

**ESCAPEES CO-OP OF NEVADA**

**Pair-A-Dice**

**5150 S. Oakridge Ave. Unit 2**

**Pahrump, NV 89048**

# **STANDING PARK**

# **RULES**

**AS AMENDED**

**November 30, 2022**



ESCAPEES CO-OP OF NEVADA, INC.

PAIR-A-DICE 5150 S. OAKRIDGE #2

PAHRUMP, NV 89048

## **STANDING PARK RULES**

### **Table of Contents**

<b>Section I</b>	<b>Admission to the Park</b>	<b>Page 1</b>
<b>Section II</b>	<b>On-Site Rules</b>	<b>Page 2</b>
<b>Section III</b>	<b>RV Requirements</b>	<b>Page 4</b>
<b>Section IV</b>	<b>Storage Sheds</b>	<b>Page 5</b>
<b>Section V</b>	<b>Business and Services</b>	<b>Page 5</b>
<b>Section VI</b>	<b>Storage of Vehicles</b>	<b>Page 6</b>
<b>Section VII</b>	<b>Waiting List Requirements</b>	<b>Page 6</b>
<b>Section VIII</b>	<b>Lot Improvement</b>	<b>Page 6</b>
<b>Section IX</b>	<b>Protection and Emergency</b>	<b>Page 7</b>
<b>Section X</b>	<b>Park Mail Boxes</b>	<b>Page 7</b>
<b>Section XI</b>	<b>Compliance with Rules</b>	<b>Page 7</b>
	<b>Standing Park Rules Document Tracking &amp; Signatures</b>	<b>Page 8</b>



ESCAPEES CO-OP OF NEVADA, INC  
PAIR-A-DICE  
5150 S. OAKRIDGE AVE #2  
PAHRUMP NV 89048

## STANDING PARK RULES

WELCOME TO ESCAPEES CO-OP OF NEVADA. We are glad you are here. The following rules are established to help make your stay more enjoyable. Please familiarize yourself with these rules and thank you for your cooperation.

### SECTION I – ADMISSION TO THE PARK

- A. Advise manager seven (7) days in advance of your arrival IF YOU HAVE ALLOWED YOUR LOT TO BE RENTED.
- B. All Co-op members must check in with the office upon arrival. If departing the park for more than twenty-four (24) hours please check out with management.
- C. A parked RV shall align the front corner (front park) or rear corner (rear park) of the RV with the reference stake.
  1. The manager/managers or his/her designated volunteer is responsible for parking all visitors.
  2. The manager/managers is required to park first time members on the member's lot. All questions about the parking of RVs will be directed to the manager/managers.
  3. The manager/managers may grant waivers to the parking requirements on a case by case basis to allow for utility hookups and/or safety issues. The manager/managers will document each waiver and have a copy placed in the member's file. All visitor waivers will be filed in the office until the visitor leaves the park.
- D. Detergents and holding tank deodorants you are using need to be free of formaldehyde, phosphates and chlorine. These items are not to be used in your RV while in the Park. (See office for more information.)
- E. Non-SKP guests must be sponsored and signed for by a member of the Co-op. The member must be present in the Park during entire stay of guests.
  1. Non-SKP guests of members living in their own RV may use either the boon dock area or a space available in the Lot Rental, subject to existing rules, for a maximum of 14 days. Guests shall not use any maintenance facilities of items within those sheds unless accompanied by a Park member.
  2. Manager approval is required for non-SKP RVs, subject to space availability.

1 F. Each membership, while in residence, may have non-family guests or family guests in their RV for  
2 a period not to exceed thirty (30) days per calendar year.

3  
4 G. **Speed limit in the Park is FIVE (5) MILES PER HOUR. PLEASE OBSERVE CLOSELY AS OFFICIAL**  
5 **WARNINGS WILL BE ISSUED.**  
6

7 **SECTION II – ON SITE RULES**

8  
9 A. OWNERS ARE RESPONSIBLE FOR THEIR PETS.

10  
11 1. Pets must be under control. Dogs must be on a leash, when not in their own FENCED area, in their  
12 owner's RV or in one of the park's two dog runs. If other pets are taken out of owner's property,  
13 they must also be under control. No pets are to be left tethered or in any fenced area when owner  
14 or owner's designated responsible person leaves the Co-op. Tether length must preclude pet from  
15 encroaching on adjacent lots.

16  
17 2. Each membership is limited to a total of two pets. Fish kept in an aquarium are not so limited.

18  
19 3. Pet owner MUST pick up pet waste on their lot at least once a day. In all other areas of the Park,  
20 their pets' waste must be picked up immediately. All pet waste must be placed in a sealed bag  
21 prior to deposit in a trash container or placed directly in the trash container provided in the dog  
22 run.

