

Rules and Regulations for **Red Rock Resort**

Red Rock Resort is a seasonal lake resort owned by Kingdom Investors, LLC (“Kingdom” or “we”) and situated on the beautiful Lake Tschida. Kingdom desires to maintain a family-based atmosphere at the Red Rock Resort which provides a safe, quiet and comfortable place for all the tenants and lot owners (each of whom is referred to as “you”). Accordingly, Kingdom has adopted the following rules and regulations, each of which is intended to make Red Rock Resort a place for adults and kids of all ages to enjoy.

Kingdom takes these rules and regulations very seriously. Please make sure you and your guests are familiar with them.

General Rules

1. The speed limit on all roads within the Red Rock Resort is 10 miles per hour. Please make sure all your guests are notified of this speed limit.
2. Only one occupancy (house or camper) is permitted per lot. You may have one garage, one storage shed and one living quarters. Your guests are not allowed to have campers on a lot unless they have paid the nightly fee and notified Karrie. Only your property can be stored on your lot.
3. Rent or deposits are not refundable, except as otherwise provided in your Lease Agreement.
4. Quiet time at the Red Rock Resort is 11:00 p.m. to 7:00 a.m., Mountain Standard Time; however, please always keep music volume to a minimum.
5. Pets must be kept on leashes unless supervised. Supervised means that the pets stay on their tenant’s property and don’t bother anyone else. Please pick up after your pets and never leave them outside unattended. (If a dog is on another tenant’s lot, the 1st time they will be given a warning, the 2nd time they will receive a \$50 fine and the 3rd time they may be asked to leave the Resort.)
6. Wells, septic tanks, underground wiring, and electrical boxes must remain in operable use if you vacate your lot. We will not reimburse you for improvements you may have made to your lot. If you plan to install electricity on your lot, you must contact Kingdom and have them sign off on the location of utilities or Wi-Fi hook ups. Also, please use a 200-amp service and 4 aut wire. Only portable structures can be removed. Anything that is put in the ground must stay in the ground unless authorized by Kingdom in writing.

7. All contractors must be approved by the owners or the owner's representatives.
8. Kingdom will be responsible for any property taxes associated with any leased lot. You will be responsible for any property taxes associated with any purchased lot, and for any building taxes. If Kingdom has approved a building project, you must apply for a building permit with the Grant County tax director. You must also notify the Grant County auditor within ten (10) days of moving a structure, including a mobile home, on your lot. You must notify One Call and Kingdom before any digging. You will be responsible for any damages to underground lines.
9. Lots and structures cannot be rented out or subleased.
10. Lawns must be mowed. If you cannot keep up with the mowing, please make arrangements with a neighbor or Resort Management. We will notify you if your lawn needs to be mowed. If it hasn't been taken care of in 5 days we will have someone mow it and bill you \$25 for a camper spot and \$50 for a lot. You may utilize the space under your campers and decks as long as it is organized and kept free of grass and weed growth. Using a tarp under the camper helps keep it clean and growth free.
11. Fire pits are required. No burning is permitted on open prairie. Be aware of all burn bans. There is a sign on BOR property notifying people if a burn ban has been issued. Make sure campfires are distinguished before leaving your lot. No glass or cans are permitted in the fire pits.
12. Please stay on the scoria roads provided for you. Do not cross other lots with any vehicle, including ATVs.
13. All structures on your lot must be matching in color and be approved by Kingdom including the location on the lot. Structures are not allowed on the camper spaces except for sheds. Structures must be skirted immediately and be structurally sound. Material sheds are not allowed.
14. Any acts of violence or disorderly conduct will be grounds for lease termination. Profanity or obnoxious intoxication will not be tolerated. No underage drinking or use of any unlawful drugs is permitted on your lot or anywhere else in the Red Rock Resort. These are grounds for lease termination. Have respect for those around you.
15. Weapons are not allowed anywhere in the Red Rock Resort.

