



# Rubidell Resort Condominium Association, Inc.

Doing Business As

## River Bend RV Resort

## Rules and Regulations

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## Introduction

- These rules have been adopted to permit the enjoyment of River Bend RV Resort by all those authorized to use it. The purchase of a condo lot or UDI (Undivided Interest) Ownership, hereinafter referred to as the Owner (ship) shall constitute acceptance of those rules and regulations and shall acknowledge a willingness to abide by them.
- While nobody likes extensive rules and regulations, they are necessary for Owners and members of River Bend RV Resort to safely maximize their enjoyment in the use of the facilities. What is good for one person must be good for all. This is necessary in order for harmony to exist.
- The prompt payment of ownership fee/association dues and/or assessments is necessary for you to be assured of unlimited access to River Bend RV Resort.

## Purpose/Precedence

It is the purpose of these rules to protect our owners' right to:

- Quiet and enjoyable use of their property within the Condominium Association;
- Have the common areas, water park complex, Benderz Bar-N-Grill and all other amenities controlled for the enjoyment and safety of all;
- Have a balance of order in the development and improvement of Ownership lots to enhance the overall beauty of River Bend RV Resort.

These rules and regulations supersede all previous documents and are developed in conjunction with the Declaration of Rubidell Resort Condominium, state law and county ordinances. If an owner has any concerns regarding these rules and the compliance therewith, please put those concerns in writing and send them to the Board of Directors of the association at W6940 Rubidell Road, Watertown, WI 53094.

## Ownership/ Identification

- A valid River Bend Park issued picture I.D and membership card must be shown to the security guard or electronically scanned to gain entrance to the park.
- Any owner who is delinquent in their maintenance/membership dues and/or assessments will not gain vehicular gate entrance and will be denied all services. This applies to all who are listed as associate members listed for that lot.
- A River Bend Park issued membership picture I.D. card will be issued to the primary owner of record, associate members and qualifying family members. Issuance to an associate member of at least 16 years of age may be made for good cause. The primary owner must submit a written request for the associate owner to obtain a gate entry I.D. card. Any questions regarding this must be directed to park management. There is a fee involved for replacement membership identification cards.
- NOTE: If a condo lot owner is delinquent in payment on their association dues, assessments and/or fines more than 30 days, the association has the legal authority to proceed with filing a lien on the property as noted in the Rubidell Resort Declaration of Condominium, Article V Section B.7 and Chapter 703.165 of the State of Wisconsin Administrative Code.

- Once a lien has been filed, the condo lot owner will have 30 days in which to retrieve any personal property from said lot. Any property NOT retrieved within 30 days, or having made other arrangements with the management for said property, will become the property of River Bend RV Resort/Rubidell Resort Condominium Association.

- Day use owners and guests must be 16 years of age or older to enter the resort without adult supervision during the hours of 8 a.m. until 11 p.m. No one under 18 will be allowed to remain in the resort overnight without a member that is 18 years of age or older.
- Single primary owners may designate in writing a request to have one I.D. card issued to a “significant other.” It will be the responsibility of the member to retrieve the I.D. card when that person is no longer authorized to access the resort.
- Beginning in 2008, primary condo lot owners shall have the option to purchase an “Associate Membership” for their biological parent(s) under their ownership for a one-time fee of \$100 per parent. The primary owner must be current on all dues, assessments, fines.
- Should an associate member purchase a lot and become the primary owner of that lot, he/she/they forfeit their previous associate membership(s).

### **Conduct & Behavior**

- All primary owners, associate owners and their guests shall conduct themselves with decorum while within the premises of River Bend RV Resort. Overly loud, violent, vulgar and rowdy behavior will not be tolerated.
- Management and security have the right to remove an individual whose behavior or conduct is detrimental to the safety of themselves and/or others.
- At no time will the use of alcohol by minors be permitted. Anyone caught or suspected of contributing to the delinquency of minors will be asked to leave the premises and will be reported to the appropriate authorities for further action.
- Respect the privacy of fellow owners by using the road when traveling around the resort and not through campsites and lots.
- All owners own the common areas. Damage to the common area by a willful or negligent act of owners or guests are the responsibility of the primary owner. Cost of repairing damage and any loss of park revenue will be assessed to the primary owner.

