

# **NORTH BAY PARK RULES AND REGULATIONS**

**(AMENDED with an effective date of: August 1, 2024)**

## **ARTICLE X - Rules and Regulations**

All members and guests are to be governed by the Rules and Regulations and it is the responsibility of all members to see that they are adhered to. If an issue is not specifically addressed in these rules and regulations, the Board of Directors has the authority to rule on the matter.

### **SITES (Cottage or Campsite)**

- 1.** Site usage is restricted to a single camping unit per campsite/cottage. No full time living is allowed [allowed usage of campsite/cottage privilege is not to exceed 180-days per calendar year].
- 2.** Camping units:
  - a.** All units must be travel trailers, park models (under 400 sq ft), motor homes, fifth wheel or truck/camper units.
  - b.** Inoperable motorized RV's and converted buses are prohibited.
  - c.** A distance of at least 5 feet must be maintained between the nearest parts of any 2 units. This includes wooden decks.
  - d.** The nearest part of any unit must be at least 6 feet from the road and a minimum of 3 feet from park boundaries.
  - e.** Adequate space to park at least one car must be maintained on each site, with the exception of sites 1, 2, 3 and 4.
  - f.** The Board of Directors must approve all units. An accurate drawing of the location of any unit being put on the site must be submitted to the Architectural Committee to approve the above conditions are met **PRIOR TO BRINGING IT ONSITE**. A unit of up to 40 feet is permissible if the campsite is large enough.
  - g.** Campers are permitted only while remaining on the camper vehicle.
- 3.** Permanent structures are prohibited on any campsite or cottage site with the exception of a small storage shed or sun deck. All temporary structures need approval from the Board of Directors before being erected. Plans must be submitted to the Board of Directors and approval granted before construction commences. Approval by the Board of Directors will only be to ensure that the structure is in compliance with the North Bay Park by-laws. All required permits are the responsibility of the member.
- 4.** No live trees may be removed without written permission from the Board.
- 5.** Fencing is allowed along the rear property line of a campsite. Fencing between campsites and on cottage sites, is subject to approval of the Board of Directors.
- 6.** Landscaping, exterior repairs and maintenance must be kept up on all trailer units and cottages. Boats, bicycles, woodpiles, other storage piles and similar items shall be kept so as to conceal them from view of the common areas. If any trailer or cottage shows visible deterioration, the Board of Directors shall have the authority to direct the member to bring the appearance up to North Bay Park standards.

7. Park model trailers must be skirted within ninety (90) days of installation.
8. All cottages shall be painted a reasonable color, compatible with the other cottages.
9. Owners of multiple sites, may place units on them for use of dependents and guests, subject to Article 10 - Section 11.
10. Members holding multiple continuous sites may develop them into one site if desired.
11. Trespassing on or across another members' campsite or cabin area is NOT ALLOWED. Violation of the no trespassing rule will result in a Board Hearing, and may be cause for immediate loss of Park privileges and/or suspension or cancellation of said membership.
12. Moving boundary markers to enlarge a members site shall, upon satisfactory proof of same, be cause for immediate cancellation of said membership.
13. Tenting is not permitted on Club property. Occasional tenting is permitted on member's campsites, subject to acceptable behavior and supervision. This does not include tent trailers. There is a rental spot available for all to use for a small fee.
14. The Directors have the authority to move member's equipment without liability in the event of a catastrophe.
15. Access to utilities, electric, water etc. on a site or on a trailer, must be clear and unrestricted.
16. Rental Campsite: Bookings are accepted on a 1<sup>st</sup> come/1<sup>st</sup> serve basis for rental of the Membership Campsite. The daily rental fee is **\$20/U.S. FUNDS** payable to: North Bay Park. The full rental fee must be paid for the days booked at the time of submission of the Campsite Reservation Form and is a non-refundable booking fee to hold the dates requested. A Campsite Reservation Form is attached to these Rules & Regulations; and, is also available to download on the North Bay Park website. **Members are to be present in the Park when guest(s) are using the rental site.**
17. Any time a guest is staying at a members site **without** the member present, the Guest Registration Form must be completed and returned to the Management Company **PRIOR** to the guest's stay. A copy of the Rules & Regulations must be provided to each guest and the member is responsible for all of the guest's actions.
18. Each campsite/cabin has a relatively small designated footprint. Only one (1) unit may be placed/parked on a campsite/cabin space for the purpose of overnight occupancy/sleeping.

## **VEHICLES**

1. The speed limit in the Park shall be five miles per hour, including bikes, skateboards, rollerblades and/or any other recreational equipment.
2. Vehicles are prohibited from parking on roadways. Unlicensed or uninsured motorized vehicles are prohibited.