16. ATV use: Helmets are required. Drive with care. The use of ATVs is a privilege and can be taken away. Speed limit is 10 miles per hour.
17. You must notify Kingdom before any termination of your lease or sale of cabin. Kingdom must meet prospective buyers before any sale to interview and discuss the lease. If the lease is not going to be renewed, you must clean up and remove all personal property before the lease termination date. If you decide to sell any structures, you must be available to show the structure. For sale signs can be put up within 10 feet of your home/trailer and the location of your home/trailer can be advertised.
18. Garbage service can be contracted with Lince Sanitation. Shawn can be reached at 701.220.3028.
19. Generators are not allowed on any lot with the exception of using one for a weekend during the winter (ice fishing and etc.).
20. The planting of trees is encouraged but before planting please get Kingdom's approval of the planting location so the trees will not block your neighbor's view.
21. Kingdom is not responsible for any accidents that may occur on Red Rock Resort property.
22. Potable water is supplied by Kingdom and is to be used only for camper hookup and emergency use. This is well water and has a brown tint in color. No personal vehicle washing is allowed. You are not to water your lawn unless it is approved in advance by Kingdom. We will supply only one (1) splitter. If the splitter breaks, it is your responsibility to replace it. If you install underground water lines, you must winterize the water lines, so the lines do not crack or break. The water will be shut off on October 1 each year or earlier if a frost advisory is announced. This is potable water that is tested monthly.
23. Fireworks on Red Rock Resort property: Red Rock Resort is not responsible for any damages that may occur as a result of fireworks. All children lighting off fireworks must be supervised by an adult. Fireworks will be allowed one (1) week before and one (1) week after July 4 each year. No fireworks will be allowed between 12:00 a.m. and 9:00 a.m., Mountain Standard Time. Make sure there is not a burn ban in effect. Fireworks are not to be pointed at any other person's personal property. No fireworks are allowed in the kid's park area or camper spaces. You are to discharge fireworks on your lot unless a different place is designated by Kingdom. Please notify Kingdom if you have a large display and a spot will be designated for you. (If fireworks are shot off at non-designated times, the 1st offense will result in a warning and 2nd in a \$100 fine and tenant may be asked to leave the Resort).

24. Notify Kingdom of any changes in address, contact numbers or email addresses.
25. Make sure everything on your lot is tied down or put away before leaving the Red Rock Resort. Kingdom is not responsible for lost or damaged items.
26. We will notify anyone if there are damages done by weather.
27. All structures must be a minimum of 10 feet away from the lot lines. No structures are allowed on camper spaces except for sheds.
28. Please remember that you are responsible for your guests.
29. Anyone who wants to drill a water well themselves must comply with the DEQ regulations.

Mobile Home Rules

1. Mobile homes must be approved by Kingdom and have a 2010 manufacture date or newer.
2. Mobile homes must have a shingled roof and be sided with steel or vinyl. Aluminum and tin siding are not permitted.
3. All mobile homes must be skirted immediately.
4. If you are planning to add a structure to your lot, you must obtain a building permit from Grant County before you build. You will also need a permit if the size is larger, the location has changed or the materials are considerably more expensive than the original. Email the County Tax Director, Jackie Steinmetz at jsteinmetz@nd.gov or call 701.622.3311.
5. Sale signs can be within 10 feet of a home and the location can be advertised.

Camper Spaces

1. All campers will be required to put a tarp under unit. Red Rock will mow the playground area, tenants will be responsible to mow their camper spaces. Weed/grass chemical is not allowed under any circumstance. If failure to keep up with mowing, lease may be at risk.
2. Sheds are allowed on camper spaces. The sheds need to be anchored down to prevent them from moving. If installing a shed, you will need to provide

us with a tie down/anchor drawing and we will need you to sign an agreement stating that you will be liable for any damages that may occur if the shed comes off its base. Some options for anchors are Ashman Premium Spiral Ground Anchors or Amazon's Minuteman Anchor Kit for Storage Sheds. The maximum shed size for camper spaces is 8' x 12'. Please make sure that everything on your camper space is tied down and put away before leaving the Resort. Red Rock Resort, LLC is not responsible for lost items.