### **Operating Rules**

#### ***Resort Employees***

- Employees of the resort shall not be subject to the individual directions or control of any owner. The specific direction and control of resort employees is vested in the resort through the park management and his/her authorized agents only. Misconduct of any employee noted by any owner should be reported promptly to park management.

#### ***Guests***

- Your guests are always welcome. As an owner in good standing of River Bend RV Resort, you have all the right and privileges indicated herein.
- Owners must accompany their guests when registering them or make prior arrangements to pre-register them.
- The owner must be present when their guests are utilizing the resort at all times.
- A moderate guest fee will be charged for use of the amenities. Guests who are not going to use the amenities will not incur the guest fee. Guests will be issued a car pass and wrist bands can be purchased for use of the amenities.

#### ***Owners Liability***

- All facilities of the resort are to be used by all owners at their own risk. The resort will not be responsible for any injuries or the loss or damage to any property of the owners or guests.

### ***Insurance***

- Each owner/member shall be responsible for their own insurance for their recreational vehicle, golf cart(s) and/or addition or storage buildings, structures and the contents located therein. Article V; Section A Paragraph 9 of the Declaration.
- Golf carts must have liability insurance and that will be verified annual at the registration process.

### ***Quiet Hours***

- 11:00 p.m. through 8:00 a.m. are the designated quiet hours throughout River Bend RV Resort. Anyone under the age of 18 years must be on a primary owner's campsite/lot by 11:00 p.m. unless accompanied by a parent or legal guardian.

### ***Fireworks***

- No fireworks are allowed, except those that may be displayed by resort management.

### ***Hunting***

- All hunting, trapping or discharge of any firearm is strictly prohibited within all borders of the resort.
- The possession of any firearms, BB guns, slingshots, pellet guns, rifles or any other weapons (as defined in State Statutes) within the resort property are prohibited.

### ***Trash and Recycling Information***

- Containers have been provided to the resort and all members must follow the current mandatory recycling guidelines.
- It is the responsibility of all owners and/or guests to remove all their trash from their chalet, campsite or lot promptly.
- Dumpsters are for recyclable refuse. The compactor is for trash only. Disposal of furniture or appliances in or around the compactor is strictly prohibited. Violators will be fined.
- Information on furniture and appliance disposal may be obtained by the Park management. No shingles or building materials are to be disposed of on any River Bend property.

### ***Yard Waste and Composting Information***

- Designated composting area is for yard waste only.
- Yard waste is defined as grass clippings, leaves and brush.
- Trees located within the common element that need to be removed must have park management approval.

### ***Recreational Vehicles and Parking Guidelines***

- A "Camping Unit" is defined as a Recreation Vehicle Industry Association (RVIA) Approved Recreational Vehicle. Only one state approved recreational vehicle-400 square feet and under is allowed to occupy a lot/site.
- One sleeping tent is permitted on a lot/site with a recreational vehicle or two sleeping tents without a recreational vehicle.
- There shall be no limitation applicable to any Commercial Unit.
- Parking in the road is prohibited for obvious safety concerns.
- Other than the RV unit and golf carts, no vehicles may be parked from October 15 through April 15<sup>th</sup> unless pre-approved by Park management.