23  
24 4. Dangerous, vicious, or noisy animals will not be allowed as pets. This includes snakes and any  
25 other animal deemed dangerous, vicious, or noisy by local animal control.

26  
27 5. Only fully trained service animals shall be allowed in any Co-op building (other than Members'  
28 sheds) or Quail Run Park during Park functions.

29  
30 B. Individual lots will be used by Co-op member only, unless authorized by Lot Rental Agreement.  
31 No private agreements shall be allowed other than, with mutual agreement, a member may park  
32 a presentable, insured and licensed automobile or pickup on a neighbor's lot and enter their lot  
33 in the Lot Rental.

34  
35  
36 1. Temporary usage by Co-op member, whose own lot is under repair, may be arranged with  
37 approval of Lot Holder and Manager, without charge other than electricity.

38  
39 2. Any repairs to an additional RV that requires more than forty-eight (48) hours  
40 consecutively shall be done in the storage area.

41  
42 C. Only one (1) RV unit may be on a member's lot. Only two (2) other motorized registered vehicles  
43 such as tow-type truck, car, or van, (or a Class B if it is the member's only transportation) shall be  
44 permitted on member's lot. Golf carts and other vehicles for which no registration is required by

1 the State of Nevada are not counted as other vehicles. No parking will be allowed in the area  
2 between the end of the shed and the road way. No utility trailers shall be permitted on member's  
3 lot.

4  
5 D. Parking of a second RV on a lot prior to departure or on return from a trip is allowed for a period  
6 of seventy-two (72) hours. An extension of an additional twenty-four (24) hour period may be  
7 granted upon request to a manager or designee. Parking on designated roadways is NOT allowed.

8  
9 E. A water hose, with nozzle and in good condition, at least 50 feet long, shall be connected to an  
10 anti-siphon valve connection and shall remain on site at all times. (Local Fire Code).

11  
12 F. A threaded sewer hose connection shall be used on all sites and said hose must be off the ground.  
13 (Elevation ¼" to foot). Sewer hose shall be stored out of sight when member vacates Park.

14  
15 G. FLUSHING DEVICES ON HOLDING TANKS: All such devices MUST BE REMOVED from the water bib  
16 after use.

17  
18 H. Advise management if you plan to be absent from Park during winter months, so water may be  
19 turned off below ground level and the bibs left open to reduce chance of freezing.

20  
21 I. When leaving the Park for an extended length of time, have electric meter read and pay amount  
22 due.

23  
24 J. Driving or bicycling through unoccupied lots is not allowed. Walking through occupied lots is only  
25 allowed with the member's permission.

26  
27 K. Laundry shall not be visible from park roadways. Clotheslines are available by the laundry room  
28 and by the rear storage area/dog run.

29  
30 L. Quiet hours are from 10:00 pm to 7:00 am.

31  
32 M. Members will maintain their lots, breezeways, parking areas and shed's patios in such a manner  
33 that it is a source of pride to the Co-op.

34  
35 1. Should the upkeep of any lot cause an expense to the Co-op. the member shall satisfy  
36 that expense. The member will be given a written notice of their lot's upkeep problem  
37 with a copy put in their file. Written notice will include a deadline and approximate cost.

38  
39 2. Adjoining lot members must keep the utility area between RVs clear of weeds.

40  
41 N. BE AWARE: unsightly equipment should be stored in the shed.

- 1 O. PROPANE TANKS: Must be ten (10) feet from any open flame. (State Law). Tanks over 120 gallons  
2 are not allowed. Tanks may not be placed in front or at rear of RV. They may be placed at the  
3 common area side adjacent to the member's RV.  
4
- 5 P. Smoking is not permitted in any Co-op building, excluding member's shed.  
6
- 7 Q. Garbage must be secured in a plastic bag, tied and **placed in a dumpster and at no time placed**  
8 **on the ground, around the dumpster or anywhere in the park.** Cardboard boxes must be  
9 flattened. Recyclable items, i.e., aluminum cans, shall be placed in the separate containers  
10 provided throughout the park.  
11
- 12 R. All organized social, recreational and fund-raising activities utilizing Co-op facilities shall be  
13 scheduled through the Silver Seekers.  
14
- 15 S. Campaign Signs.  
16 A campaign sign is permitted within the Escapees Co-op of Nevada, RV park in compliance with  
17 Nevada Revised Statute 116.325. The lot owner/tenant may have as many political signs as  
18 desired BUT MAY NOT have more than one (1) political sign for each candidate, political party or  
19 ballot question. However, the following rules apply:  
20
- 21 1. All signs must be placed within the property of the member who is advocating the signage.
  - 22 2. Said signs shall not be attached to the sheds or in the common areas in any way.
  - 23 3. Signs shall be limited to a maximum of twenty-four (24) by thirty-six (36) inches and may  
24 be double sided.
  - 25 4. The overall height from the finish grade shall not exceed four (4) feet.
  - 26 5. Signs shall not be placed sooner than forty-five (45) days prior to the election and must  
27 be removed within two (2) days following the election.
  - 28 6. A flag of equal size may be flown instead of a sign as long as it is on a flag pole not higher  
29 than twenty (20) feet nor lower than fifteen (15) feet.  
30  
31

