

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

STANDING PARK RULES

Table of Contents

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

ESCAPEES CO-OP OF NEVADA, INC.
PAIR-A-DICE
5150 S. OAKRIDGE #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 Park manager or his/her designated volunteer is responsible for parking all visitors.
 - 2. The Park manager is required to park first time members on the member's lot. All questions about the parking of RVs will be directed to the Park manager.
 - 3. The Park manager may grant waivers to the parking requirements on a case by case basis to allow for utility hookups and/or safety issues. The Park manager 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 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 or items within those sheds unless accompanied by a Park member.

2. Manager approval is required for non-SKP RVs, subject to space availability.
- F. Each membership, while in residence, may have non-family guests or family guests in their RV for a period not to exceed thirty (30) days per calendar year.
- G. Speed limit in the Park is FIVE (5) MILES PER HOUR. PLEASE OBSERVE CLOSELY AS OFFICIAL WARNINGS WILL BE ISSUED.

SECTION II - ON SITE RULES

- A. MEMBERS ARE RESPONSIBLE FOR THEIR PETS.
1. Pets must be under control and on a leash, except when in their own FENCED area. No pets are to be left tethered or in fenced area when member, renter or guest leaves the Co-op. Tether length must preclude pet from encroaching on adjacent lots.
 2. Only a total of two (2) dogs or cats are allowed.
 3. Pet owner MUST pick up their pet waste on their lot at least once a day. In all other areas of the Park, their pet waste must be picked up immediately. All pet waste must be placed in a sealed bag prior to deposit in a trash container.
 4. Dangerous, vicious or noisy animals will not be allowed.
 5. No animals, except those that are trained to aid the disabled, shall be allowed in any Co-op building. Members' sheds are excluded.
 6. Animals will not be allowed in Quail Run Park during Park functions, except those that are trained to aid the disabled.
- B. Individual lots will be used by Co-op member only, unless authorized by Lot Rental Agreement. No private agreements shall be allowed other than, with mutual agreement, a member may park a presentable, insured and licensed automobile or pickup on a neighbor's lot and enter their lot in the Lot Rental.
1. Temporary usage by Co-op member, whose own lot is under repair, may be arranged with approval of Lot Holder and Manager, without charge other than electricity.

2. Any repairs to an additional RV that requires more than forty-eight (48) hours consecutively shall be done in the storage area.
- C. Only one (1) occupied living unit may be on the lot site and hooked up to the utilities. Only two (2) other vehicles (tow-type truck or tow-car) shall be permitted on member's lot. No parking allowed in front yards.
 - D. Parking of second RV on lot prior to departure or on return from a trip is allowed, with electricity, for a period of seventy-two (72) hours. EXCEPTION may be made, upon request to the Manager, for an additional twenty-four (24) hours.
 - E. A water hose, with nozzle and in good condition, at least 50 feet long, shall be connected to an anti-siphon valve connection and shall remain on site at all times. (Local Fire Code)
 - F. A threaded sewer hose connection shall be used on all sites and said hose must be off the ground. (Elevation ¼" to foot). Sewer hose shall be stored out of sight when member vacates Park.
 - G. FLUSHING DEVICES ON HOLDING TANKS: All such devices MUST BE REMOVED from the water bib after use.
 - H. Advise management if you plan to be absent from Park during winter months, so water may be turned off below ground level and the bibs left open to reduce chance of freezing.
 - I. When leaving the Park for an extended length of time, have electric meter read and pay amount due.
 - J. Driving or bicycling through unoccupied lots is not allowed. Walking through occupied lots is only allowed with the member's permission.
 - K. Laundry shall not be visible from park roadways. Clotheslines are available by the laundry room and by the rear storage area/dog run.
 - L. Quiet hours are from 10:00 pm to 7:00 am.
 - M. Members will maintain their lots, breezeways, parking areas and shed's patios in such a manner that it is a source of pride to the Co-op.
 1. Should the upkeep of any lot cause an expense to the Co-op, the member shall satisfy that expense. The member will be given a written notice of their lot's upkeep problem with a copy put in their file. Written notice will include a deadline and approximate cost.

2. Adjoining lot members must keep the utility area between RVs clear of weeds.
- N. BE AWARE: unsightly equipment should be stored in the shed.
- O. PROPANE TANKS: Must be ten (10) feet from any source of ignition (State Law). Tanks over 120 gallons are not allowed. Tanks may not be placed in front or at rear of RV. They may be placed at the common area side adjacent to the member's RV.
- P. Smoking is not permitted in any Co-op building, excluding member's shed.
- Q. Garbage must be secured in a plastic bag, tied and **placed in a dumpster and at no time placed on the ground, around the dumpster or anywhere in the park.** Cardboard boxes must be flattened. Recyclable items, i.e., aluminum cans, shall be placed in the separate containers provided throughout the park.
- R. All organized social, recreational and fund-raising activities utilizing Co-op facilities shall be scheduled through the Silver Seekers organization.

