

CAVE BAY COMMUNITY SERVICES, INC. (CBCS) OPERATING RULES

Adopted by the General Membership majority vote 6/18/2016. This rule set incorporates or modifies rules previously approved by the membership 6/22/1996 and by the Board 5/6/2000 and 7/13/2012 and supersedes them.

1. The Cave Bay area is private property for the exclusive use of property owners and their guests. Vehicles, vessels and trailers must display Cave Bay stickers and property owners must provide their guests/renters with guest passes. Property owners may obtain vehicle stickers and guest passes from the CBCS Bookkeeper.
2. Beach fires at the park are permitted only within the provided fire pit. Fires must be properly attended and fully extinguished. The fire pit and any barbecue grille(s) in use in the park are subject to closure by Tribal, Federal, County, State or Cave Bay Board of Directors (the Board) authority due to weather conditions or abuse.
3. No shooting or hunting is allowed in the Cave Bay development.
4. No overnight camping is permitted at the beach or park area.
5. No motorized vessels are permitted on the community beach.
6. There is a 15 mph speed limit on all Cave Bay roads. This limit applies to all vehicles, licensed or unlicensed, and includes all vehicle operators without regard to age or licensing status.
7. All motorized vehicles must be used only on established roads.
8. Any property owner proposing to build on or develop a lot must contact the CBCS maintenance department to arrange marking of CBCS utility lines, obtain copies of appropriate CBCS documents for water and wastewater hookups and copies of CBCS construction standards. A signed construction rules acknowledgement is required before construction begins. Residents must inform the Board of their construction plans and obtain approval.
9. Boat trailers may not be stored in the parking area of the boat docks or along roadways. Trailers must be stored on the owner's property. There are several commercial trailer storage facilities in the Worley-Plummer-Rockford area.
10. Lampert Park and the adjacent boat launch ramp and docks area are for the exclusive use of Cave Bay property owners and their guests. Guests, including renters, must be specifically authorized by a Cave Bay property owner to use the facility. Property owners are responsible for providing the guest or renter with an appropriate guest pass and are responsible for the actions of the guest/renter. Please use the provided trash containers or remove your trash upon completion of your visit to the park. The park may be reserved for special events. Reservations must be made in advance with the CBCS Bookkeeper.

11. **The Cave Bay community is not a campground.** No small trailers, motor homes, campers or tents will be permitted as a temporary living abode on **any** lot within Cave Bay for any period **greater than fourteen (14) consecutive days** unless being used until a permanent structure is in place. A building permit issued by Kootenai County is required for all dwellings built or placed in Cave Bay.

a. A permanent structure must be constructed as a shell and have the exterior completed within one year's time from the date of placement of temporary quarters on any lot

b. A mobile/manufactured home may be installed within a year's time from the date of placement of temporary quarters. Mobile/manufactured homes must be skirted with wheels and tongues removed within six months of placement. Mobile/manufactured homes may only be placed on lots in the 4th and 5th additions and on lot 1R, 6th addition. A mobile home may be no less than 560 square feet in size and no more than five (5) years old when placed on a lot.

c. No water and/or sewer hookup connections will be permitted by CBCS for any small trailers, motor homes, campers, tents or other structures in violation of these operating rules unless plans for a permanent dwelling are submitted to the Board as stated above and permanent structures will be in conformity with the rules.

12. Property owners must notify the Board in writing before any home construction, dozing, or digging on any CBCS property or right of way. This also applies to any attempt to make connection to water or sewer system on private property, CBCS property or CBCS right of way. Property owners will be required to obtain Kootenai County building permits when required by County codes.

a. Any excavation on CBCS property or right of way must be performed to CBCS specifications and must be supervised and approved by the Board.

b. Property owner will be responsible for any damage done to CBCS property or right of way, whether caused by the property owner or their contractor. Any damage done to CBCS roads will result in the property owner being charged for any necessary grading, graveling, re-oiling required to return road to CBCS specifications.

c. Removal of any trees on CBCS right of way requires approval of the Board.

d. Driveways, pathways or retaining walls installed on CBCS property or right of way are subject to CBCS regulations and approval for construction or maintenance of improvements. Engineered drawings will be required for any wall over four feet in height and may also be required for other projects at the discretion of the Board.

e. All property owners are responsible for notifying the Board of the location of all water and sewer connections. See the Fee Schedule for applicable charges for connection to these systems. Failure to comply with these operating rules may, at the Board's discretion, result in additional charges for any labor or materials used by CBCS maintenance staff to correct deficiencies.

f. When necessary to deal with drainage, property owners may be required to install culverts at the access points to their property or reimburse CBCS for the cost of installation.

g. All notices required by these rules must be delivered to the Board, either in person or by mail to the CBCS post office box.

13. Full CBCS assessments shall be charged by the Treasurer. A Fee Schedule will be published in the Annual Meeting minutes and posted on the community website and bulletin board. Residents may pay annual assessments in installments as long as they are paid in full by the end of the fiscal year for which they were assessed.