***Condominium Lot Specifics (Please also see Lot Improvement Guidelines for more details)***

- No unused block, bricks, stones, or other building materials are allowed to be permanently stored and visible on a lot. Materials may be kept in a shed, or else must be removed from lot within 14 days, and will be considered a safety hazard and disposed of by park management at the owner's expense. Blocks may be used under units only for stabilization purposes.
- All air conditioning units must be operational and attached or else removed.
- All non-operational bicycles, lawn mowers, and golf carts must be repaired or removed from lots within 14 days upon notice from the park management or will be considered a safety hazard and disposed of by park management at the owner's expense.
- Indoor appliances are not allowed outside of units, screened decks, or sheds.
- All lot pads must be raised and level according to Jefferson County zoning ordinances. At no time should piles of dirt, gravel, sand or fill be stored on a lot for longer than 14 days unless approved by park management. All work must be completed in a timely manner or will be considered a safety hazard and disposed of by park management at the owner's expense.
- If the original pad site is in dispute, the management will rely on the most recent surveyor's report on file in the office. Paying for a licensed surveyor is the responsibility of the lot owner disputing the property lines.
- All units, decks, shed; screen rooms, patios and steps must be at least 5 feet from the lot line. Special accommodations can be sought from management for handicap-accessible ramps that need to be closer to the lot line.
- All units must be placed on the designated pad with the tow-hitch, as mounted by the manufacturer, facing the road. All tires must be kept attached, inflated and in good repair. All units should be able to be moved, in case of an emergency within 45 minutes. Please refer to the Severe Weather Guidelines.
- Any and all lot improvements require permits from River Bend RV Resort and/or Jefferson County. Please refer to the Lot Improvement Guidelines for more details. All improvements must be completed in a timely manner.
- All decks must be kept neat, clean and in good repair at all times. Any deck not in said condition must be made so with 14 days of notice or it will be considered a safety hazard and disposed of by park management at the owner's expense.
- All decks must be able to be moved at a moment's notice. As such, they may not be anchored into the ground, nor physically attached to a unit (screws, bolts, welds, etc.) At any time, you must be able to have your deck moved away from your unit without damage to either. Any deck left on a lot without a unit for more than 30 days will be deemed a safety hazard and disposed of at the owner's expense, unless prior arrangements have been made with the management.
- All septic/external tanks must be attached to the unit according to the park and DNR specifications, or it will be removed from the lot. All septic/external tanks must be installed or inspected by a licensed plumber. Please see Lot Improvement Guidelines for details. Any tank not meeting these requirements will not be pumped by the River Bend Management and Staff.
- As of 2012 portable septic/holding tanks (blue) will not be allowed for obvious safety reasons.

***Attachments***

- No owner or guest shall attach any permanent items, accessory building or structure on the ground or to the trees or other living plants within the resort property.
- Exterior clotheslines are permitted, but shall be taken down when the campsite is unoccupied for more than 24 hours.
- Existing Menards style screen rooms must remove the canvas roof no later than November 1<sup>st</sup> and may not be installed no earlier than April 1<sup>st</sup>.

***Trees and shrubs***

- The cutting of wood or any other vegetation is prohibited within the resort common elements or any other surrounding property without park approval.

***Reservations***

- Please refer to current reservation policies.

### ***Campfires***

- Fire pits for campfires are not to exceed 4 square feet in diameter. Campfires may not be more than three feet in height. Campfires are allowed only in designated fire rings located at least 20 feet from LP tanks.
- Resort management may prohibit the building of fires at any time when a fire hazard exists.
- It is recommended that lots with little usable areas for fire pits use portable fire pits for obvious safety reasons.

### ***Pets***

- Owners may have family pets in the resort.
- All pets must be the usual household variety, such as dogs, cats and birds.
- All pets outside must be on a leash not more than 10 feet in length or other approved restraints.
- Due to potential health hazards, pets are not allowed in a rental unit, other buildings, recreational areas, water park complex, ponds or beach area.
- Pets must have been vaccinated for rabies and owners must provide proof when requested.
- Owners are responsible for ensuring that their pet is not a nuisance to neighbors.
- Pet owners are responsible for cleaning up after their pets.
- No permanent pet pens or fences are allowed.

### **The Observation Hill formally known as the “Ski Hill”**

- Extreme caution should be taken when visiting the hill.
- Golf cart and bicycle access to the top of the hill is allowed on designated paths only. These paths are located on the north and south ends of the hill. There are no paths on the east and west sides of the hill. Authorized paths will be clearly marked and any traveling off the path will be considered “out-of-bounds” and a violation of the rules and regulations.
- All other vehicular traffic is prohibited with the exception of park management and emergency vehicles, when applicable.
- Only park management is allowed on the east and west sides of the hill for maintenance.
- There is a fine up to **\$1000.00**, per occurrence for Golf carts and bicycles leaving the authorized designated pathways; with the exception of the previously mentioned items above.