SECTION III - RV REQUIREMENTS

- A. Qualifying RVs of any length will be allowed in the park. Current Nevada law maximum length for motorhomes is 45 feet. Some length restrictions will apply due to lot size and configuration. Maximum RV height is 13 feet 6 inches. Maximum RV width is 8 feet 6 inches excluding slide outs. Qualifying RVs are: Motorhomes, trailers, fifth wheels, campers, mini-vans, park models, or tent trailers. (see Bylaws Article II, Sect 3, Para. J)
- B. All RVs/Park Models must be maintained in a towable condition with hitch, wheels and tires attached.
- C. Living units will have no fixed additions, (e.g., skirting or metal awnings) without prior Lot Improvement Committee approval. Projects must meet state and county regulations including state and county fire codes. If removal is required, cost of the removal will be borne by the member.
- D. Steps and platforms may not extend more than sixty (60) inches from the living unit. Platforms must be limited to sixty (60) inches by sixty (60) inches. Ramps for members shall be approved by the Lot Improvement Committee.
- E. The cost of any damage to the RV/Park Model by necessity or emergency move shall be borne by the owner.

SECTION IV - STORAGE SHEDS

- A. No plumbing shall be allowed in sheds. No type of antenna or satellite dish may be attached to any part of the shed except when prior approval has been obtained, in writing from the Lot Improvement Committee to install a pole/mast for Wi-Fi internet only, when it's the only viable location.
- B. Only the shed that the Co-op built on the lot is allowed.
- C. Windows, door may be installed where framed.
- D. Any exterior improvements, major repairs or additions to the shed must have prior approval of the Lot Improvement Committee. (See SECTION VIII).
- E. Unauthorized improvements shall not be added to the appraised lot value. Cost of restoration of property to acceptable condition due to any unauthorized improvements will be deducted from lot value.
- F. One key to storage shed must be left in the member's personal file in a sealed envelope in the Co-op office.

SECTION V - BUSINESS AND SERVICES

- A. Business signs are not to be displayed on lot or shed.
- B. Art, needlework, craft work or other items may not be sold outside member's living unit or shed, except for approved Co-op events.
- C. No solicitation by outside vendors, door to door, is allowed in the Co-op. If vendor wants to demonstrate to a group, he/she must have written approval from the Board of Directors.

SECTION VI - STORAGE OF VEHICLES

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

Escapees Co-op of Nevada Standing Park Rules May 10, 2021

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

SECTION VII - WAITING LIST REQUIREMENTS

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

SECTION VIII - LOT IMPROVEMENT

- A. Approval from appropriate committees must be obtained for any permanent improvement or landscaping project.
- B. All electrical work in sheds and electrical boxes must be inspected by Board-approved electrical committee members.
- C. Any installation of a satellite dish antenna remains the personal property of the lot member and must be removed upon relinquishing of their lot. (Buying member may make arrangements with selling member.)

- D. All ground based antennas and flagpoles for personal use must be freestanding, not to exceed twenty (20) feet in height and not be distracting in appearance.
- E. All lots and lot improvements are subject to and shall comply with the Standing Park Rules and/or appropriate committee's documents.

SECTION IX - PROTECTION AND EMERGENCY

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

SECTION X – PARK MAIL BOXES

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

SECTION XI - COMPLIANCE WITH RULES

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

Escapees Co-op of Nevada Standing Park Rules May 10, 2021

Revised Standing Park Rules approved:

Additions and Changes:	April 1997
Deletions and Changes:	November 3, 2000
Changes to comply with Bylaws:	April 2001
Deletions and Changes:	September 19, 2006
Deletions and Changes:	April 20, 2007
Deletions and Changes:	October 17, 2009
Additions and Changes:	June 15, 2011
Additions and Changes:	November 29, 2012
Additions and Changes:	October 12, 2017
Additions and Changes:	May 10, 2017

DIRECTORS:

Pat Bosworth
Maureen Botts
Paul Cunningham
Tom Edwards
Bill Eggleston
Don Frank
Bob Goodwell
Max Schmitt
Bob Tessier

President, Board of Directors – Bob Goodwell
Escapees Co-op of Nevada, Inc., Pair-A-Dice
Pahrump, NV 89048

Secretary, Board of Directors – Bob Tessier
Escapees Co-op of Nevada, Inc., Pair-A-Dice
Pahrump, NV 89048