3. We will notify anyone of any damage due to weather.
4. There are no large fireworks allowed in camper spaces.
5. Don't hook up water filters to water faucet, if you have them hook them up to camper.
6. Water will be turned on around May 1 or as soon as there have been several nights where the temperature has stayed above freezing. Electricity will be turned on April 1. Water and electricity will be shut off Oct. 1st or earlier if there is a freeze advisory.
7. Stay at least 5 ft. away from green posts and 10 ft. (will be marked) away from back of lot. Do not remove green posts as they are there to protect the sewer lines.
8. Camper spaces are for recreational use only. NO FULL TIME USE. If suspected of full-time use, charges/fines will be made accordingly.
9. Camper spaces can put up a fence on their space (3 feet or under). You must notify One Call and Kingdom before any digging. You will be responsible for any damages to underground lines.
10. Camper spaces are not allowed to run their AC when they are not at the Resort. If AC is left on when guests are not at the Resort there will be a \$5/day fee.
11. Send proof of insurance on camper with lease and lease payment.
12. All camper spots are responsible for watering the trees on their spot.
13. Fires must be in portable fire pits in the camper spots unless authorized by Kingdom. No scoria or brick fire pits that scar the ground are allowed.
14. All Camper spaces should use 220 cord instead of 110 due to amount of power being used in the camper.

Park Rules

1. Respect park equipment. Please pick up all garbage.
2. Make sure all equipment is put in a storage unit. If broke, lost or stolen, it may not be replaced.
3. Keep storage unit doors closed.
4. Do not hang on volleyball net.
5. Please notify all children and guests using park of these rules.
6. Kingdom is not responsible for accidents, injuries or property damage.
7. Adult supervision of children is required.

Water and Holding Tank Rules

1. You can contact a septic pumper of your choice or you can call the Resort's septic pumper, Anthony Schirado, at 701.471.3763.
2. Appropriate chemicals are a must in camper and holding tanks. The chemical helps break down the sewage. Do not put feminine products in tanks.
3. It is your responsibility to contact a septic pumper to pump your tank.
4. Keep access to holding tank outlets clear of objects.
5. Holding tanks must be a minimum of one thousand (1,000) gallons and be made of concrete.

Red Rock Resort Awards

We are still offering Red Rock Resort rewards. If you refer someone who leases a lot or space for one year, you will receive One Hundred Dollars (\$100.00) off next year's rent. If you refer someone who leases a lot or space for 5 years, you will receive Two Hundred Fifty Dollars (\$250) off next year's rent. If you refer someone who purchases a lot, you will receive Five Hundred Dollars (\$500.00) off next year's rent. You can also use your credit towards purchasing your camper spot or lot. If you have referred someone and we missed it, please contact Karrie.

Lease Transfer Fees

If a tenant wants to transfer their current lease to another person, there will be a \$250 lease transfer fee. If a current tenant wants to change lots/camper spots with the intent to lease, there will be a \$250 lease transfer fee. If a current tenant wants to change lots/camper spots with the intent to purchase, there will be no lease transfer fee.

Contact Information

If you haven't had your tank installed yet, below are numbers that may be helpful:

Chad Stern at Hard Rock Excavation (tank installation) 701.870.4005

Doug at Dickinson Ready Mix 701.290.1860 for tank purchases.

For electrical hookups, contact Mor-Gran-Sou at 701.597.3301 to establish your account and then Wutzke Electric at 701.400.9076 for all your personal electrical needs.

When adding Wi-fi to your lot or camper space, please contact Pat at 701.460.9124.

If you have any questions about any of our rules and regulations, please feel free to call or text Karrie Bauman at 701.202.2552 or email at Redrockresort@outlook.com.

For garbage contact Lince Sanitation at 701.220.3028

For building permits contact Grant County Tax Director Jackie Steinmetz at jsteinmetz@nd.gov or 701.622.3311.

For septic pumping contact Anthony Schirado at 701.471.3763 or a septic pumper of your choice.

Send proof of insurance on your structure and camper along with the lease and rent check to the following address: Red Rock Resort, 1124 Mustang Drive, Bismarck, ND 58503.

For any updates, follow us on Facebook.

Website: www.Redrockresortnd.com

*Red Rock Resort's Rules and Regulations can be updated or changed anytime at the owner's discretion.

**Last updated 5.5.2020