### **Park Facilities**

Rules will be posted at individual facilities and all persons using these facilities must read and comply with these rules. Parents and primary owners will be held responsible for the conduct of their children and their guests at all times and shall ensure that their children and guests comply with all rules.

### ***Swimming Facilities – Water Park Complex and Pond-Rules listed below include but are not limited to:***

- These facilities are to be utilized only when a lifeguard is on duty, unless otherwise posted.
- There is no swimming in the pond after dusk.
- Children under 12 must be accompanied by adult at all designated swimming facilities.
- Lost and unattended children can be reported to Security and/or life guard staff.
- Resort management shall determine if the facilities should be closed in the event of inclement or severe weather.
- No person with evidence of a communicable disease or an open cut may enter the water park complex or pond.
- Individuals fishing in the resort ponds must abide by all state fishing regulations and have a valid fishing license.
- All children wearing diapers must wear only approved swimming apparel that may be purchased from the River Bend RV Resort General Store.
- Glass containers are not allowed in the water park complex.

### ***Pavilion/Community Meeting Room***

- The park management will control the use and scheduling of the pavilion and community meeting room (located in the Reservation Office Building).
- The pavilion and community meeting room may be reserved for private gatherings; however, resort management must approve all requests.
- Children under the age of 10 will not be allowed in the pavilion or community meeting room without supervision, unless a children's activity has been scheduled by park management.

### ***River Bend Library***

- The library is located in the Community Room of the Reservation Office building and is for the use and enjoyment of all owners and their guests.
- An honor system policy is currently in effect to borrow any reading material.

### ***Storage***

- Your lot is not a storage facility. At no time will unlicensed, non-functional vehicles (including non-operational golf carts) nor spare vehicles be allowed to be stored on lots.
- Owners may store their items such as: their camping vehicle, boat, snowmobile, golf cart, etc. in the storage area provided by the park for a moderate fee. For more details and pricing please see park management. Park management reserves the right to refuse the storage of any vehicle, equipment or other items that, in its opinion, would cause a hazard to the other vehicles or which are considered unsightly or unacceptable to the ownership.
- Park management assumes absolutely no responsibility for anything parked in the storage area, although, they may make every effort to assure security of the same. Items placed in storage may remain in storage for 6 months at a time. Storage arrangements must be renewed every 6 months. Any item that has not been used or visited within 6 months must be removed from River Bend or will be considered a safety hazard and disposed of by park management at the owner's expense.

## **Vehicle and Traffic Rules**

The resort speed limit is 10 miles per hour throughout the park. All vehicular traffic and non-vehicular traffic must yield the right-of-way to pedestrians; obey stop signs and all other road signs posted in the resort. Vehicular traffic shall be allowed only on the roads and parking areas in the resort. All vehicle traffic with exceptions of golf cars and snowmobiles are prohibited from the sledding hill.

### ***Golf Carts/Gators/Menard's Brand Yard sports***

- Two wheel drive electric or gas golf carts are permitted to provide transportation within the resort.
- All golf carts must have the three-digit lot or four-digit ownership number plainly visible on front and back of the cart with the numbers being at least three inches high.
- Only state licensed drivers are permitted to operate golf carts.
- All golf carts must be operated in a safe manner and must observe the resort speed limit, stop signs and all posted signs.
- Golf carts must be registered annually at the reservations office, the guard shack or through the park management. There may be a modest fee.
- Golf carts must have working headlights when driving after dark.
- Golf carts must have a functional muffler to avoid a noise nuisance.
- Drivers shall not permit passengers to stand while the golf cart is in motion.
- There must be liability insurance on all golf. This will be monitored and verified at the annual registration/renewal process.

