[i]WILDWOOD RECREATIONAL VILLAGE RULES AND REGULATIONS

1. **COMMON AREA:** Association common areas and facilities belong to all lot owners and may be used by lot owners and immediate family in good standing. **All guests must be accompanied by the lot owner when in the common area.** Common areas are maintained through annual or special assessments per Association Bylaws and Covenants. The speed limit in the common area is **10** MPH and entire development is **25** MPH.

2. CARETAKER: The caretaker is an employee of the Association and has the authority to ensure that the rules for use of the common areas and facilities are followed. The duties and responsibilities of the Caretaker are specified by the job description with the Association Directors according to the Bylaws. Individual owners may not direct the Caretaker's duties. Any complaints or suggestions are to be submitted in writing to the Board of Directors.

3. PASSES: No use of the common areas or facilities is permitted without a properly displayed current pass. Passes will be sent to owners if the owner is current on all assessments and is not in violation of any of the articles of Wildwood Bylaws, Covenants or Rules and Regulations. **Passes must be always displayed in vehicles within the common area with placement onto the rearview mirror. The sharing of passes between Wildwood Lot Owners is strictly prohibited. Any violation of this rule following notice and an opportunity for a hearing, may result in loss of use of the common areas as determined by the Wildwood Board.**

4. FIRES: Permitted in approved fire pits only, unless prohibited by the Forest Service and/or Park County. No fires are permitted around the lake or Association outlots. Do not remove wood or cut trees from the lots of other owners. Keep the fire size reasonable and make sure it is out before leaving the area. All fires require a fire district permit and a call to the fire district each time you have a fire.

5. RESTROOMS: The shower (limit to 8 minutes) and toilet facilities in the basement of the Caretaker quarters are for use by members in good-standing **displaying current vehicle passes only**. Guests will need to be accompanied by the Owner when using the facilities. These restrooms are cleaned and maintained by the Caretaker, but please observe common courtesy by cleaning up after yourself. Report any problems to the Caretaker. The rest of the quarters are reserved for the Caretaker's personal use. Please respect our Caretaker residence.

6. PAVILION: The picnic pavilion, tables, benches and propane grills are for your use. Please leave them clean and take your trash with you when finished.

7. CAMP PADS: The pads are for the use of the owners in good-standing and their guests for limited use. The maximum stay allowed is 30 days per calendar year unless otherwise approved by the Board of Directors. A fee of **$20.00** per day for pad use will be charged year-round for owners. A fee of **$30.00** per day for pad use will be charged year-round for unaccompanied guests of owners. **The waste dump station requires a $10.00 fee per use year-round for OWNERS and GUESTS.** Camp pads are available on a first come, first served basis. Payment should be made to the Caretaker only. Fees are subject to change without notice.

8. LAKE: There is a ONE fish per person fishing limit per day. The boat is for maintenance use only. No other boats or floatation devices are allowed on the lake. Ice fishing is prohibited. Wading or swimming is prohibited. Parking on the ramp is restricted to handicapped and fire department vehicles only.

9. STORAGE AREA: This locked compound may be used by owners in good-standing for storage of recreational vehicles and boats. There is a limit of one item per lot. A Storage Form must be completed and given to the Caretaker along with a copy of the current registration and current certificate of insurance. The Lot Owner must be the owner of the camping unit in storage. Tags must be always kept current on any stored vehicle, trailer or camper. Storage is on a First-Come, First-Serve Basis. **Stored items must be moved in and out at least once during a calendar year. This is NOT meant for permanent storage.**

10. COVENANT ENFORCEMENT: Please refer to Senate Bill Documents for the Association's enforcement policy and procedures adopted May 20, 2006.

11. PRIVATE PROPERTY: All properties in Wildwood are owned privately. Trespassing is forbidden. Stay on the roads or your own property unless you have permission to be on someone else's property. It's your responsibility to know where your property lines are. Access to your lot shall not be through your neighbor's property without permission from the Owner.

12. LOT IMPROVEMENTS: At least 60 days prior to any initial property improvement, owners must submit the completed WILDWOOD LOT IMPROVEMENT FORM, along with the owner's plot plan. All requests for improvements without the standard form or plot plan will be rejected. Subsequent changes or new improvements may be submitted without the form, but with a revised plot plan and the information required by covenants.

13. CURRENT VEHICLE REGISTRATION: All vehicles (motorized or towed) requiring a registration/license plate in any State must have a current registration/license when parked on any Wildwood property including the lot owner's property and/or the fenced storage compound. Registration information including Certificate of Insurance must be provided to the Caretaker for record keeping.

14. CAMPING: Temporary Camping is allowed by a Lot Owner in accordance with Park County Land Use Regulations. All RVs must be in operational condition defined as having road-worthy tires and intact windows and doors. A current camping permit issued from Park County must be displayed at the lot and on file with the caretaker. Guest RVs may not be left on the property. Camping Units are allowed on properties May 1st through October 31st per Park County LURS.

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[i] Updated 7/21/2025