3. No motorbikes allowed without original factory muffler system, and are restricted to the direct passage to and from the campsite on entering and exiting the park.
4. No vehicle washing; only camping units to be washed in the Park.
5. Except for sites 1, 2, 3 and 4, or with their written permission, no member shall park their vehicle in the guest or visitor's parking area from June 15th to September 15th. Guests parking in the visitors parking area must put the number of the site they are staying at visible on the dash of the vehicle. No parking is allowed in the rental campsite unless by renters.

## **BEHAVIOUR**

1. Members and guests shall at all times observe normal rules of safety and conduct as prescribed by the rules and regulations. Excessive and unnecessary noise between the hours of 11pm and 8am will not be tolerated.
2. All dogs must be on a leash while on club property. Dogs are not allowed to be tethered on common property. Owners are responsible to clean up if their pets defecate on club property. Pets should not be routinely walked on the Park commons property for the purpose of toilet privileges. If your pet poops on the Park commons property, immediately clean up and properly dispose of any feces. If your pet pees on the Park commons property, immediately use a water spray bottle or hose to dilute/clean the areas of urination to preserve the grass and disinfect any structures the pet has urinated on.
3. Advertising, except on the notice board in the Clubhouse, is prohibited.
4. Trash:
  - a. All newspaper, mixed paper, small cardboard, cans and bottles as per recycling instructions to be put in the appropriate recycling container. Large cardboard to be cut into smaller pieces and placed in the mixed paper container, if full place in the garbage.
  - b. All trash, garbage and litter is to be removed from the campsite and placed in the park garbage bin. Junk and garbage must not be brought into the Park to be disposed of.
  - c. All garden refuse, tree limbs, planters, etc to be taken to the County refuse site.
  - d. Construction waste is each member's personal responsibility to dispose of at the County refuse site and is not to be placed in the trash area.
  - e. Illegal dumping in the garbage enclosure area will result in an immediate \$250 Fine plus the expense of a special lot disposal/pickup fee.
5. Damaging or defacing of community facilities or damaging any common property is prohibited and is subject to penalty as outlined under Article 2 Section 9g.
6. All members and their guests must abide by all posted pool and clubhouse regulations. The Club DOES NOT provide supervision in the park or a pool lifeguard.
7. No fireworks are to be discharged in the park. Discharge of firearms and/or other weapons is prohibited.

**8. Members are required to ensure their guests are aware of the Rules & Regulations of the Park.**

**UTILITIES**

1. All allowable utilities must be underground.
2. Individual telephone and cable T.V. hookups are permitted. Installation is at member's expense and must be underground.
3. The Park is responsible for the waterlines up to and including the shut-off valve at each site. Problems between the shut-off valve and the unit are the member's responsibility.
4. The Park is responsible for providing electricity to the power pedestal at each site. Problems with the electrical meter or the plug in panel mounted on the pedestal are the responsibility of the member. If a non-functioning meter is not repaired in a timely manner after member is notified, the park will have it repaired and assess the member.
5. Access to utilities, electric, water etc., on a site or on a trailer must be clear and unrestricted.
6. Parking on the common ground between sites 25 & 27 shall be permitted for the exclusive use of site 27.

**SWIMMING POOL**

1. **USE THE POOL AT YOUR OWN RISK. THERE IS NO LIFEGUARD ON DUTY.**
2. The pool usage hours are from 8:00 am until 9:00 pm. The pool may be closed intermittently for maintenance purposes and routine cleaning. The Board will have discretion on when the pool will be opened and closed.
3. Children under 12 are required to be supervised by an adult. The adult must be present in the swimming area.
4. No smoking or vaping is permitted in the pool or on the pool deck.
5. A max of six (6) people from one campsite is permitted in the pool or on the pool deck at one time.
6. Glass is not permitted.
7. Pool gate is to remain locked at all times.

**MEMBERSHIP DUES ASSESSMENT & FINES**

1. The membership dues assessments are due each month on the first (1<sup>st</sup>) day of the month, and are subject to a Late Dues Penalty of \$50.00 if not paid timely. The Park has the right to charge interest, costs and attorneys fees to collect membership delinquency through liens, foreclosure, and/or loss of park membership as provided in the Bylaws.

2. Park members must remain current in their dues, assessments and fines to be a member in good standing.
3. Park members who are not in good standing, including unpaid dues, assessments or fines, will be denied approval for all Architectural Structural Modification Requests and relinquish their voting privileges until the account is brought current.

**LIABILITIES**

1. All risk property and liability insurance is carried by the Club on park property. All other insurance is the responsibility of each member.

**2. SCHEDULE OF FINES**

Any violation of these Bylaws or Rules & Regulations will result in the following fines:

Late payment of assessments including dues:	\$ 50.00 per month
NFS Checks:	\$ 40.00 per check plus any other applicable fees

**ILLEGAL DUMPING FINE: \$ 250.00 Immediate Fine**

\*\*Illegal dumping in the garbage enclosure area will result in an immediate \$250 Fine plus the expense of a special lot disposal/pickup fee.