### 32 SECTION III – RV REQUIREMENTS

- 33
- 34 A. Qualifying RVs of any length will be allowed in the park. Current Nevada law maximum length for  
35 motorhomes is 45 feet. Some length restrictions will apply due to lot size and configuration.  
36 Maximum RV height is 13 feet 6 inches. Maximum RV width is 8 feet 8 inches excluding slide outs.  
37 Qualifying RVs are: Motorhomes, trailers, fifth wheels, campers, mini-vans, park models or tent  
38 trailers. (see Bylaws Article II Sect.3, Para. J).  
39
- 40 B. All RVs/Park Models must be maintained in a towable condition with hitch, wheels and tires  
41 attached.  
42
- 43 C. Living units will have no fixed additions, (e.g. skirting or metal awnings), without prior Lot  
44 Improvement Committee approval. Projects must meet state and county regulations including



1 state and county fire codes. If removal is required, cost of the removal will be borne by the  
2 member.

3  
4 D. Steps and platforms may not extend more than sixty (60) inches from the living unit. Platforms  
5 must be limited to sixty (60) inches by sixty (60) inches. Ramps for members shall be approved by  
6 the Lot Improvement Committee.

7  
8 E. The cost of any damage to the RV/Park Model by necessity or emergency move shall be borne by  
9 the owner.

10  
11 **SECTION IV – STORAGE SHEDS**

12  
13 A. No plumbing shall be allowed in sheds. No type of antenna or satellite dish may be attached to  
14 any part of the shed except where prior approval has been obtained, in writing, from the Lot  
15 Improvement Committee to install a pole/mast for Wi-Fi internet only, when it's the only viable  
16 location.

17  
18 B. Only the shed that the Co-op built on the lot is allowed.

19  
20 C. Windows, door may be installed where framed.

21  
22 D. Any exterior improvements, major repairs or additions to the shed must have prior approval of  
23 the Lot Improvement Committee. (See SECTION VIII).

24  
25 E. Unauthorized improvements shall not be added to the appraised lot value. Cost of restoration of  
26 property to acceptable condition due to any unauthorized improvements will be deducted from  
27 lot value.

28  
29 F. One key to storage shed must be left in the member's personal file in a sealed envelope in the Co-  
30 op office.

31  
32 **SECTION V – BUSINESS AND SERVICES**

33  
34 A. Business signs are not to be displayed on lot or shed.

35  
36 B. Art, needlework, craft work or other items may not be sold outside member's living unit or shed,  
37 except for approved Co-op events.

38  
39 C. No solicitation by outside vendors, door to door, is allowed in the Co-op. If vendor wants to  
40 demonstrate to a group, he/she must have written approval from the Board of Directors.

1 **SECTION VI – STORAGE OF VEHICLES**

2  
3 A. One storage space per membership, when available, is authorized free of charge. Additional space  
4 (when available) may be used for a charge of twenty (\$20.00) dollars per month. Sharing of space  
5 is encouraged, with members agreeing to move unit for access to other member's vehicle. All  
6 stored vehicles shall have member's name and lot number (visible from the road) placed on the  
7 vehicle. Space number shall be reported to management as soon as possible. Management will  
8 then notify the Safety and Security Committee chairperson.