### ***Off-road Vehicles (ATV/Motor Bike/Scooters)***

- Absolutely no ATV's, trail bikes, mopeds, dune buggies, off road vehicles or other similarly powered vehicles are allowed within the resort.
- Only street legal vehicles that provide transportation from public roads to individual lots or campsites are allowed and must be operated by licensed drivers. These vehicles are not to be used for transportation within the resort.

- Substantial fines will be issued to the primary owner if anyone is caught riding an off-road vehicle within the park.
- Every attempt will be made to accommodate handicapped and disabled individuals.

### ***Bicycles***

- Must have a functioning headlight and a red taillight or at a minimum a rear reflector or may not be operated after dark.
- Bicyclists must abide by all traffic rules and obey stop signs and are expected to use all safety precautions.

### ***Snowmobiles***

- All snowmobiles must be operated in a safe manner at all times.
- Owners may have ingress/egress to their individual lot or campsite.
- All snowmobiles must be registered and operated under Wisconsin laws.
- Snowmobiles must utilize resort roads and obey all traffic rules. Snowmobiles and snowmobile trailers may be stored on an individual lot on an appropriately designated parking area from October 15 to April 15.

### ***Boats and Boat Trailers***

- All boats are required to be registered and licensed by the State of Wisconsin.
- Boats may be no longer than 20' and boat trailers may NOT be stored on an individual lot after October 15<sup>th</sup>. They may be stored on an appropriately designated parking area from April 15 to October 15.
- Canoes and paddle boats may not be stored on a lot after October 15.

### ***Utility/Auxiliary Trailers***

- A utility/auxiliary trailer (also known as a garden cart/non-highway) may be stored on a lot if no larger than three feet by four feet or is stored inside a storage shed.
- Larger utility/auxiliary trailers that are used for lot improvements and/or projects are allowed to store the trailer on their lot until the project is completed. It is the expectation that projects should not take longer than 14 days. Should the project require the use of a utility trailer to exceed 14 days, park management must be notified and approve of the extension.
  - Park management must be notified outlining the project and the length of time required to complete the project.
  - Please refer to the Lot Improvement Guidelines for details
- NOTE: Utility/Auxiliary Trailers are NOT to be used for permanent storage

**NOTE: The park management reserves the right to remove unapproved items from the individual lots at the owner's expense unless specific arrangements have been made with park management.**

## **Emergency Procedures**

### ***Emergency Medical Service***

- An Automated External Defibrillator (AED) is located at the pool building Memorial Day Weekend through Labor Day Weekend. After Labor Day weekend, it will be located in the reservations building.
- The resort only has first aid supplies to handle minor injuries, scratches, etc., however, the application and use is left to the owner.
- There is a hospital in Watertown (approximately 10 miles away). Therefore all serious medical problems should be referred there or to other appropriate facilities.
- Emergency assistance may be obtained utilizing the 911 emergency systems. In no event, will the park management be responsible for the treatment of any injuries or for the action of others involved in such treatment.
  - Be sure to notify security and/or park management (reservations) that a 911 call has been placed. This will assist emergency personnel in arriving to the scene in a timely and efficient manner,
- Park management will not transport anyone to a medical facility.

### ***Fire Control***

- All buildings are adequately equipped with fire extinguishers and other appropriate equipment.
- Fire is always a serious circumstance, so every effort should be made by everyone in the resort to make sure all fire hazards are avoided.
- In the event of any fire hazard, owners and/or guests should immediately notify park management or other proper authority.

### ***Severe Weather, Storms, Flooding, etc.***

- During periods of severe weather or other emergencies, special precautions or measures may have to be taken by the resort.
- In the event the hazard is severe, park management may close the resort.
- Upon proper notice from park management all persons in the resort shall immediately comply with the orders to take specific precautions or be evacuated.
- Park management has the authority (but no obligation) to move equipment, vehicles and belongings of the members or guests without liability in the event of an emergency.
- Please refer to the Severe Weather and the Flood Evacuation policies for more detailed information.

