- 3) Car camping or pickup bed camping under a shell or canopy.
- 4) Any other vehicle which does not meet the above criteria.

D. **Wheel Covers.** Wheel covers used on residence vehicles must be in good repair and constructed of materials suitable for this purpose. The use of cardboard, pieces of wood, styrofoam, etc., is not permitted.

E. **Generators.** Generators may only be used in an emergency, such as a power outage. They may be run weekly for no more than five (5) minutes for testing, and for maintenance purposes.

F. **RV Placement.** No east/west, sideways, or crosswise placement shall be permitted on any Site.

5.2 **Transportation Vehicles and Parking.**

A. **Passenger Cars.** Passenger cars, including passenger vans seating fewer than nine (9) passengers, pick-up trucks, motorcycles or golf carts may be parked on any Site. No vehicles are to be parked so that they interfere with the flow of traffic on the roadways. Vans and truck mounted campers not used as a Residence are considered passenger vehicles.

B. **Designated Parking.** Any vehicle that will not fit within the Site boundaries must be parked elsewhere. Any vehicle parking on a Common Area beyond 24 hours requires a permit from the Office, which is to be displayed on the vehicle dashboard.

C. **Visitor or Guest Parking.** Parking for Visitors or Guests is only permitted in the parking areas east of the Office, west of the Common Laundry facilities, and along West Street (near the Ramada), or in the Member's driveway, if space permits.

D. **Temporary Parking.** Vehicles may be temporarily parked on the street if they do not impede fire lanes or access to other Sites or Common Areas.

E. **Repairs.** Major repairs, overhauls, or servicing of passenger vehicles on Sites, streets or Common Areas are prohibited. A repair service or tow truck may be called to move your disabled vehicle to a place of repair, but major repairs may not be made on Site.

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- F. **Prohibited Vehicles.** Vehicles prohibited from being parked or stored on any site or street include:
- 1) Cargo, utility, and golf cart transport trailers.
 - 2) Recreational Water Vehicles (with or without motors) and boat trailers, **NOT** including small watercraft that can be carried atop a passenger car or RV (example: kayaks or canoes).
 - 3) Any other vehicle not expressly designed for RV Residence or passenger transportation.
 - 4) Any vehicle which detracts from the intent, purpose, or general appearance of the Resort.
 - 5) Car dollies, unless stored under the rear of the Recreational Vehicle.
 - 6) Off-road vehicles, such as trail bikes or dune buggies, may not be operated in Discovery Bay Resort except from the Member's Site to either the front gate or the back gate to Old Gardiner Road.
- G. **Bicycles/Trikes.** Bicycles/Trikes in the Common Areas shall be parked so as not to interfere with foot traffic, entrance and exit from buildings, or the movement of vehicles within the Park.
- H. **Nature Trail.** The only vehicles allowed are for Park maintenance and medical emergencies on the full Nature Trail. Golf carts and medical scooters are permitted on the lower Nature Trail (north entrance).

5.3 **Traffic.**

- A. **Speed Limit.** Maximum speed limit is five (5) miles per hour.
- B. **Right-of-way.** The following right-of-way Rules apply in the Park:
- 1) Operators of motor vehicles (including golf carts) yield the right of way to pedestrians, medical scooters, and bicycle/trike operators.
 - 2) Medical scooters and bicycle/trike operators yield the right of way to pedestrians.
 - 3) To prevent accidents, drivers and pedestrians are urged to always use extreme caution.
- C. **Golf Carts.** Golf carts must be operated by licensed drivers or adults only and operate under the same Rules and regulations as motor vehicles, including the five (5) miles per hour speed limit.

- 5.4 **Meadow.** Use of the meadow to access the gates at the north boundary of the Park by cars, motorcycles, trucks and RVs is prohibited except for evacuation purposes during a community emergency.

6. **COMMON AREAS AND FACILITIES**

- 6.1 **Use.** Refer to DBWC Rules for use, required waivers, and scheduling of Common Areas and facilities.

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- 6.2 **Hours**. Members have the right to use facilities during posted hours. The hours that facilities are open may be changed from time to time by Management. Facilities may be closed from time to time for cleaning and repairs.
- 6.3 **Smoking Policy**. Except as provided in 6.3 B and C, **NO SMOKING** is permitted in the Common Areas and facilities of DBR. Common Areas, defined in CC&Rs section 1.11, include all Park properties that are not individual Sites.
- A. Smoking is defined as carrying, burning, or otherwise handling or controlling any lit or smoldering tobacco or other plant product, including, but not limited to, cigarettes, pipes, and cigars.
- B. Smoking is permitted as follows:
- 1) On individual Sites.
 - 2) At the community fire pit located north of the lower restrooms.
- C. Additionally, Cannabis smoking is permitted as follows:
- 1) When reserved for a Cannabis event, at the table area north of Radclyffe Hall by the outdoor water faucet.
 - 2) At the Ramada from October 1 through March 31.
- D. Growing of Medical Cannabis is covered in DBWC Rules Section 9.
- 6.4 **Children**. Children must be accompanied by a Resident or adult Guest/Visitor when in Common Areas. Children are not permitted in the swimming pool/area except as provided in 6.9.
- A. Members are fully responsible for the conduct of children while they are within the Discovery Bay Resort.
- B. Children are required to remain on their Host's Site during quiet hours.
- 6.5 **Guests and Visitors**. Guests and Visitors using the facilities must obey the Rules and posted signs. Members are responsible for the conduct of their Guests, Visitors, or other persons in the Community at their invitation. The Board may require a Guest or Visitor who does not conform to DBR Rules, or whose behavior is offensive to DBR Residents, to leave. The Board, in its sole discretion, has the right to determine whether or not behavior is offensive.
- 6.6 **Alcoholic Beverages**. No alcoholic beverages may be sold in the DBR Resort.
- 6.7 **Furniture and Equipment**. No furniture or equipment used in the Common Areas shall be removed from the Resort, tampered with, or damaged in any way. If borrowed by a Member, the item(s) must be promptly returned clean and in good condition.

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- 6.8 **Gambling**. Illegal gambling shall not be engaged in the Common Areas at any time. Small games of chance, such as card game tournaments or bingo, may take place in the Common Areas.
- 6.9 **Swimming Pool**.
- A. Beverages are permitted in the pool area if they are in non-breakable containers. No glass containers are allowed in the pool area.
 - B. Shower before entering the pool.
 - C. No running, jumping, or diving in the pool area.
 - D. Swimming Attire: 6:00 a.m. to 8:00 p.m. - swimming attire is required.
8:00 p.m. to 6:00 a.m. - clothing is optional. No minors; women only.
 - E. Guests, Visitors, and Children are required to be accompanied by a Member, or their representative per DBWC Rules 5.5. The Member must remain poolside with Guests, Visitors, and Children.
 - F. All Guests or Visitors using the pool must sign an Acknowledgement of Risk, Release, and Indemnity Agreement.
- 6.10 **Fireworks**. Fireworks, as defined in WAC 212-17-025 and defined in RCW 70.077, are prohibited from discharge and/or use on Discovery Bay Resort property. This includes all Common Areas, as well as individual Sites. This prohibition is regarded as a safety and health issue for all residents. For a detailed list of fireworks and pyrotechnics, visit <https://app.leg.wa.gov/wac/default.aspx?cite=212-17-025>.
- 6.11 **Sky Lanterns**. Airborne candle or wax lanterns, often referred to as Sky or Chinese Lanterns, are prohibited in Washington State and are, therefore, prohibited from use on Discovery Bay Resort property.