Violations of Bylaws or Rules & Regulations:	<b>WARNING LETTER</b>
	\$ 100.00 first level fine
	\$ 250.00 second level fine
	\$ 500.00 third fine & each subsequent occurrence

3. Replacement or construction of facilities or structures in Park common areas is prohibited. No trees or foliage may be removed from these areas except for normal Park maintenance or under the direction of the Board of Directors.
4. Each owner shall be liable for the cost of all maintenance, repair or replacement rendered necessary by his or her act, neglect or carelessness, or the act, neglect or carelessness of any member of his or her family, guests, pets or his or her employees, or agents, but only to the extent that such cost is not covered by the proceeds of insurance carried by the Park. An assessment may be levied against the owner's lot only after the allegedly offending owner has been provided with a notice of assessment and an opportunity to be heard at a meeting with the Board of Directors.

5. Fire pits and other fireplace devices are subject to County Fire Regulations, see exhibit # 1.

## **EXHIBIT #1**

### **WHATCOM COUNTY FIRE REGULATIONS: CAMPFIRES**

FOR A CAMPFIRE YOU CAN BURN WITHOUT A PERMIT, IF YOU MEET ALL OF THE FOLLOWING:

1. FIRE TO BE IN ENCLOSURE OF BRICK, CEMENT OR METAL.
2. GROUND IN AND AROUND ENCLOSURE WITHIN AT LEAST (3) FEET TO BE CEMENT OR GRAVEL 1 1/2" THICK.
3. ENCLOSURE TO BE AT LEAST (16) INCHES HIGH AND NO LARGER THAN THREE (3) FEET ACROSS.
4. BURNING MATERIAL TO BE LOWER THAN THE WALLS OF THE ENCLOSURE.
5. ENCLOSURE NOT WITHIN 20 FEET OF STRUCTURE OR COMBUSTIBLE MATERIAL, CAN BE REDUCED TO (10) FEET IF A CHARGED GARDEN HOSE IS AVAILABLE.
6. NO TREE BRANCHES WITHIN 15 FEET ABOVE FIRE.
7. RESPONSIBLE ADULT AT LEAST 17 YEARS OF AGE MUST BE IN ATTENDANCE
8. NO BURNING WHEN WINDS EXCEED 7 M.P.H.
9. A SHOVEL OR RAKE MUST BE ON SITE.



# North Bay Park

## Campsite Rental - RESERVATION FORM

**\*\* ALL RESERVATIONS MUST BE MADE 30 DAYS IN ADVANCE\*\***

Campsite/Cabin Number \_\_\_\_\_ Date \_\_\_\_\_

Members Name \_\_\_\_\_

Phone Contact # \_\_\_\_\_ / Email: \_\_\_\_\_

CHECK IN TIME FOR CAMPSITE USE IS 1:00 PM / CHECK OUT TIME IS 12:00 Noon  
Campsite Rental Date(s): \_\_\_\_\_

Name of Guests: \_\_\_\_\_

THE CAMPSITE RENTAL FEE IS PAYABLE ON THE DATE THE RESERVATION IS MADE.  
CAMPSITE RESERVATION FEES ARE NON-REFUNDABLE. \$20/PER DAY CAMPSITE RENTAL FEE.

Make your Reservation Fee Check payable to North Bay Park, and mail to: INTEGRA Management, P.O. Box 31936, Bellingham, WA 98228. Guests are subject to all North Bay Park Rules & Regulations, and Bylaws of the membership.

Member's Signature \_\_\_\_\_ Campsite/Cabin # \_\_\_\_\_ Date \_\_\_\_\_

Return form to:

INTEGRA Condominium Association Management, Inc.  
P.O. Box 31936 [office physical address: 2183 Alpine Way]  
Bellingham, WA 98228

Questions: Please call INTEGRA at: 360-656-5091

Email: [integra@integra2183.com](mailto:integra@integra2183.com)



# North Bay Park

## Guest - REGISTRATION FORM

Campsite/Cabin Number \_\_\_\_\_ Date \_\_\_\_\_

Member Name \_\_\_\_\_

**Guests:**

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Vehicle Lic.# \_\_\_\_\_

Dates of Stay \_\_\_\_\_

**Member to complete Guest Registration Form PRIOR TO stay and submit to Management Company; and, member is required to inform guests they are subject to all of North Bay Park's Rules and Regulations and Bylaws. [Copy of R&R's to be provided to Guests.] Member is responsible for ALL of Guests actions while in the park.**

Member's Signature

Campsite/Cabin #

Date

**Please Return Form to:**

INTEGRA Condominium Association Management, Inc.  
P.O. Box 31936  
Bellingham, WA 98228

INTEGRA's Email: [integra@integra2183.com](mailto:integra@integra2183.com)

*Questions: Please call INTEGRA at: 360-656-5091*