### **Lot Improvement Guidelines**

Any owner seeking to make lot changes must see park management and abide by the rules and regulations of the Rubidell Resort Condominium Association and Jefferson County Zoning Department and applicable state law. Lot Improvement Guidelines and appropriate applications are available through the park management.

### **Selling Your Condo Lot**

Any owner seeking to sell their lot must notify park management and abide by the rules and regulations. Please see “Selling Your Condo Lot” Guidelines for details included at the end of this document.

### **Fines and Fine Assessment Schedule**

The following items are zero tolerance.

Any violation of the following will result in a fine of up to \$1000.00 per occurrence. In addition, charges will be applied for costs for repairing or replacing the damaged property. Also, when appropriate, the primary owner/member will be charged for any lost revenue to the resort as a result of the damage/vandalism. The fines and associated charges will be applied at the discretion of park management. Please refer to security and fine schedule. Examples of infractions include, but are not limited to the following:

- Destruction and/or acts of vandalism to any resort property
- Interference with a resort employee
- Failure to observe resort quiet hours
- Violation of firearms and weapons
- Vulgar or overly loud conduct
- Sanitation violations
- Swimming complex violations
- Warning: Allowing the consumption of an alcoholic beverage by a person under the Wisconsin legal age (21) will be reported to the Jefferson County Sheriff. This act will require the removal from the resort by a responsible adult and other disciplinary action as deemed appropriate by park management.

NOTE: Assessed fines may be appealed to the Board of Directors at a schedule meeting with appropriate written notice

### **Provable Fraud**

On July 21, 2007, the Board of Directors approved a rule instituting a fine of \$750 per occurrence assessed to the primary member/owner for provable fraud against the resort. Examples of this are as follows:

- Fraudulent entry into the resort without guest pass, security access, owner membership ID, or valid visit to the Benderz Bar-N-Grill.
- Fraudulently placing a non-family member on your associate member list. Only members of your family down the family tree are allowed on your list. Lateral or upward family tree members are allowed only under special membership offers approved by the Board of Directors.
- In 2008, primary Condo Lot owners shall have the option to purchase an "Associate Membership" for their biological parent(s) under their ownership for a one-time fee of \$100 per parent. The primary owner must be current on all dues, assessments, fines, etc.



*“Family Fun for Everyone”*

**The Rubidell Resort Condominium  
And  
River Bend RV Resort**

**Selling Your Condo Lot Guidelines**

In an effort to maintain compliance with the Jefferson County Zoning regulations, The Rubidell Resort Condominium Association is providing this set of guidelines for those interested in selling their condo lot.

1. You must contact Park Management to alert them that you are selling your lot. Based on Article IX, section 2 of the Declarations of Rubidell Resort Condominium, the Association is allowed first refusal rights to purchase your lot. Please submit a **“written notice of intent to sell”** to the Park Manager for the Board of Directors to vote on the first refusal rights. Please note: This process can be expedited if necessary.
2. Lot lines/stakes must be exposed
  - a. If necessary, obtain a survey at owner’s expense
  - b. Lot line disputes must be settled via a written easement agreement prior to the sale transaction.
3. A copy of all Jefferson County permits must be available to the buyer
  - a. Permit records are also available through the Park Manager.
  - b. Should there be a structure without a Jefferson County permit; the structure **MUST** be removed prior to the sale.
  - c. All other Jefferson County and Association violations must be corrected prior to the sale. (Please check with the Park Manager for violations assigned to the lot to be sold)
4. All association dues and assessments must be paid prior to the final sale.
5. Jefferson County property taxes must be paid and up to date.
6. Obtain a copy of the following documents from Park Management for the buyer to be fully informed:
  - a. The contact list for the park management and the board of directors
  - b. Rubidell Resort Condominium Association Declarations including amendments
  - c. Most recent version of the Rules and Regulations
  - d. Most recent version of the Lot Improvement Guidelines
  - e. Flood evacuation plan containing the severe weather guidelines

Once the lot has been deemed compliant, the Association will forward a **Letter of Compliance** to Jefferson County which will allow the transfer of deed process to take place.