- 9  
10 1. If a member has rented an extra space in the storage area and another member requires  
11 a space, then the rented space must be relinquished.  
12  
13 2. Units permitted to park in the storage area include motor homes, fifth wheels, trailers,  
14 cargo trailers, High-lows, tent trailers, boats, pickups, tow dollies, autos, etc. None of  
15 these units may be lived in while parked in the storage area. All units in the storage area  
16 must be maintained in a drivable or towable condition, with hitch, wheels and tires  
17 attached.  
18  
19 3. Reserving of spaces will not be tolerated and violators are subject to fines, of two and  
20 one-half dollars (\$2.50) per day.  
21  
22 4. All units in the storage area (motor homes, trailers, fifth wheels, tow dollies, cars, boats,  
23 pickups, etc.), must have a current license displayed on them (State or County).  
24  
25 5. Members shall keep the storage space(s) upon which their unit(s) is stored weed/pine  
26 needle/trash-free. No material/items shall be stored on the ground in the vehicle storage  
27 area. The storage spaces will be inspected and the member notified by the Safety and  
28 Security Committee if it is not weed/pine needle/trash-free. Should the member not  
29 comply by cleaning up the storage lot within the time specified, the Park will correct the  
30 problem(s) and the office will bill the member the established fee for clean-up performed  
31 by the Park.  
32

33 B. Use of electricity in Co-op storage shed (at rear of Park) must have prior management approval.  
34  
35

36 **SECTION VII – WAITING LIST REQUIREMENTS**

37  
38 A. Waiting List requires a deposit, amount shall be determined by the Board of Directors.  
39

40 **SECTION VIII – LOT IMPROVEMENTS**

41  
42 A. Approval from appropriate committees must be obtained for any permanent improvement or  
43 landscaping project.  
44

- 1 B. All electrical work in sheds and electrical boxes must be inspected by Board-approved electrical
- 2 committee members.
- 3
- 4 C. Any installation of a satellite dish antenna remains the personal property of the lot member and
- 5 must be removed upon relinquishing of their lot. (Buying member may make arrangements with
- 6 selling member.)
- 7
- 8 D. All ground based antennas and flagpoles for personal use must be freestanding, not to exceed
- 9 twenty (20) feet in height and not be distracting in appearance.
- 10
- 11 E. All lots and lot improvements are subject to and shall comply with the Standing Park Rules and/or
- 12 appropriate committee's documents.
- 13

14 **SECTION IX – PROTECTION AND EMERGENCY**

- 15
- 16 A. Be a good neighbor. Watch over your neighbor's property, and be aware of members' safety.
- 17
- 18 B. Advise Manager whenever any unusual sound or red light is observed at any leach field, sewer
- 19 pumping station, or water well. Prompt reporting can reduce repair time and costs.
- 20
- 21 C. Any time there is a power outage, immediately reduce water use to the absolute minimum
- 22 because septic pumps are shut off and unable to move liquids to leach fields.
- 23
- 24 D. In case of personal emergency, call out, ask for help, sound horn, blink lights, or phone 9-1-1.
- 25

26 **SECTION X – PARK MAIL BOXES**

- 27
- 28 A. One Park mail box per lot, per membership, as available.
- 29
- 30 B. One key per Park mail box must be left in the member's personal file in a sealed envelope in the
- 31 Co-op office.
- 32
- 33 C. The Park mail box key shall be turned in to the Co-op when member terminates his/her
- 34 membership.
- 35

36 **SECTION XI – COMPLIANCE WITH RULES**

- 37
- 38 A. Continued NONCOMPLIANCE with these rules will subject member to corrective action. (See
- 39 Bylaws, ARTICLE II, SECTION 5, B, 2)
- 40
- 41 B. Reason and common sense shall prevail.
- 42
- 43 C. These rules are not intended to conflict with Bylaws or the Articles of Incorporation.
- 44


- 1 Revised Standing Park Rules approved:
- 2
- 3 Additions and Changes: April 1997
- 4 Deletions and Changes: November 3, 2000
- 5 Changes to comply with Bylaws: April 2001
- 6 Deletions and Changes: September 19, 2006
- 7 Deletions and Changes: April 20, 2007
- 8 Deletions and Changes: October 17, 2009
- 9 Additions and Changes: June 15, 2011
- 10 Additions and Changes: November 29, 2012
- 11 Additions and Changes: October 12, 2017
- 12 Additions and Changes: May 10, 2021
- 13 Additions and Changes: June 8, 2022
- 14 Typographical Errors corrected: November 30, 2022

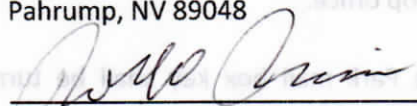
15  
16

**DIRECTORS:**

- 17 Bill Andrews
- 18 Pat Bosworth
- 19 Lenita Brouillette
- 20 Paul Cunningham
- 21 Bill Eggleston
- 22 Don Frank
- 23 Bob Goodwell
- 24 Roy Holt
- 25 Julie Klein
- 26 Bob Tessier

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President, Board of Directors – Paul Cunningham  
Escapees Co-op of Nevada, Inc., Pair-A-Dice  
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\_\_\_\_\_  
Secretary, Board of Directors – Bob Tessier  
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